

INLAND EMPIRE CENTER

±1,015 SF AVAILABLE FOR LEASE

16721-16855 Valley Boulevard, Fontana, CA 92335



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DRE #01409003

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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PROPERTY OVERVIEW

HIGHLIGHTS

- Located at the major retail hub of the 10 Freeway & Sierra avenue with $\pm 77,775$ 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 $\pm 195,229$ cars per day from the Interstate 10 freeway
- Located directly across from the 50+ acre Kaiser Hospital Campus with 420 beds and over 5,000 employees
- Prominent demographics show a densely populated area with an overall population of 328,604 and a daytime population of 106,833 with an average household income of \$113,174 within a 15 minute drive time of the property

SURROUNDING TENANTS



SITE PLAN



ADDITIONAL PHOTOS



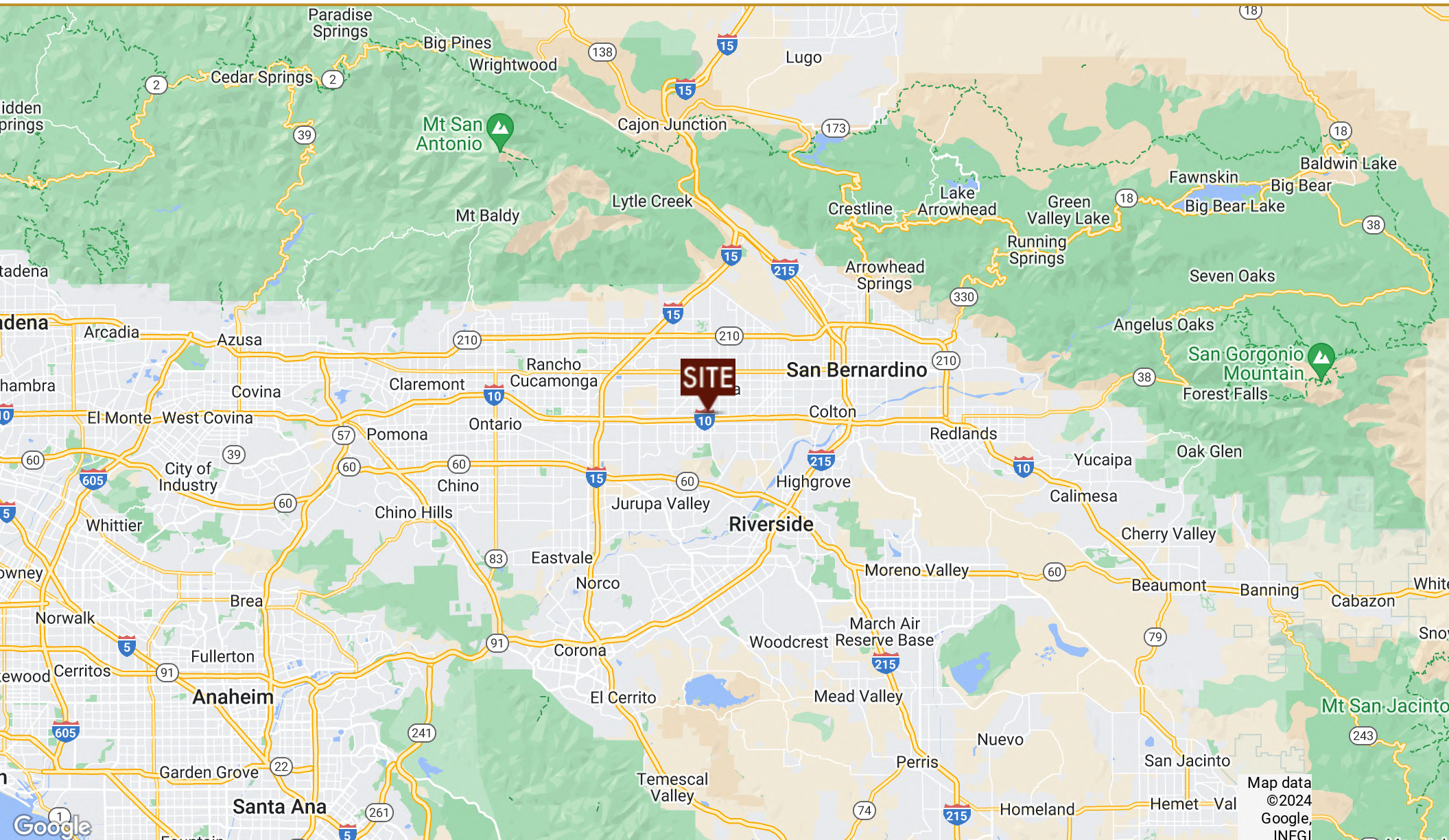
CO-TENANTS



RETAILER MAP



REGIONAL MAP



DEMOGRAPHICS

	5 Minute	10 Minute	15 Minute
<u>POPULATION</u>			
2023 Total Population	35,038	144,544	328,604
2023 Median Age	31.2	31.0	31.4
2023 Total Households	8,976	34,264	81,545
2023 Average Household Size	3.9	4.1	4.0
<u>INCOME</u>			
2023 Average Household Income	\$106,900	\$114,160	\$113,174
2023 Median Household Income	\$73,864	\$80,137	\$82,109
2023 Per Capita Income	\$27,426	\$27,393	\$28,258
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	1,329	4,118	10,152
2023 Total Employees	11,687	38,632	106,833

DRIVE TIME MAP

