

17218 Foothill Blvd, Fontana, CA 92335 (Shops at Fontana Square)

Suite #	Tenant	Deposit Amt	Actual Rent	CAM (.85/SqFt)	Rent + CAM	Square Feet	Lease Expiration	Remark	Late Fee:
101	Christopher Otero DBA Oneway Staffing	\$7,500	\$1,699.50	.85/SqFt (\$850)	\$2,549.50	1000	6/22/2025		
102	Dogvana Self-serve Pet Wash	\$6,200	\$2,250.00	.85/SqFt (\$850)	\$3,100.00	1000	1/31/2031	2/1/2026 \$2317.50 2/1/2027 \$2387.03 2/1/2028 \$2458.64 2/1/2029 \$2532.40 Option: 2/1/2030 \$2608.37 2/1/2031 \$2686.62 2/1/2032 \$2767.22 2/1/2033 \$2850.24 2/1/2034 \$2935.75 2/1/2035 \$3023.82	10% after 4 days
103	Ink Pagoda Tattoo	\$2,250	\$2,302.00	.85/SqFt (\$850)	\$3,085.00	1000	09/30/29	10/1/25 New Base: \$2302 10/1/26 New Base: \$2371 10/1/27 New Base: \$2442 10/1/28 New Base: \$2515 OPTION: 10/1/29 \$2,590 10/1/30 \$2,668 10/1/31 \$2,748 10/1/32 \$2,830 10/1/33 \$2,915	
104	Louis Felix Martinez(Golden Shears Barbershop)	\$2,154.87	\$2,000.00	.85/SqFt (\$884.85)	\$2,884.85	1041	3/31/2027	10% late fee after the 7th = \$165 BASE RENT INCREASE: 4/1/26 \$2,060	10% after 5 days
105	Freeway Insurance (Confie Administrative Services, Inc)- Sacramento Auto Insurance Center, Inc	\$2,602.50	\$3,283.63	.85/SqFt (\$884.85)	\$4,168.48	1041	9/30/2030	10/1/24-9/30/25 \$3,187.99 10/1/25-9/30/26 \$3,283.63 10/1/26-9/30/27 \$3,382.14 10/1/27-9/30/28 \$3,483.60 10/1/28-9/30/29 \$3,588.11 10/1/29-9/30/30 \$3,695.75	10% after 5 days
106	Phu Chen Restaurant	\$2,186.10	\$2,186.10	.85/SqFt (\$884.85)	\$3,070.95	1041	12/31/2028	Option: 1/1/2029-12/31/2033 \$2295.41 Option: 1/1/2034-12/31/2038 \$2410.18	
107		\$2,249.10	\$2,249.10	.85/SqFt (\$910.35)	\$3,159.45	1071	12/31/2028	Option: 1/1/2029-12/31/2033 \$2361.56 Option: 1/1/2034-12/31/2038 \$2479.64	