

PURCHASE OPPORTUNITY



OFFERING SUMMARY

Sale Price: \$1,700,000

Lot Size: 2.9 Acres

Building Size: 15,593 SF

Building Price / SF: \$109.02

Land Price / SF: \$13.46

PROPERTY OVERVIEW

attractive upside opportunity to use +/-15,593 sf church/school building or adapt to new uses, with large +/-2.9 acre parcel. Zoning is multi-family, may be an outstanding in-fill development opportunity

LOCATION OVERVIEW

on Arrow Boulevard, cross street Tamarind Avenue, a few blocks East of Sierra Avenue and downtown Fontana, including city hall, near schools

PROPERTY HIGHLIGHTS

- immediately available - unoccupied
- busy corner location on Arrow Boulevard
- many development uses possible
- flat usable parcel, APN: 0192-221-38
- zoned multi-family
- call agent to tour

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NEW LOWER PRICE +/-15,593 SF BUILDING WITH +/-2.9 ACRES LAND // 17487 Arrow Boulevard, Fontana, CA 92335

SCHOOL - CHURCH - LAND - MULTI-FAMILY



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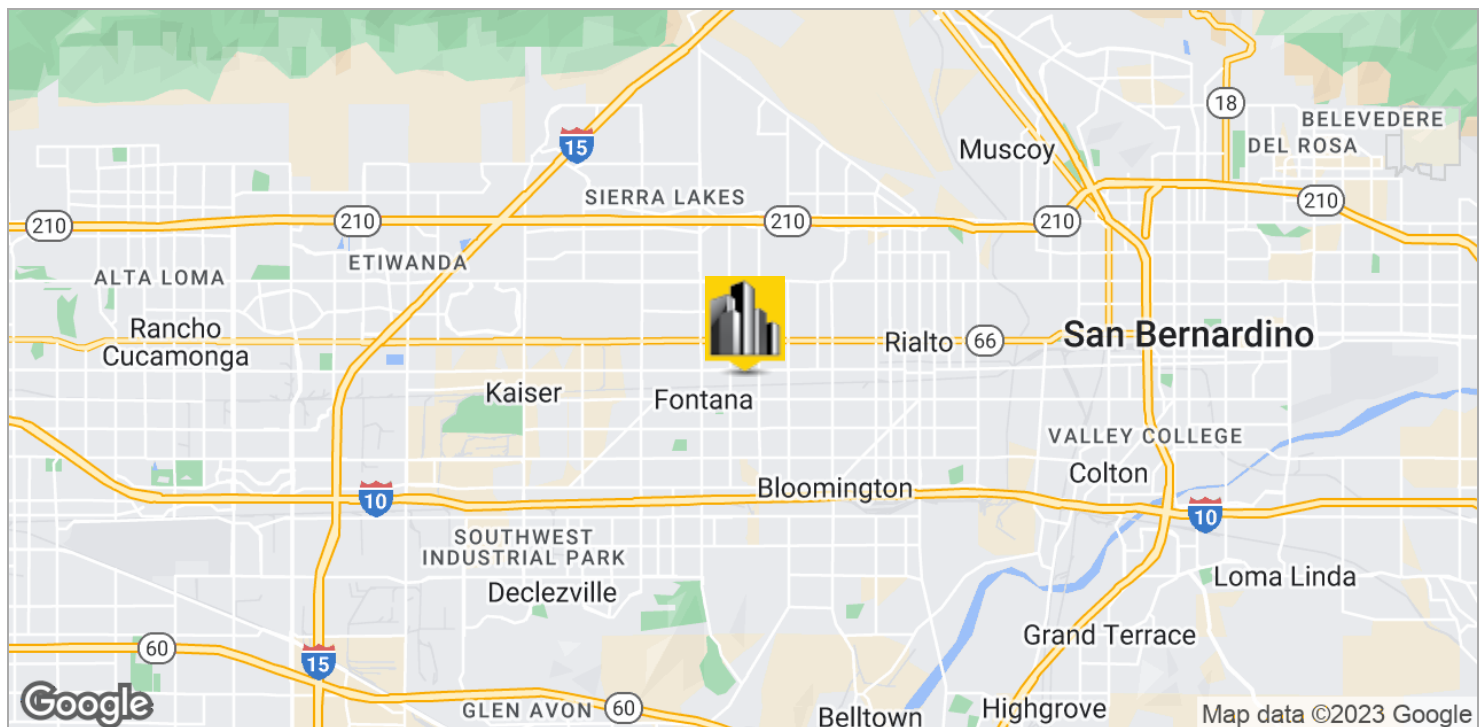
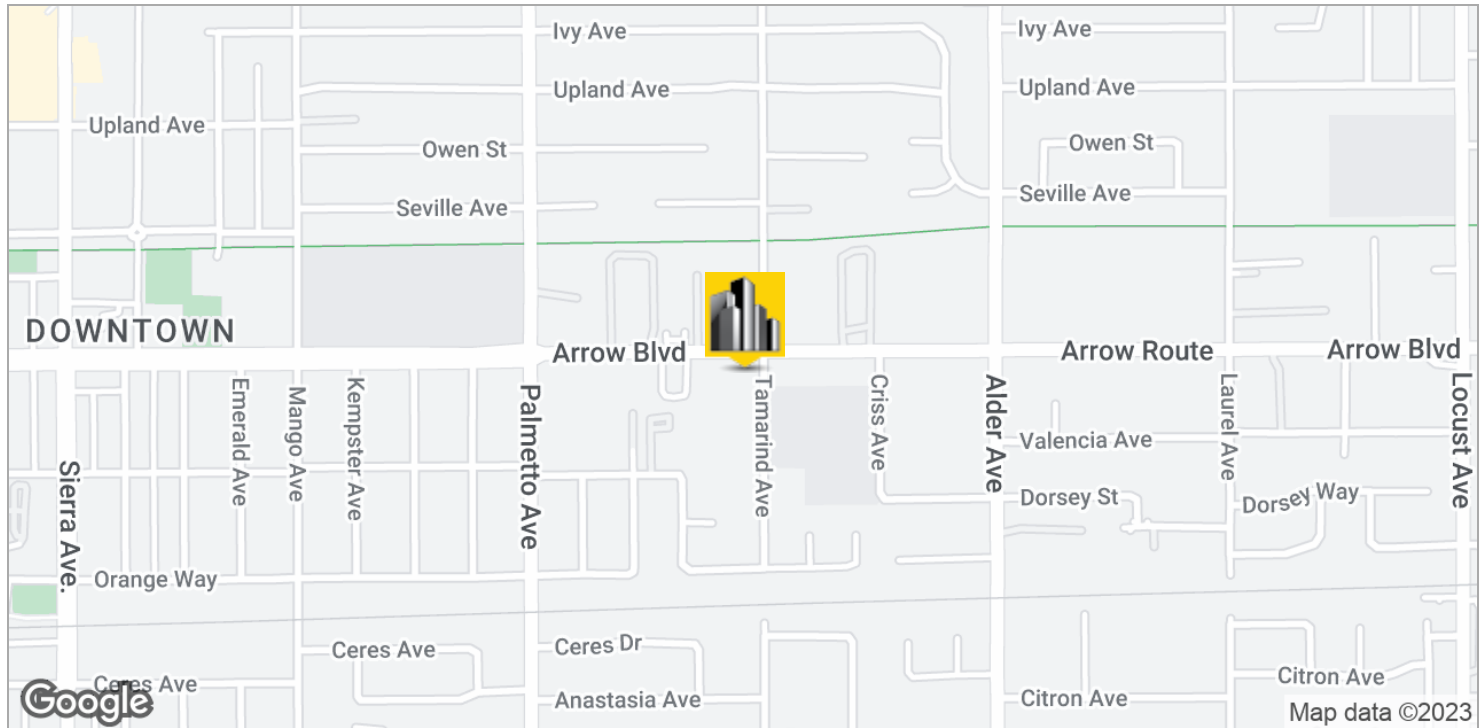


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COMMERCIAL REAL ESTATE

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EXCELLENT LOCATION IN FONTANA



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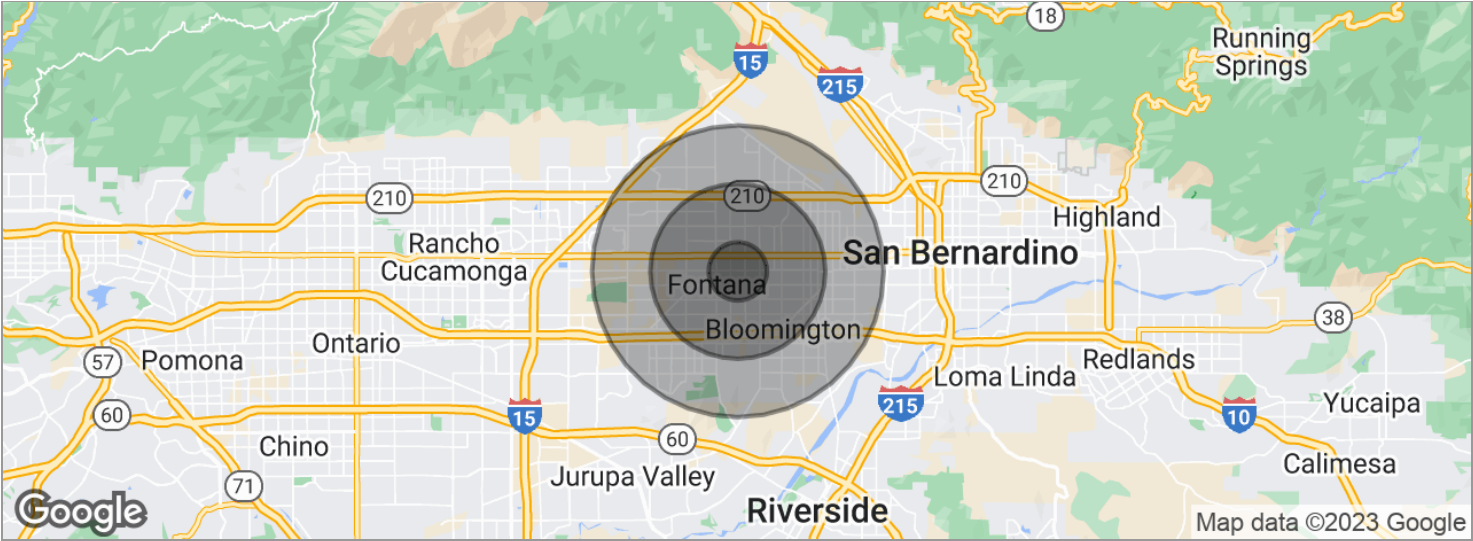
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	23,969	168,254	356,947
Median age	27.7	27.1	27.6
Median age (Male)	27.5	26.4	26.7
Median age (Female)	27.9	28.1	28.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,188	40,958	86,629
# of persons per HH	3.9	4.1	4.1
Average HH income	\$53,349	\$58,042	\$64,390
Average house value	\$299,984	\$315,864	\$338,615

* Demographic data derived from 2020 ACS - US Census

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