

# FOR LEASE

1,400 SF - 2,800 SF Divisible End cap

GROCERY ANCHORED PAD OPPORTUNITY - 16164 S. HIGHLAND AVE. FONTANA, CA



# PROPERTY HIGHLIGHTS



1,400 SF - 2,800 SF Divisible End cap Pad located next to an Amazon Fresh anchored center



Great Visibility with freeway pylon signage available



In a high growth North Fontana market



At the busy intersection of Citrus Ave. (19,365 CPD) and S. Highland Ave. (5,644 CPD)



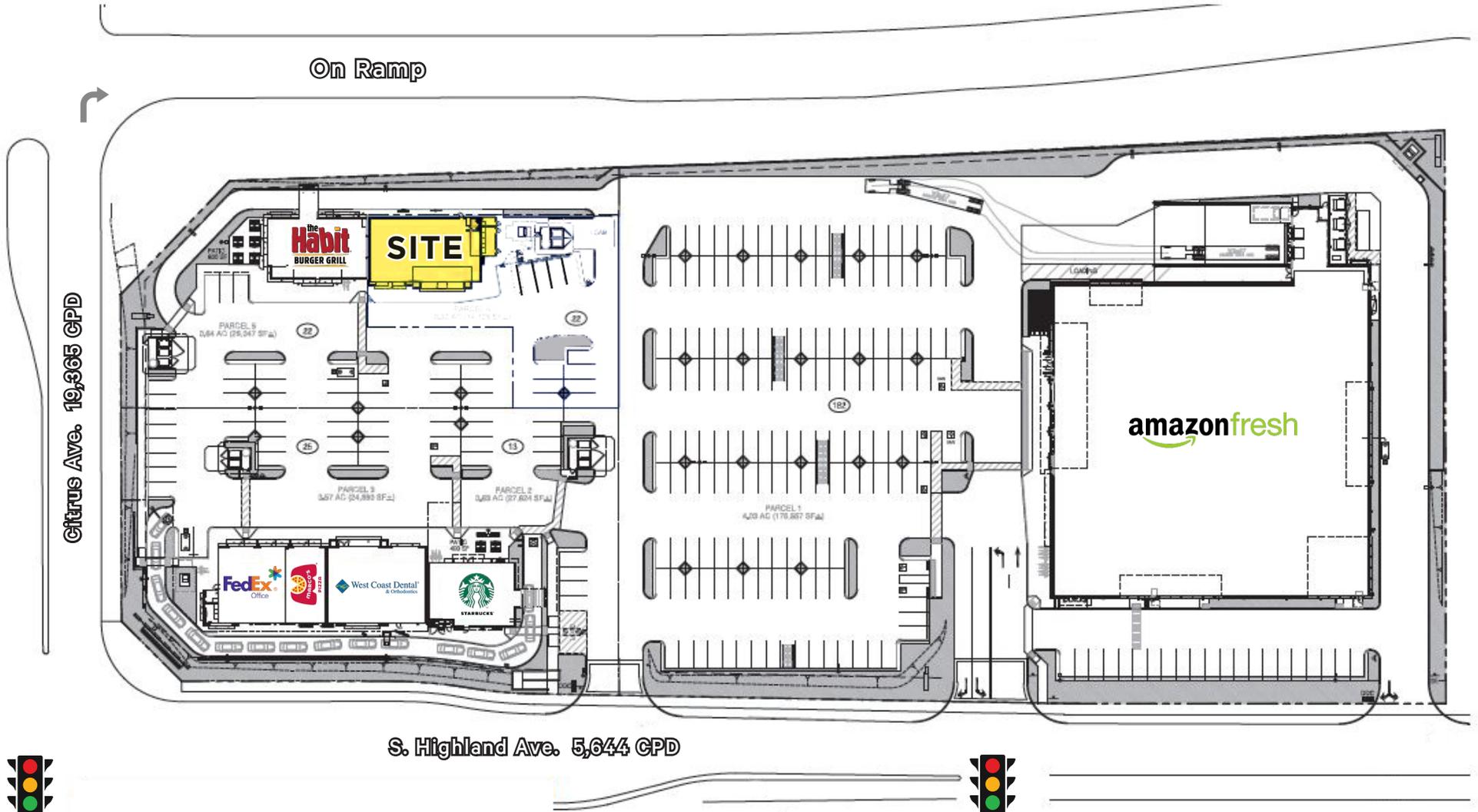
# SITE PLAN



±219,000 GPD

On Ramp

Citrus Ave. 19,365 GPD



S. Highland Ave. 5,644 GPD

# RETAILER MAP



# RETAILER MAP



# DEMOGRAPHICS

## TRAFFIC COUNTS

Foothill 210 Fwy (219,000 CPD)

Citrus Ave. (19,365 CPD)

S. Highland Ave. (5,644 CPD)



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