

±10,568 RSF MEDICAL/RETAIL BUILDING FOR LEASE OR SALE

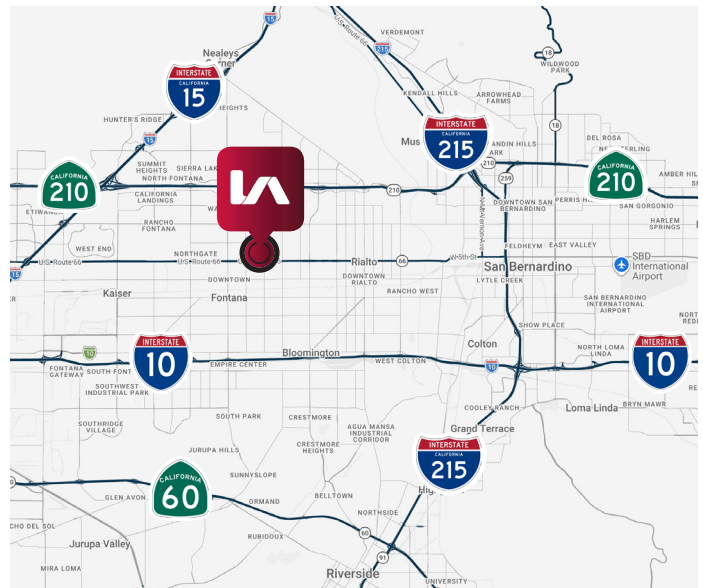
17590 Foothill Boulevard | Fontana CA



PROPERTY HIGHLIGHTS

- Freestanding Fully Improved Medical Office Building
- High Identity Foothill Blvd. Location
- Prime Retail Corridor
- Excellent for Urgent Care, Multi-discipline Medical, Retail
- Large ±1.23 Acre Lot
- Abundant Parking
- Located in Rapidly Growing City of Fontana
- **SALES PRICE:** \$3,450,000.00
- **LEASE RATE:** \$2.25 NNN
- 10% Down Payment SBA Loan Possible

LOCATION MAP



GREG MARTIN

D (909) 373-2904
gmartin@lee-assoc.com
DRE #01001749

LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard
Ontario, CA 91764
(909) 989-7771
Corporate ID: 00976995

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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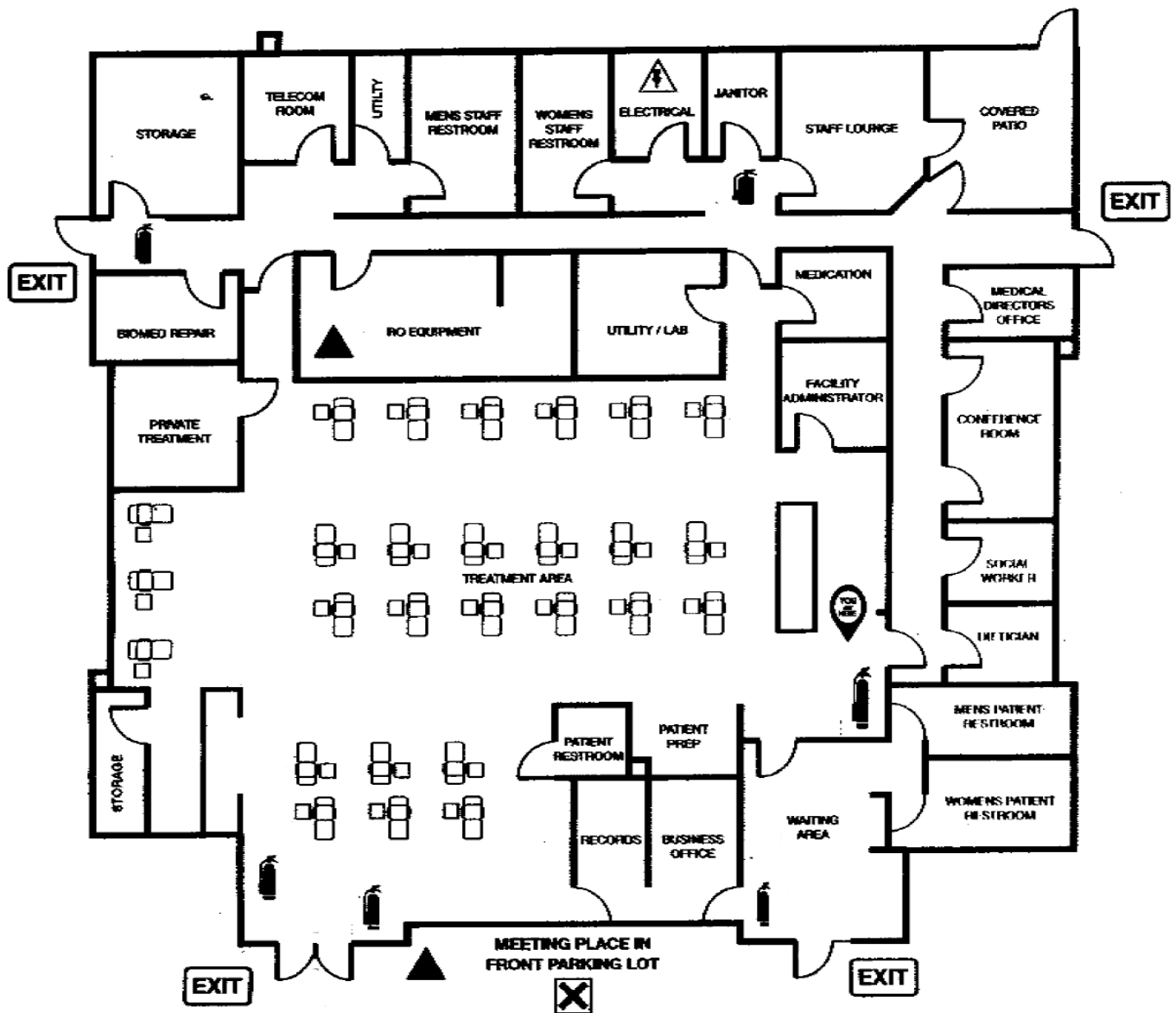
lee-associates.com

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FLOOR PLAN/SITE PLAN



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DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION			
Estimated Population (2025)	23,764	178,816	360,242
Projected Population (2030)	23,606	180,076	369,495
Census Population (2020)	25,401	187,288	367,007
Census Population (2010)	24,321	174,718	347,180
Projected Annual Growth (2025-2030)	-157	1,260	9,253
Historical Annual Growth (2020-2025)	-1,637	-8,473	-6,765
Historical Annual Growth (2010-2020)	1,079	12,570	19,827
HOUSEHOLDS			
Estimated Households (2025)	6,404	47,627	95,097
Projected Households (2030)	6,471	48,830	99,403
Census Households (2020)	6,598	48,206	93,949
Census Households (2010)	6,050	43,184	85,587
Projected Annual Growth (2025-2030)	67	1,203	4,306
Historical Annual Change (2010-2025)	355	4,442	9,510
INCOME			
Estimated Average Household Income (2025)	\$95,551	\$106,809	\$117,088
Projected Average Household Income (2030)	\$95,253	\$106,950	\$118,095
Census Average Household Income (2010)	\$53,241	\$56,769	\$62,201
Census Average Household Income (2000)	\$42,149	\$45,822	\$49,038
Projected Annual Change (2025-2030)	-\$298	\$141	\$1,007
Historical Annual Change (2000-2025)	\$53,402	\$60,986	\$68,050

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