

ANCHOR OPPORTUNITY

±103,157 SF FOR LEASE

17099 Valley Blvd, Fontana, CA 92335



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PROGRESSIVE
REAL ESTATE PARTNERS

PROPERTY DESCRIPTION



HIGHLIGHTS

- $\pm 103,157$ SF Anchor Space for Lease.
- Directly across the street from ± 50 acre Kaiser Permanente Medical Center with $\pm 9,677$ employees.
- Property is surrounded by a vibrant retail and employment hub.
- Location has outstanding traffic counts of $\pm 57,977$ cars per day on Sierra Ave and Valley Blvd.
- There is available monument signage on both Sierra Avenue and Valley Blvd.
- Center has a great tenant mix including daily needs, soft goods, and entertainment uses.
- The subject property's roof was replaced in 2020.
- Great demographics with a daytime population of 165,960 and an overall population 322,730 with an average household income of \$111,028 within a 5-mile radius.

SITE PLAN

1. Gamestop
2. Fontana Dental Clinic
3. China Cook
4. Popeyes Chicken
5. Eyebrow Threading
6. Nail Salon
7. Grandma's Donuts
8. Ono Hawaiian BBQ
9. Papa Johns
10. Computer Repair
11. Subway



CO-TENANT PHOTOS



RETAILER & TRAFFIC GENERATOR MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	15,390	140,236	322,730
2025 Median Age	31.9	31.3	32.0
2025 Total Households	4,323	36,527	84,356
2025 Average Household Size	3.6	3.8	3.8
INCOME			
2025 Average Household Income	\$99,146	\$102,373	\$111,028
2025 Median Household Income	\$79,182	\$85,577	\$93,023
2025 Per Capita Income	\$27,887	\$26,711	\$29,084
BUSINESS SUMMARY			
2025 Total Businesses	671	3,507	8,243
2025 Total Employees	5,560	25,918	74,207



Presented By



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