

FONTANA PLAZA EAST | 1,397-3,963 SF SPACES & PAD AVAILABLE

9765-9781 Sierra Ave | Fontana, CA 92336

FOR LEASE



FEATURES

- 1,397-3,963 SF Available
- Potential drive-thru Pad available in anchored center
- Located in Fontana Plaza East on Sierra Ave with over 52,000 cars/day (STDB source)
- High traffic center
- Excellent street visibility
- Same side of the street & walking distance from Kaiser Hospital

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	20,546	148,516	326,476
Average Income	\$53,708	\$57,765	\$63,220
Daytime Population	9,363	32,588	80,121

TRAFFIC COUNTS

42,300 CPD on Sierra Ave & 12,600 CPD on San Bernardino Ave.

* Derived from Sites to Do Business

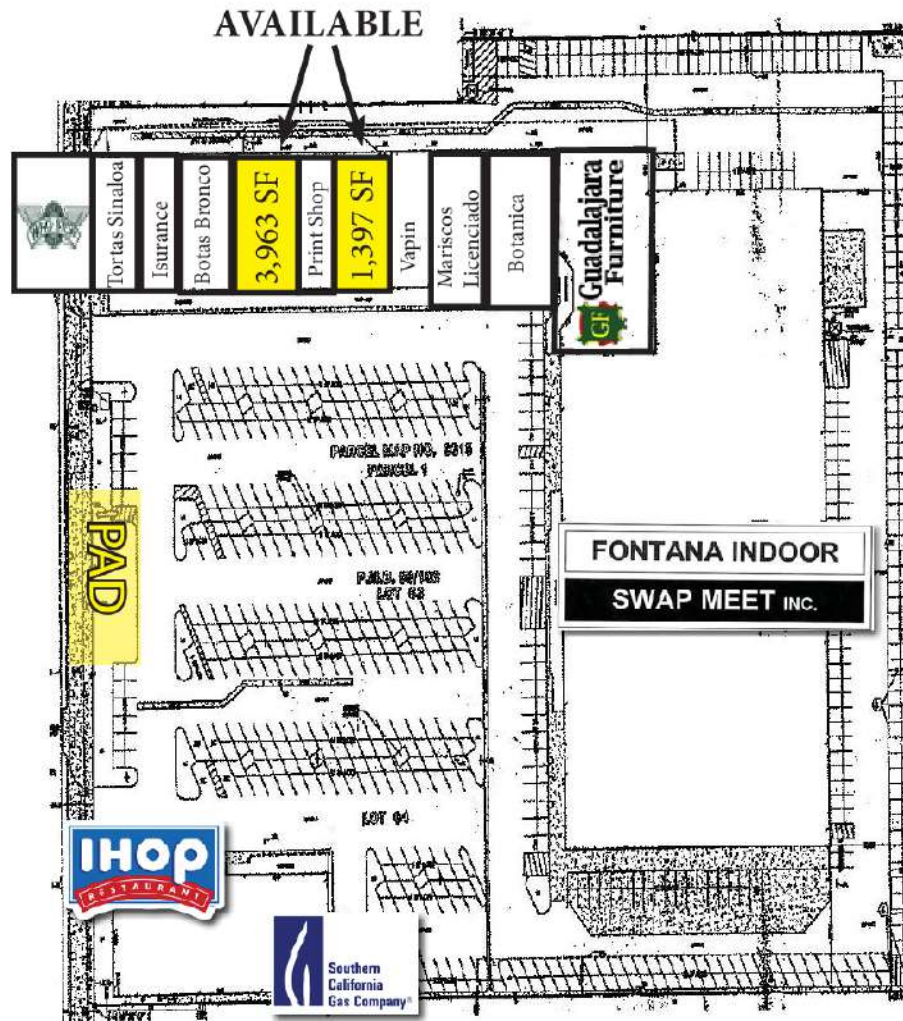


[VISIT INTERACTIVE MAP](#)

SITE PLAN | Fontana Plaza East



Sierra Ave
52,000 cars/day



TENANT MATRIX

Fontana Indoor Swap Meet

Seafood Restaurant

Vape Shop

Suite H 1,397 SF Available

Print Shop

Suite D 3,963 SF Available

Shoe Store

Insurance

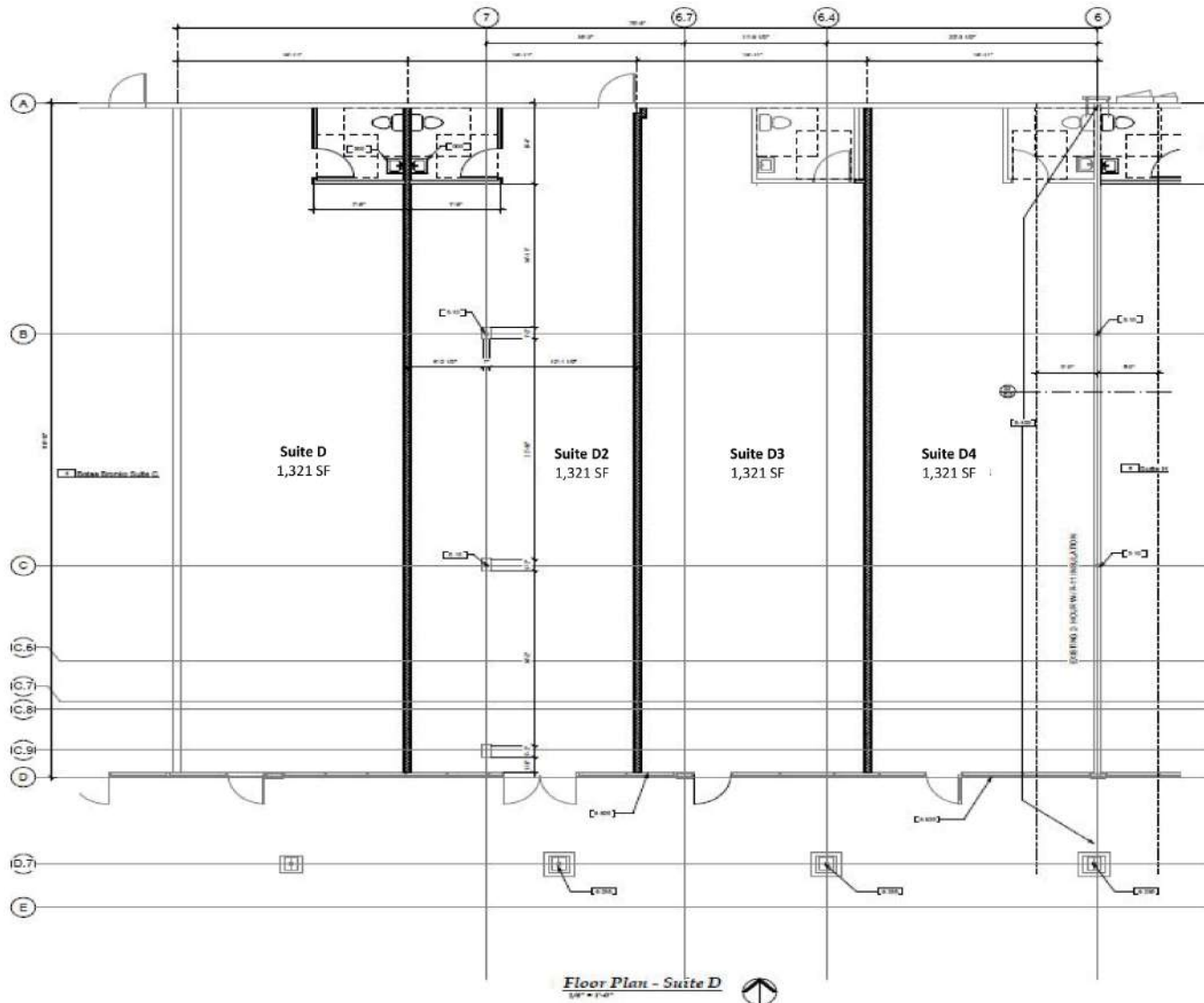
Tortas Sinaloa

Wing Stop

Guadalajara Furniture

PAD Available

DEMISING PLAN | Fontana Plaza East



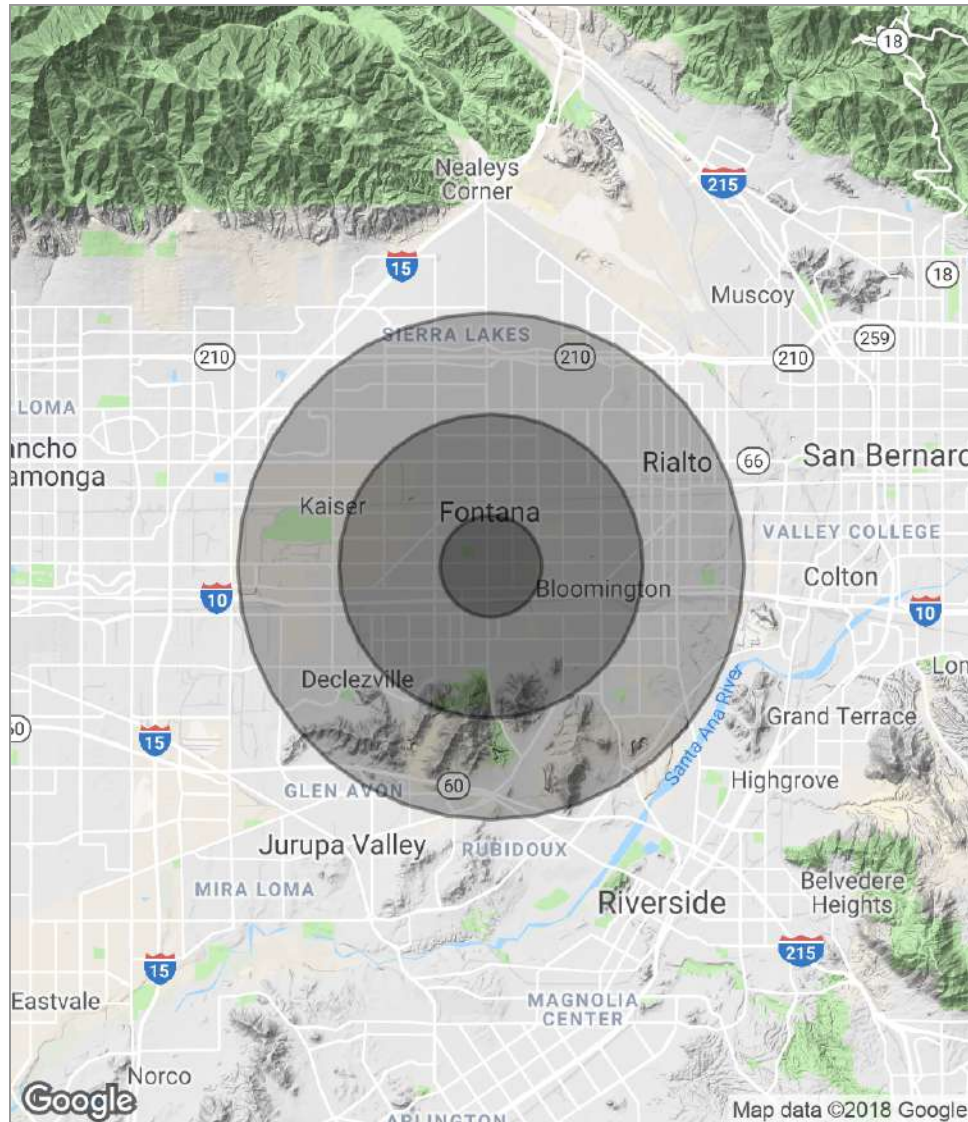
PROPERTY PHOTOS | Fontana Plaza East



RETAILER MAP | Fontana Plaza East



DEMOGRAPHICS MAP | Fontana Plaza East



POPULATION	1 MILE	3 MILES	5 MILES
Total population	20,546	148,516	326,476
Median age	27.9	27.0	27.5
Median age (Male)	26.7	26.4	26.7
Median age (Female)	30.4	28.1	28.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,197	35,490	78,329
# of persons per HH	4.0	4.2	4.2
Average HH income	\$53,708	\$57,765	\$63,220
Average house value	\$315,073	\$312,694	\$340,997
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	75.7%	77.0%	72.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	66.9%	64.4%	59.0%
Black	3.9%	6.1%	8.5%
Asian	1.6%	2.2%	3.5%
Hawaiian	0.5%	0.4%	0.5%
American Indian	1.0%	0.6%	0.8%
Other	23.1%	22.9%	23.7%

** Demographic data derived from 2010 US Census*