

INLAND EMPIRE CENTER

±8,301 SF JR. ANCHOR & FULLY BUILT-OUT AUTO SERVICE CENTER AVAILABLE FOR LEASE

16721-16855 Valley Boulevard, Fontana, CA 92335



ALBERT LOPEZ

VP, Retail Leasing & Sales

O: 909.230.4500 | C: 909.900.8922

Albert@progressiverep.com

DRE #01409003

PROGRESSIVE

REAL ESTATE PARTNERS

Presented By



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VP, Retail Leasing & Sales

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Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW

HIGHLIGHTS

- Located at the major retail hub of the 10 Freeway & Sierra Avenue with $\pm 61,697$ cars per day at the intersection of Sierra Avenue and Valley Blvd.
- Digital freeway pylon signage exposure for any business within the property with exposure to $\pm 213,000$ cars per day from the Interstate 10 freeway.
- Located directly across from the 50+acre Kaiser Hospital Campus with ± 420 beds and approximately 5,000 employees.
- Prominent demographics show a densely populated area with an overall population of 327,693 within a 15 minute drive time.
- Daytime population of 112,391 with an average household income of \$108,095 within a 15 minute drive time of the property.
- Directly across from a 437-unit multifamily community, adding meaningful walkable density and foot traffic to the center.



SURROUNDING TENANTS

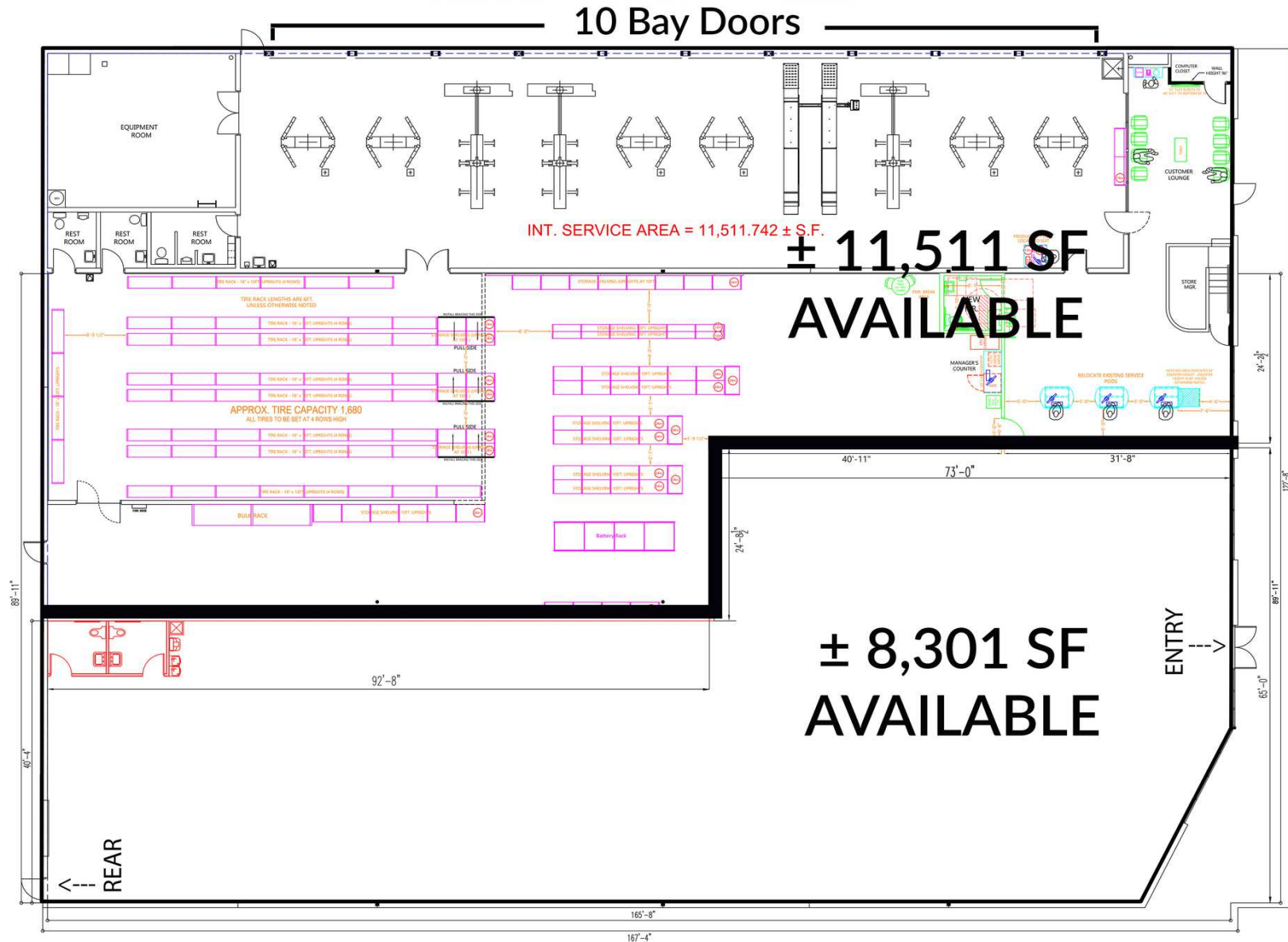


SITE PLAN

16707-16855 Valley Blvd, Fontana		
Unit	Tenant	SF
Building 16701		
A	The Spot Barber	
B	Red Wing Shoes	
C-D	Dental Office	
E	St. Mina Pharmacy	
F	Urgent Care-CA. Medical Clinic	
Building 16741		
A	Regency 8	
B	Available Proposed Restaurant	7-10K
C	Available Proposed Drive Thru	3,000
Building 16711		
	Available	11,511
	Available	8,301
Building 16721		
	Cardenas	
Building 16761		
A	Army Recruiting	
D&E	Nail Salon	
F	Prime Staffing	
Building 16767		
A	Leslie's Pool Supply	
D	Chiropractor	
Building 16771		
A	Dentistry 4 Kids	
B	Verizon	
C	Sally's Beauty Supply	
Building 16795		
A	Burlington	
Building 16843		
A	Ding Tea	
B	In Leases	920
C	Amazon Lockers	
D	Wells Fargo Bank	
E	Mail Boxes. Etc	
F	La Tapatia Taqueria	
Building 16805		
	Ross Dress for Less	
Building 16835		
	Goodwill	
Building 16855		
A-1&B	Mailbox Etc.	
C-D	Cycle Gear	
F	Sherwin-Williams	
G	Check into Cash	
Building 10210		
	Pancho Villa	
Building 10200		
	Planet Fitness	



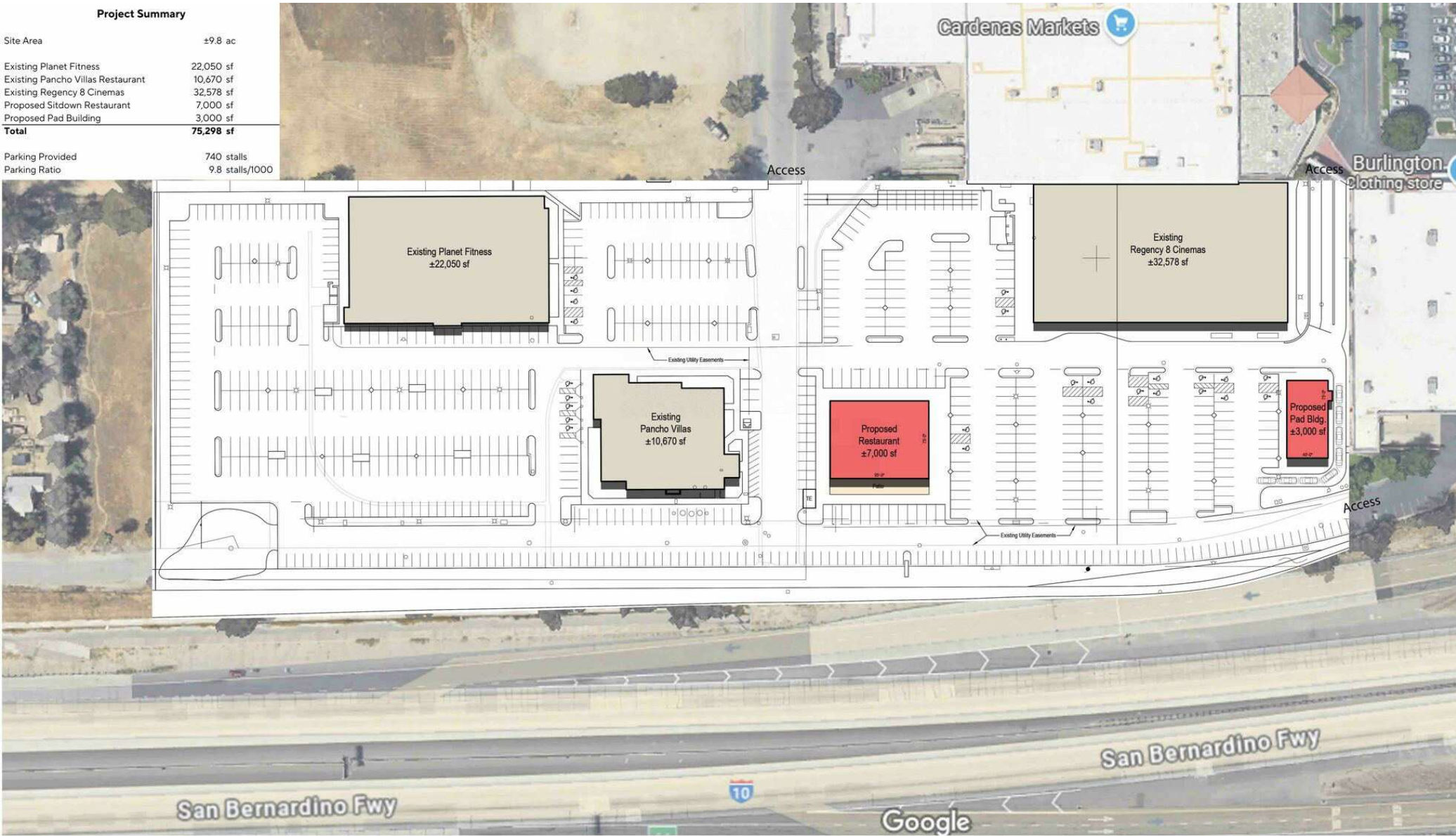
JUNIOR ANCHOR FLOOR PLAN WITH AUTO REPAIR CENTER



PROPOSED RESTAURANT & DRIVE THRU SITE PLAN

Project Summary

Site Area	±9.8 ac
Existing Planet Fitness	22,050 sf
Existing Pancho Villas Restaurant	10,670 sf
Existing Regency 8 Cinemas	32,578 sf
Proposed Sitdown Restaurant	7,000 sf
Proposed Pad Building	3,000 sf
Total	75,298 sf
Parking Provided	740 stalls
Parking Ratio	9.8 stalls/1000



ADDITIONAL PHOTOS



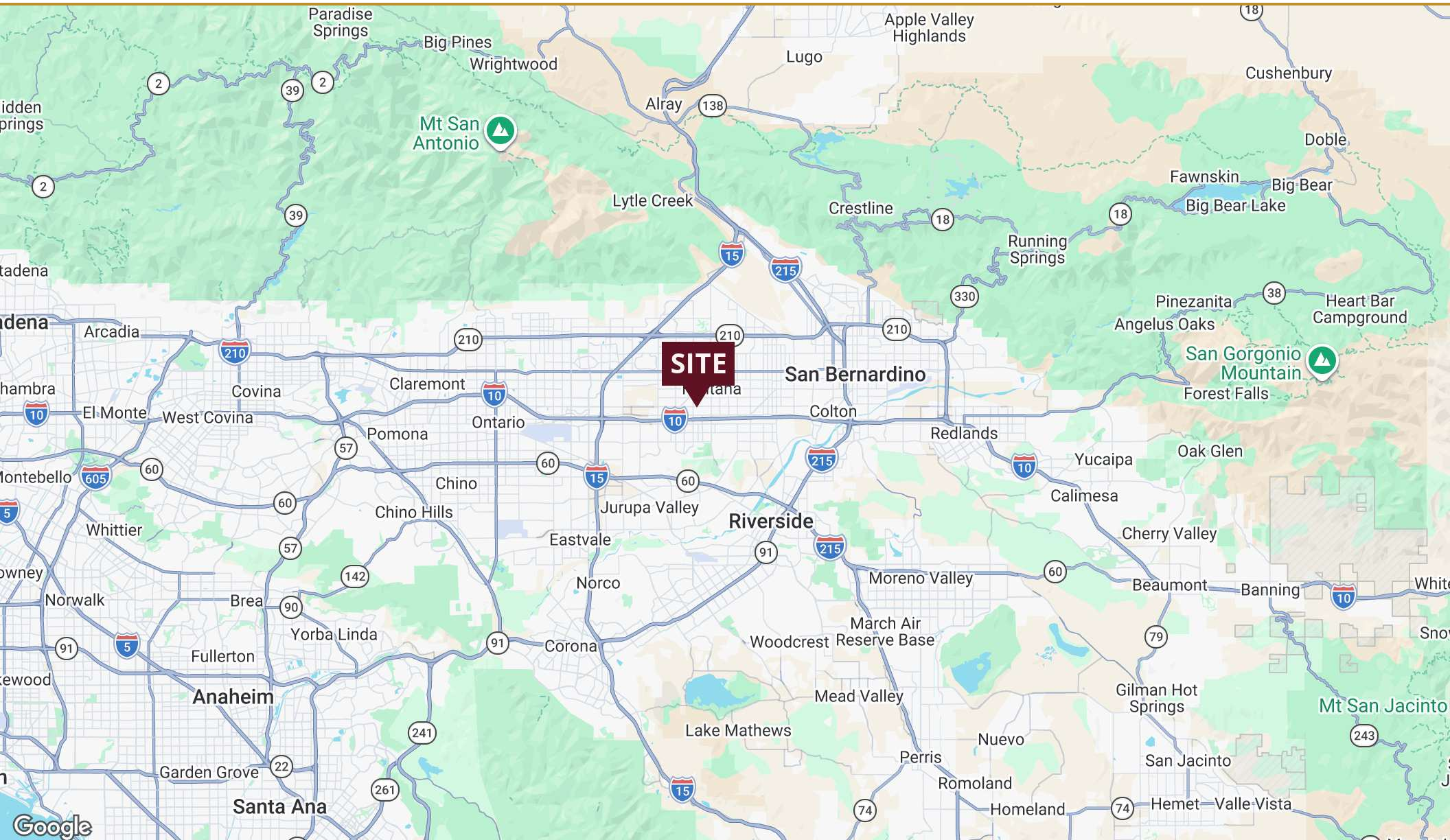
CO-TENANTS



RETAILER MAP



REGIONAL MAP



DEMOGRAPHICS

	5 Minute	10 Minute	15 Minute
<u>POPULATION</u>			
2025 Total Population	39,873	146,971	327,693
2025 Median Age	31.6	31.5	32.1
2025 Total Households	10,599	37,436	88,424
2025 Average Household Size	3.8	3.9	3.7
2025 Hispanic Population	8,369	29,694	62,523
<u>INCOME</u>			
2025 Average Household Income	\$98,814	\$105,155	\$108,095
2025 Median Household Income	\$81,619	\$87,230	\$91,319
2025 Per Capita Income	\$26,313	\$26,832	\$29,219
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	1,538	4,722	10,918
2025 Total Employees	13,567	43,965	112,391

DRIVE TIME MAP

