

0.99 ACRES ON FOOTHILL  
BLVD.

PROGRESSIVE  
REAL ESTATE PARTNERS

*True Value*

FOOTHILL BLVD. 34,000 CPD

FOR SALE

15797 Foothill Blvd., Fontana, CA 92335  
Offered At: \$959,000

0.99 ACRES  
AVAILABLE



# PRESENTED BY



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

### Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a 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. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

# INVESTMENT SUMMARY | 0.99 Acres on Foothill Blvd.

## PROPERTY HIGHLIGHTS

- Located on a hard corner, a signalized intersection of Foothill Blvd & Almeria ave with over 34,000 CPD
- Lot has approximately 155' of frontage along Foothill Blvd.
- Area of Growth with Camino Pacific a 200+ unit residential development completed in 2017 less than 1/4 mile away
- Industrial development completed less than 1/2 mile away in 2017
- Flexible Zoning ( C-2, General Commercial )

## OFFERING SUMMARY

Sale Price:	\$959,000
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Total Land Area:	0.99 Acres
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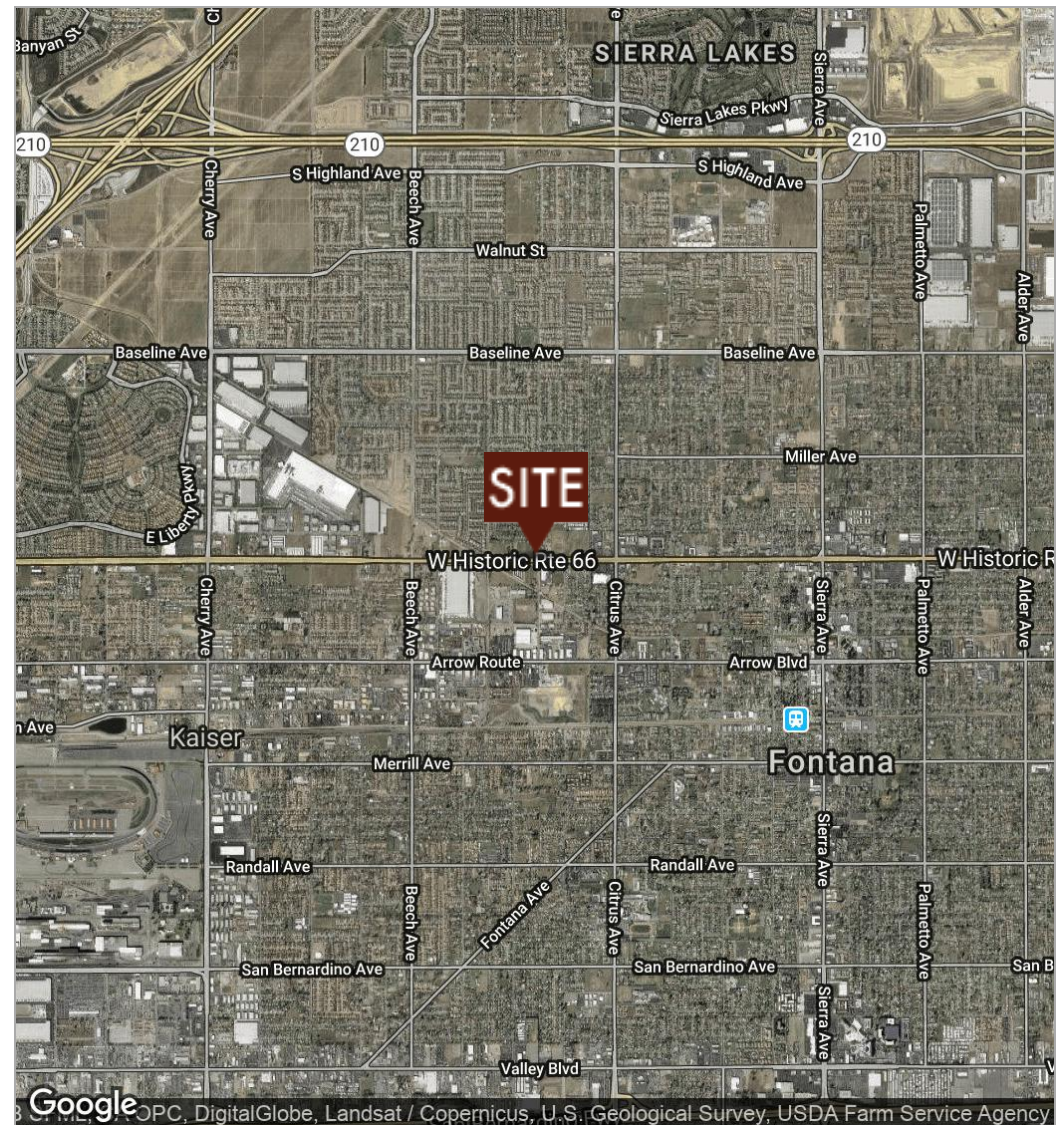
Price/SF:	\$22.24/ SF
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# LOCATION MAPS | 0.99 Acres on Foothill Blvd.

VISIT INTERACTIVE MAP



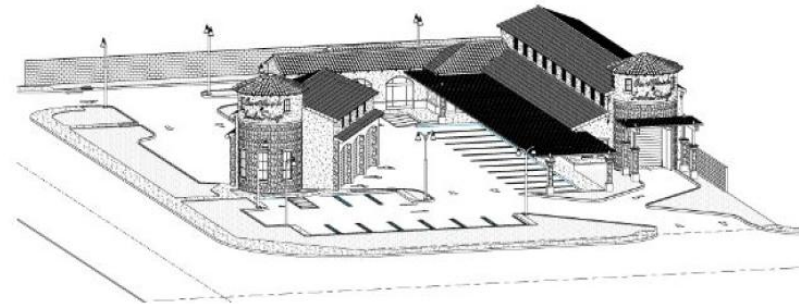
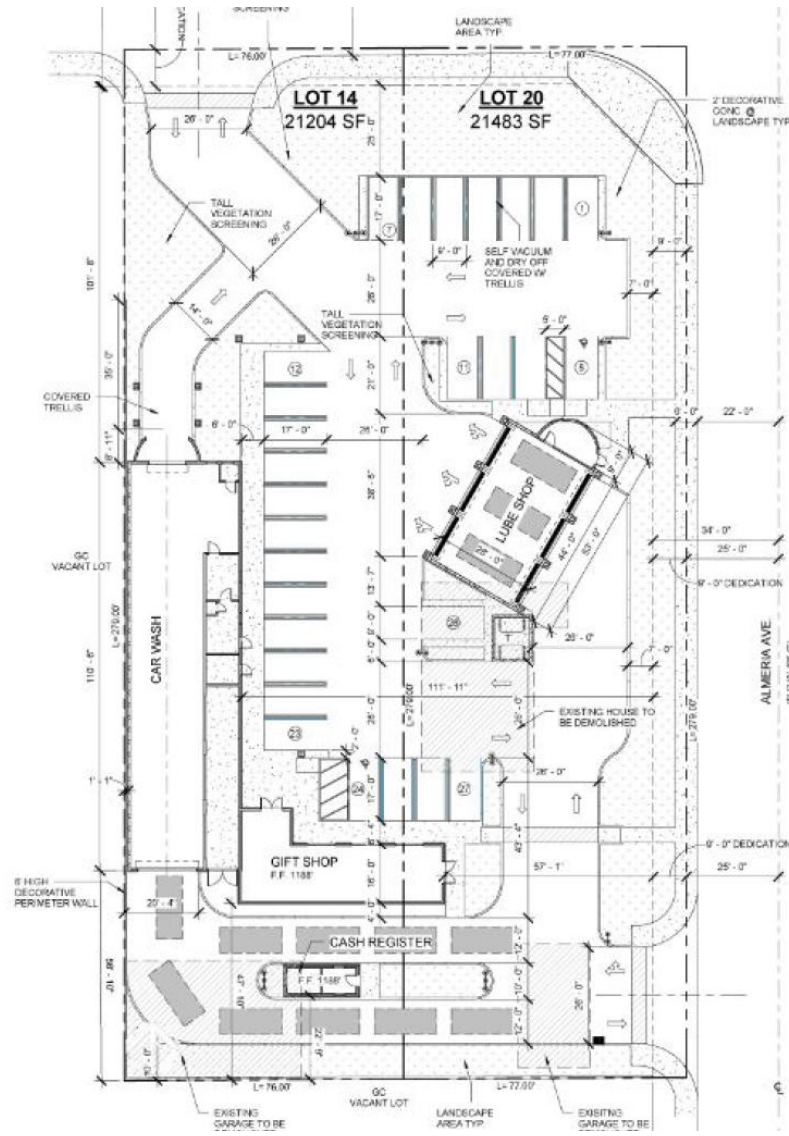


# RETAILER MAP | 0.99 Acres on Foothill Blvd.





# SITE PLAN AND RENDERING | 0.99 Acres on Foothill Blvd.



**SITE DESIGN FOR CAR WASH  
REPRESENTS ONE POSSIBLE WAY  
THIS SITE MAY BE DEVELOPED.**

**PROPERTY IS NOT CURRENTLY  
ENTITLED. OTHER IDEAL USES  
INCLUDE GAS STATION AND QSR.**

# CITY INFORMATION | 0.99 Acres on Foothill Blvd.



## FONTANA

Fontana is a growing city located against the base of the San Bernardino Mountains spanning across 43 square miles. With a 62% increase since 2000, the population of 211,709 makes Fontana the second most populous city in San Bernardino County and the 19th largest in the state. Fontana provides a vast residential base that has a median household income that greatly exceeds that of the county at \$65,995 with 49,116 households. Fontana has 7 high schools, 7 middle schools, and 15 elementary schools.

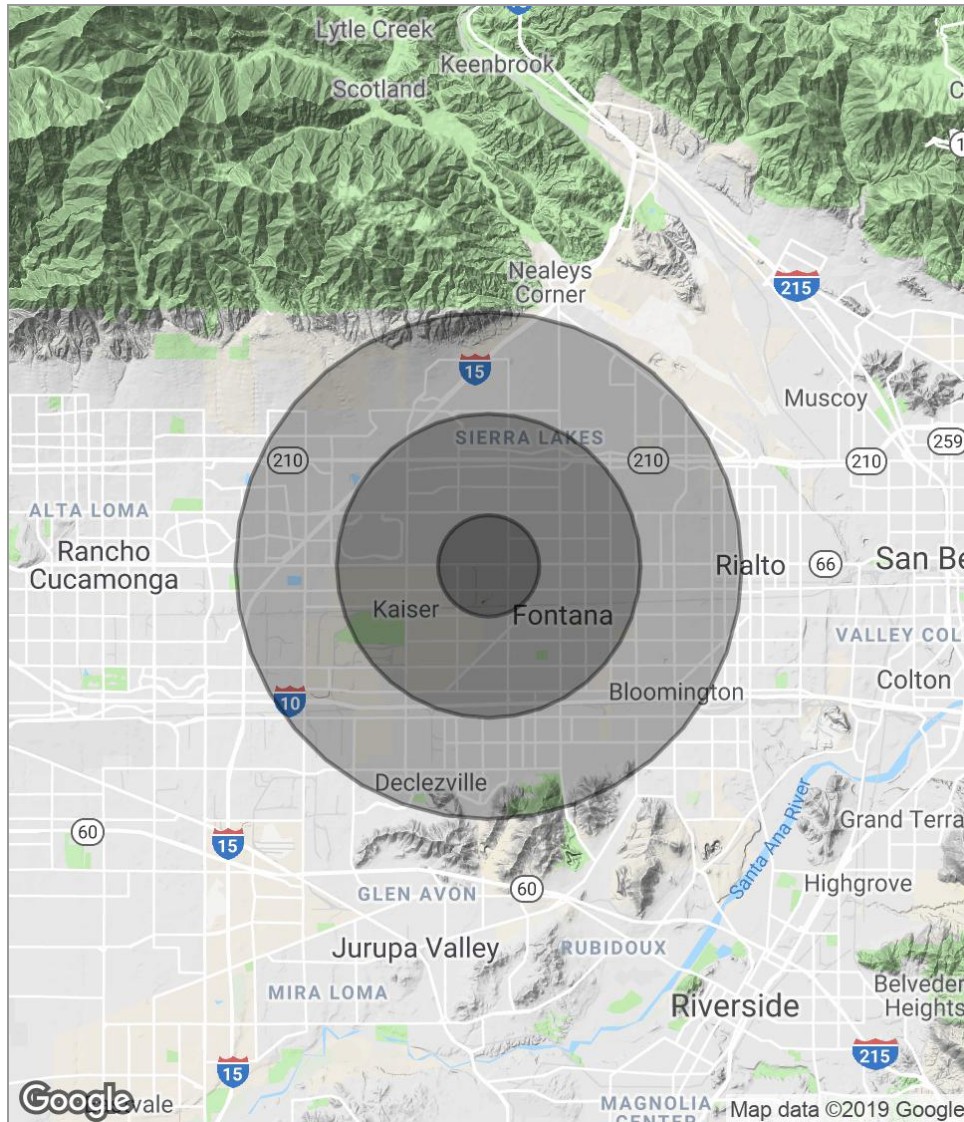
Adjacent by the cities of Rancho Cucamonga and Ontario, Fontana presents a central location in the Inland Empire for businesses with many locations to choose from. Fontana identifies as "...the crossroads of the Inland Empire" as the I-10, I-210, and I-15 freeways run through Fontana, benefitting businesses with ease of access and high traffic. The San Bernardino line of the Metrolink runs through Fontana, providing quick and easy access to most cities between San Bernardino and Downtown Los Angeles. These provide easy access to Los Angeles, Orange County, and the Coachella Valley.

The top employers in Fontana are Kaiser Permanente, Fontana Unified School District, the City of Fontana, Target, and Manheim Auctions with a total of 45,390 people employed in Fontana. Fontana has an unemployment rate of 4.3%, which falls below the state average. The City has also seen a 4.5% increase in job growth in the past year.

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# DEMO MAP & DATA | 0.99 Acres on Foothill Blvd.



POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,680	153,863	307,309
Median age	26.6	27.3	28.1
Median age (Male)	26.3	26.8	27.4
Median age (Female)	27.0	28.2	29.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,449	36,630	75,074
# of persons per HH	4.2	4.2	4.1
Average HH income	\$61,468	\$68,377	\$74,973
Average house value	\$326,921	\$363,660	\$402,400
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	78.1%	71.8%	65.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	58.1%	59.7%	58.0%
Black	7.4%	8.0%	9.9%
Asian	3.6%	4.5%	5.9%
Hawaiian	0.0%	0.1%	0.4%
American Indian	0.6%	0.4%	0.6%
Other	27.8%	23.4%	20.8%

*\* Demographic data derived from 2010 US Census*