

1.2 ACRES OF COMMERCIAL LAND AT MAJOR FONTANA SIGNALIZED CORNER

9096 Citrus Avenue
Fontana, CA 92335

PRICE REDUCTION!

\$1,300,000
Sales Price

FONTANA AVE

CITRUS AVE

CONTACT US

TODD NATHANSON (818) 514-2204 · todd@illicre.com · DRE #00923779

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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illi Commercial Real Estate, as the exclusive advisor, is pleased to present for sale this existing single family residence for retail redevelopment. The redevelopment site is located on a highly traveled and extremely busy intersection of Citrus Ave and Fontana Ave in Fontana, CA. 9096 Citrus Ave consists of two parcels totaling 1.23 acres or 53,520 square feet of land, with City of Fontana zoning of CC (Community Commercial) on the hard signalized corner.

Fontana is centrally located in the county of San Bernardino while being surrounded by the cities of Rialto, Bloomington, Riverside, Rancho Cucamonga, and Ontario. The local economy is driven largely by industrial uses, particularly trucking-based industries and home for many small business owners. Local residents enjoy Fontana Park featuring a large state-of-the-art community center, aquatic center, skate park, sports pavilion, and the Lewis Library and Technology Center.



DEMOS	1 mile	3 mile	5 mile
Population	25,519	126,184	245,554
Avg. HH Income	\$58,976	\$74,441	\$86,069
Daytime Population	25,939	144,535	297,212
Traffic Count	±15,200 CPD on Citrus and Fontana		

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