

HERITAGE CROSSINGS

# ±1,225 SF RETAIL SPACE FOR LEASE

7470 Cherry Ave, Fontana, CA 92336



## ROXY KLEIN

Vice President, Retail Leasing & Sales  
O: 909.576.4259 | C: 909.576.4259  
roxy@progressiverep.com  
DRE #01264392

**PROGRESSIVE**  
REAL ESTATE PARTNERS



## Presented By



**ROXY KLEIN**

Vice President, Retail Leasing & Sales

**T** 909.576.4259 | **C** 909.576.4259

roxy@progressiverep.com

CalDRE #01264392

## Confidentiality & Disclaimer

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

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.

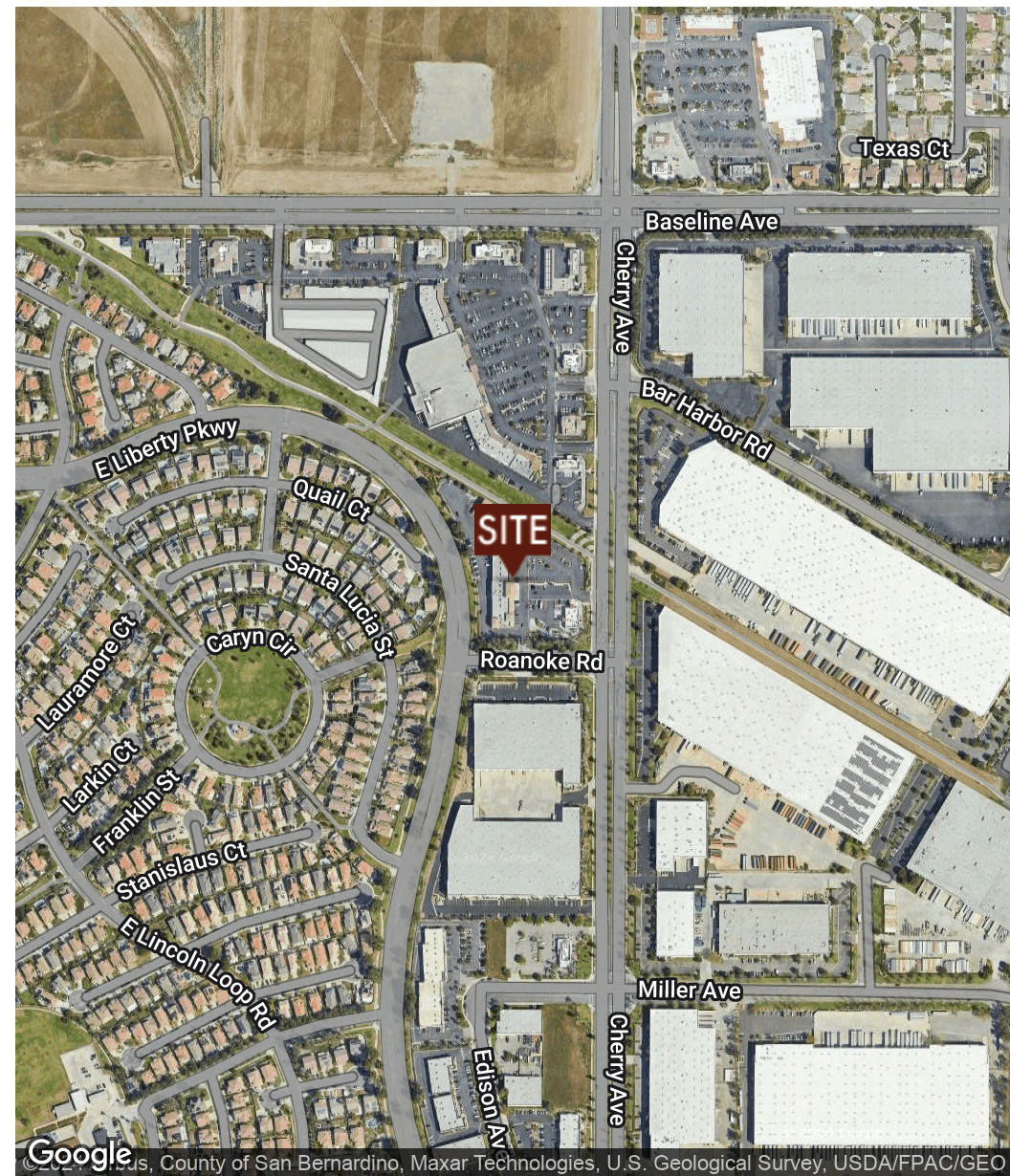
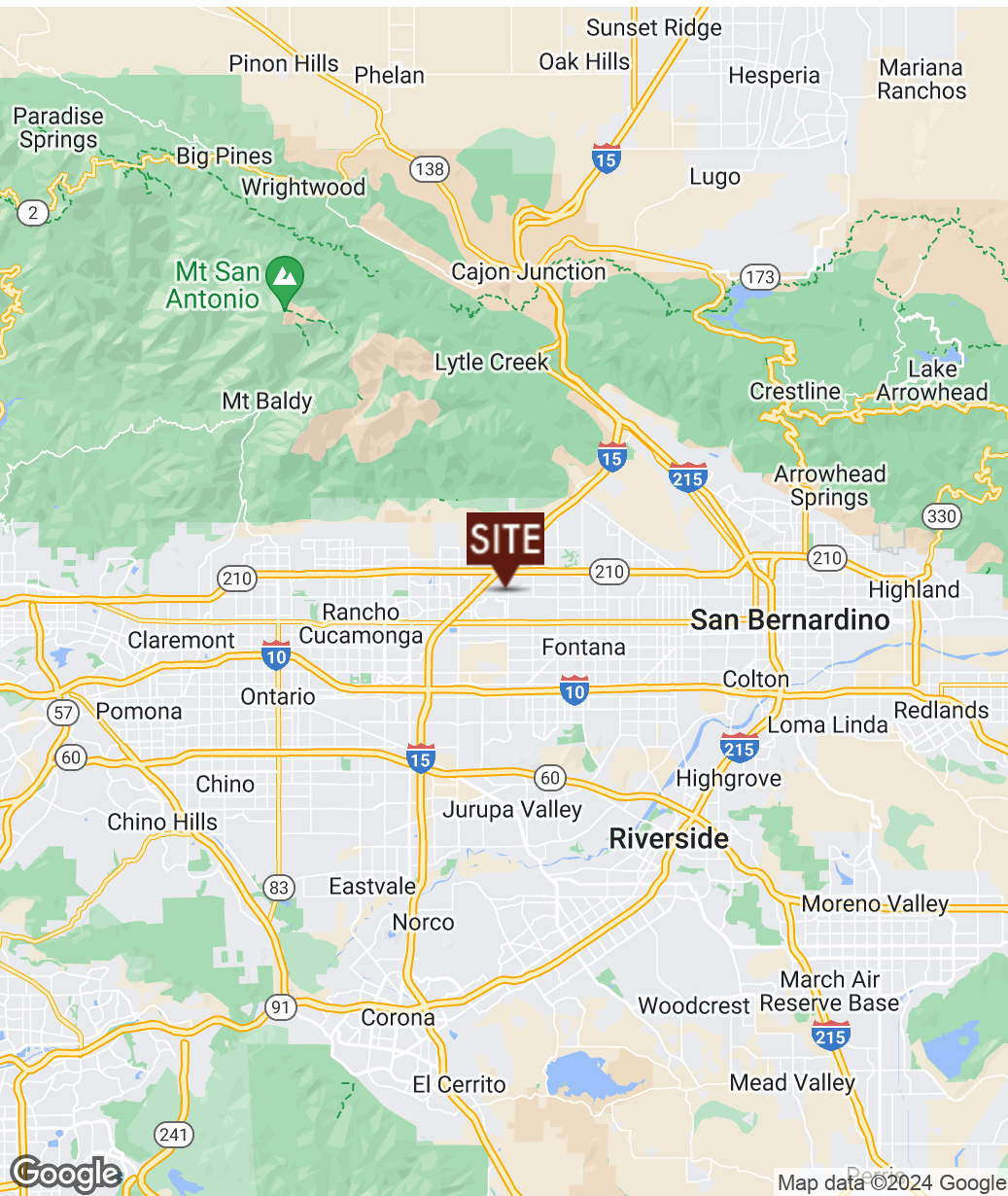
All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

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.

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.

# LOCATION MAP





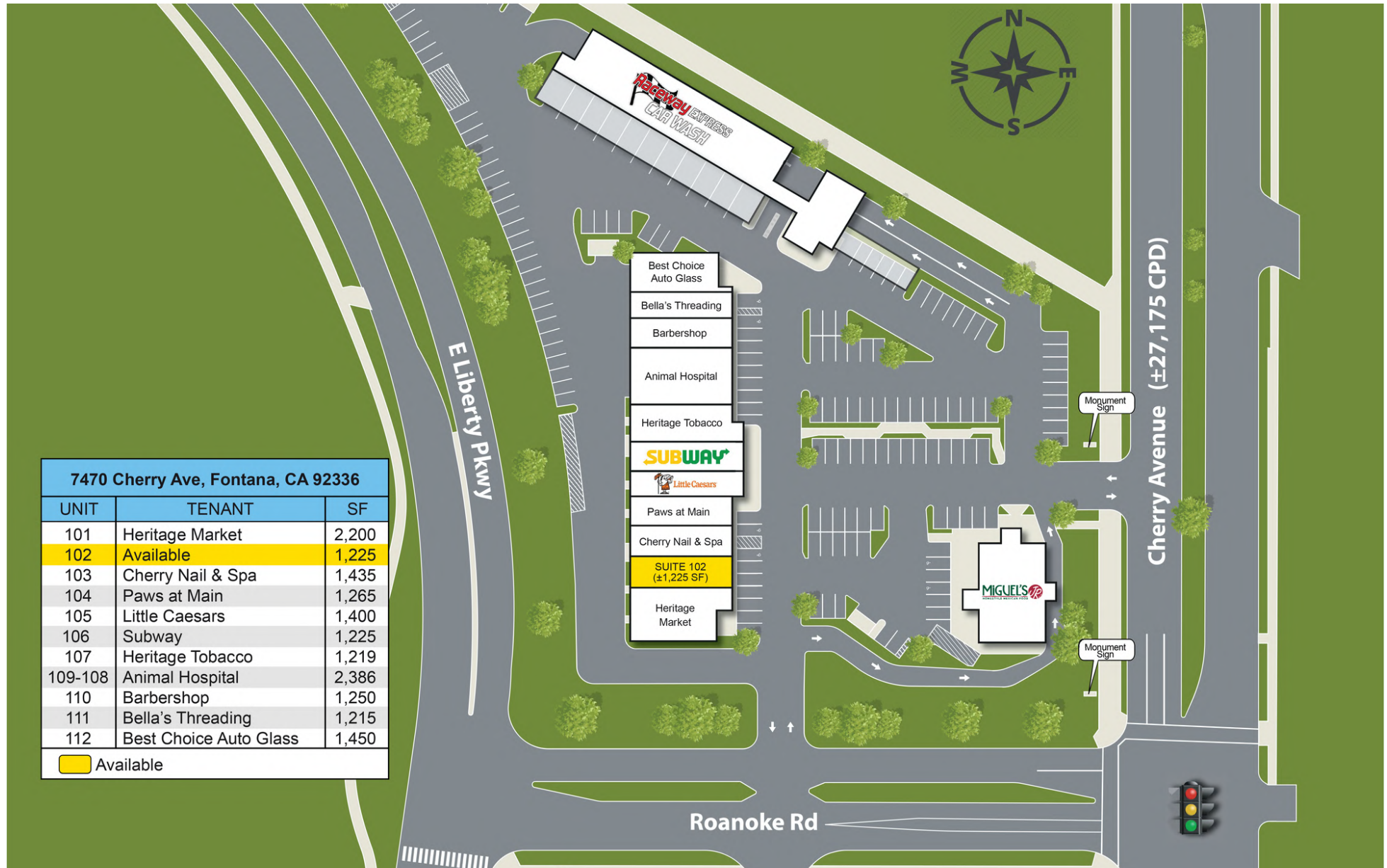
# PROPERTY OVERVIEW



## HIGHLIGHTS

- Heritage Crossings is in North Fontana, with  $\pm 27,175$  cars per day traveling on Cherry Avenue
- $\pm 1,225$  SF Newly Remodeled Retail Space for Lease with New Flooring, New Paint, and Additional New Improvements
- Substantial population with over 137,400 people living within a three-mile radius
- High average incomes of \$132,856 within a one-mile radius
- Co Tenants include Heritage Market, Subway, Little Caesars Pizza, Paws at Main, Animal Hospital, Bella's Threading, Raceway Express Car Wash, & Miguel's Jr.

# SITE PLAN





## INTERIOR PHOTOS (#102 | ±1,225 SF)





## RETAILER MAP

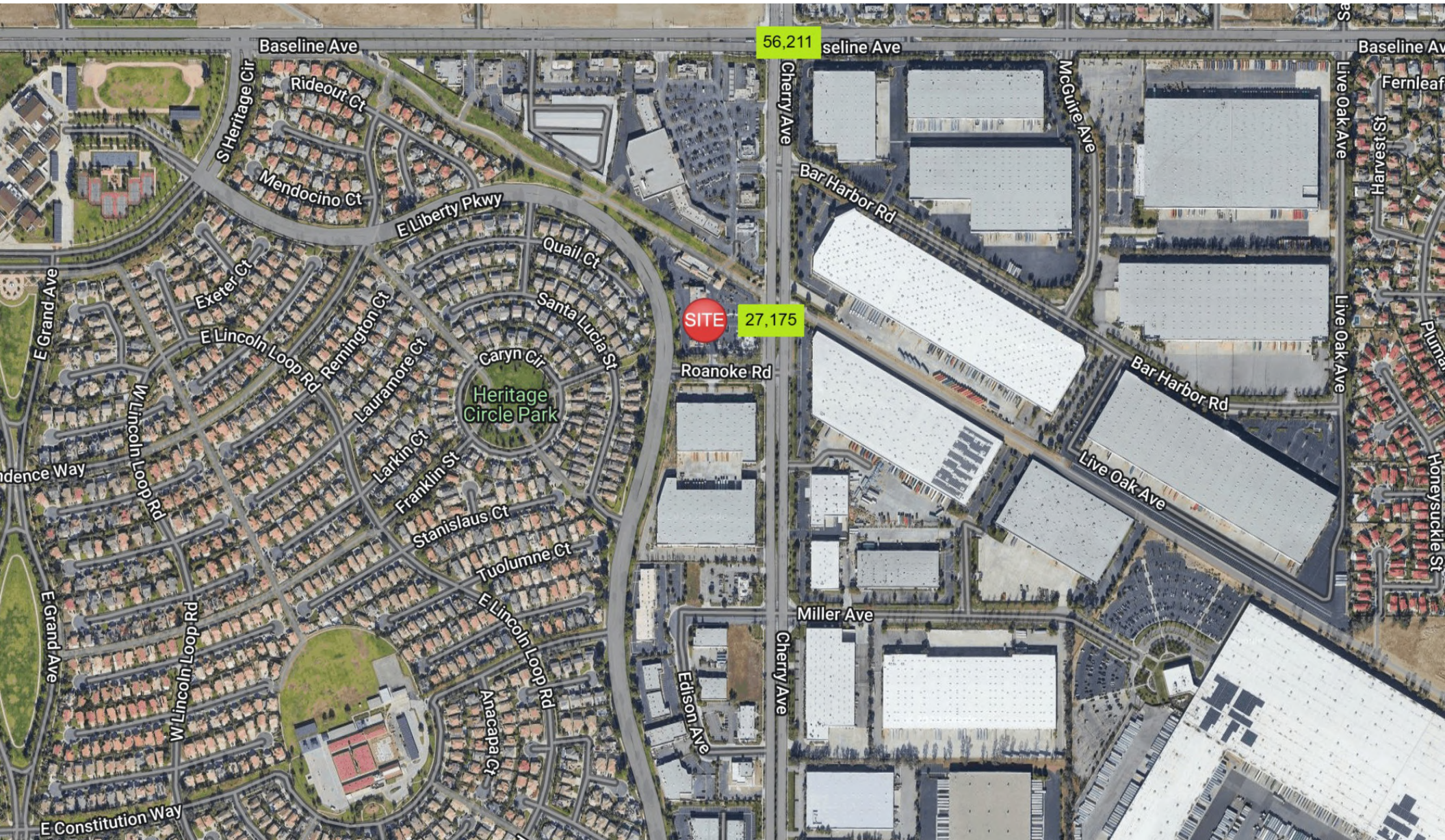


For Google Maps

Map data ©2023 Imagery ©2023 , CNES / Airbus, County of San Bernardino, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



# TRAFFIC COUNTS





# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2022 Total Population	14,918	137,405	299,517
2022 Median Age	33.9	31.6	32.1
2022 Total Households	4,024	36,764	83,282
2022 Average Household Size	3.70	3.73	3.56
<b><u>INCOME</u></b>			
2022 Average Household Income	\$132,856	\$123,331	\$118,366
2022 Median Household Income	\$110,462	\$96,278	\$90,987
2022 Per Capita Income	\$35,718	\$32,834	\$32,983
<b><u>BUSINESS SUMMARY</u></b>			
2022 Total Businesses	453	2,997	9,267
2022 Total Employees	4,521	29,409	97,367