

# Commercial Development Site

**17440**  
FOOTHILL BLVD



FONTANA, CA 92335



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# Executive Summary

## The Offering

**CBRE Inc., is pleased to present this investment opportunity for the property located at 17440 Foothill Blvd in Fontana, CA.**

This exceptional property spans roughly 1.29 acres and is zoned Community Commercial (C1), a zoning district that accommodates retail development that serves the needs of city residents, offices and businesses providing administrative and professional services, and medical offices and clinics.

The property is ideal for a retail or commercial development, with its prime location on Foothill Blvd, and offering immediate access to an adjacent transit stop as well as its close proximity to major freeways and transportation routes.

The city of Fontana has shown interest in allowing the site to be upzoned to Medium High Density Multi-Family Residential (R-4) or High Density Multi-family Residential (R-5), but would require a Pre-Application Meeting with the Fontana City Planning Department.





**1740**  
FOOTHILL BLVD

Property  
Description

## Property Overview

<b>Property Address</b>	17440 Foothill Blvd, Fontana, CA 92335
<b>Listing Price</b>	\$1,388,888
<b>Zoning</b>	C1 - Community Commercial
<b>APN(s)</b>	0190-282-22-0000   0190-282-23-0000
<b>Lot Size (SF)</b>	56,140 SF
<b>Price/SF</b>	\$24.74
<b>Lot Size (Ac)</b>	1.29 Ac
<b>Price/AC</b>	\$1,077,622

17440 Foothill Blvd is located along a major thoroughfare in a market that is currently experiencing a high volume of new residential development. There are several significant projects currently underway or in the planning stages, poised to reshape the community and elevate the local living experience.



## Investment Highlights

### Walk Score:



- + The property enjoys a Walk Score of 75/100, indicating a high level of walkability.

### Key Trends Shaping the Fontana Area:



- + Commercial and Residential Development: The area is seeing a surge in new residential and commercial development, with several major projects underway or planned, including the Ventana, a 105 acre master planned mixed use community that will have a maximum of 842 residential units, 107,550 SF of retail commercial space, 362,930 SF of office/business park space, 30,400 SF of restaurant space and a 128 room hotel space.

### Steps Away from a Diverse Collection of Fontana Amenities:



- + The property is located near a variety of amenities, including restaurants, shops, and entertainment venues.
- + The property is also close to several major parks and recreational areas, including the Fontana Park and the San Bernardino Mountains.

### Minutes from Major Events, Concerts, Shopping, and Entertainment Activities:



- + The property is located near several major events and attractions, including the Auto Club Speedway and the Fontana Park.
- + The property is also close to several major entertainment venues, including the Fontana Bowl and the San Bernardino Mountains.

### Convenient to Plentiful Public Transportation Options:



- + The property is located near the Fontana Metrolink Station, providing easy access to public transportation and the surrounding region.
- + The property is also close to several major bus routes, providing easy access to the surrounding community.

### Exceptional Access to Education and Healthcare:



- + The property is located near several major educational institutions, such as but not limited to the Fontana Unified School District and the San Bernardino Community College District.
- + The property is also close to several major healthcare facilities, such as the Kaiser Permanente Fontana Medical Center and the San Bernardino County Medical Center.

### At the Center of Fontana – Walk to Many Major SoCal Cultural, Educational, Entertainment, and Sports Destinations:



- + The property is located near several major cultural and educational institutions, including the Fontana Unified School District and the San Bernardino Community College District.
- + The property is also close to several major entertainment venues, hosting annual events like the Fontana Days Festival and the Fontana Arts Festival celebrate the city's culture and community spirit



# Location Overview



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## Fontana, CA

Fontana, a vibrant city in the Inland Empire of Southern California, has blossomed from a small farming community into a bustling urban center. With a population of approximately 220,000, it's one of the largest cities in San Bernardino County and has seen significant growth in recent decades.

Strategically located near the I-10 and I-15 freeways, Fontana offers convenient access to major transportation routes, making it an attractive destination for businesses and commuters. This accessibility has fueled its economic development, fostering a diverse mix of industries, including logistics, manufacturing, retail, and healthcare. The presence of large distribution centers and warehouses has positioned Fontana as a key player in the logistics sector.

Known for its family-friendly atmosphere and strong sense of community, Fontana provides numerous parks, recreational facilities, and community events that encourage resident engagement. Annual events like the Fontana Days Festival and the Fontana Arts Festival celebrate the city's culture and community spirit.

Education is a priority, with the Fontana Unified School District providing quality education and various programs to support student success across numerous public and private schools. Furthermore, nearby higher education institutions offer residents access to further learning opportunities.

Fontana's cultural landscape is enriched by its diverse population, reflected in its vibrant community life. This diversity is evident in the local dining scene, which boasts a wide array of cuisines, as well as cultural festivals and events that celebrate the city's rich heritage.

In essence, Fontana is a dynamic city defined by its rapid growth, diverse economy, and strong community spirit. Its strategic location, family-friendly environment, and commitment to education make it an attractive place to live and work for both residents and businesses.



# Market Overview

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## Market Overview

The Inland Empire, a sprawling region in Southern California encompassing Riverside and San Bernardino counties, is a rapidly growing area with a population exceeding 4.5 million. Its diverse landscapes range from urban centers to mountains and deserts.

Economically, the Inland Empire is a crucial logistics and distribution hub, strategically located near major highways and is in close proximity to the Port of Los Angeles. The region has seen significant growth in warehousing, supporting e-commerce and retail. Manufacturing, healthcare, and tourism also contribute to its diverse economy.

Culturally rich, the Inland Empire is a melting pot of ethnicities, reflected in its vibrant culinary scene and numerous festivals. Cities like Riverside, San Bernardino, and Ontario host events that foster community engagement.

Education is a priority, with numerous schools and institutions of higher education, including California State University, San Bernardino, and the University of California, Riverside.

Recreational opportunities abound, from the San Bernardino Mountains and Joshua Tree National Park to regional parks and hiking trails. The area also offers sports facilities, cultural venues, and entertainment.

In summary, the Inland Empire is a dynamic region characterized by economic growth, cultural diversity, and recreational opportunities. Its unique blend of urban and natural environments continues to attract residents and businesses, solidifying its importance in Southern California.



## ZONING ALLOWANCES

### Permitted Uses

- Administrative and Professional Offices
- Adult Businesses\*
- Ambulance Service
- Amusement Enterprise for Children
- Animal Hospital (w/ Boarding)\*
- Animals, Small—Keeping and Raising\*
- Antique Shop
- Art Gallery
- Automobile Supply Store (no machine shop)
- Bakery Goods Store
- Barber Shop or Beauty Parlor
- Bicycle Shop
- Book Store
- Cannabis Retailer, Storefront (with City Permit)\*
- Caterer
- Cleaners\*
- Clinic, Medical or Dental, Acupuncture
- Clothing and Costume Rental Establishment
- Clothing Store
- Computer Store
- Construction Trailer (Temporary Use Permit)\*
- Construction Trailer\*
- Convenience Store
- Copying, Packing and Mailing Services
- Discount Store
- Dressmaker or Millinery Shop
- Drugstore
- Electrical Supply Store
- Emergency Shelter
- Financial Institution
- Florist Shop
- Fortune-Telling
- Furniture Store
- Garden Furniture and Supplies Store\*
- Glass or Mirror Store
- Government Offices
- Grocery, Fruit, Vegetable, Meat, Fish, Poultry, or Delicatessen Store,
- Gymnasiums, Health Spas, or Physical Culture Establishments Under 4,000 Square Feet in Floor Area
- Hardware Store\*
- Hobby Supplies Store
- Home Furnishing Store
- Home Occupation\*
- Household Appliance Store
- Ice Cream Store
- Ice Storage Locker (if not more than five-ton capacity)
- Indoor Playground/Recreation
- Interior Decorating Shop
- Jewelry and Coin Store
- Laundromat, Self Service
- Library
- Locksmith
- Metal Storage Containers (temporary storage only with a temporary use permit)\*
- Museums
- Music and Vocal Instruction
- Newsstand
- Novelties Store
- Nursery, Plant (includes statuary sales)\*
- Optician
- Paint and Wallpaper Shop
- Parks
- Pet Shop
- Pharmacy
- Photographer
- Picture Framing Store
- Radio, Television, and Small Electrical Appliance Shop (including repair when incidental to retail sales)
- Repair Shop for Household Appliances
- Restaurant and Café\*
- Restaurant, Drive-Thru and Take Out\*
- Schools Such as Business Colleges, Music Conservatories, Dancing Schools, and Other Schools That Offer Training In Non-Industrial Professions
- Shoe Store
- Sporting Goods Store
- Stenographic Services
- Studio (without transmitter)
- Studios for Professional Work or Teaching of Any Form Of Fine Art
- Swimming Pool, Commercial
- Tailor
- Tattoo Establishments\*
- Telephone Answering Service or Exchange
- Ticket Agency, Travel Bureau
- Wedding Chapel

### Minor Use Permit

- Animal Hospital
- Convalescent Hospital
- Day Care—Commercial
- Nursing Home
- Post office
- Public Utility Structures and Facilities
- Senior Housing

### Conditional Use Permit

- Bar, Cocktail Lounge
- Cyber Cafes
- Feed Store
- Liquor Store
- Restaurant and Café Without Entertainment and/or Dancing. Alcoholic Beverages Permitted.
- Smoke/Tobacco Shop and Vape Shop
- Wholesale Auto Sales (requires one stall)
- Warehousing Sales, Retail
- Assembly/Meeting Hall For, Private Clubs, Religious Services, or Similar Uses
- Automobile Fueling Station
- Automobile/Vehicle Repair
- Automotive Custom Repair (includes lowering and lifting)
- Automotive Stereo, Alarm and Upholstery Installation
- Chemical substance abuse facility
- Community Care Facility
- Community Center
- Private Schools
- Bowling Alley
- Entertainment Centers
- Gymnasiums, Health Spas, or Physical Culture Establishments Over 4,000 Square Feet in Floor Area
- Pool Hall, Billiard Center
- Skating Rink, Roller or Ice
- Smoking Lounge, Hookah Lounge, Vapor Lounge, E-Lounge (allowed only as a secondary use to a full-service restaurant)
- Theater, Indoor
- Antenna, Transmitting
- Restaurant and Café with Entertainment and/or Dancing. Alcoholic Beverages Permitted.\*

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## Disclaimer

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