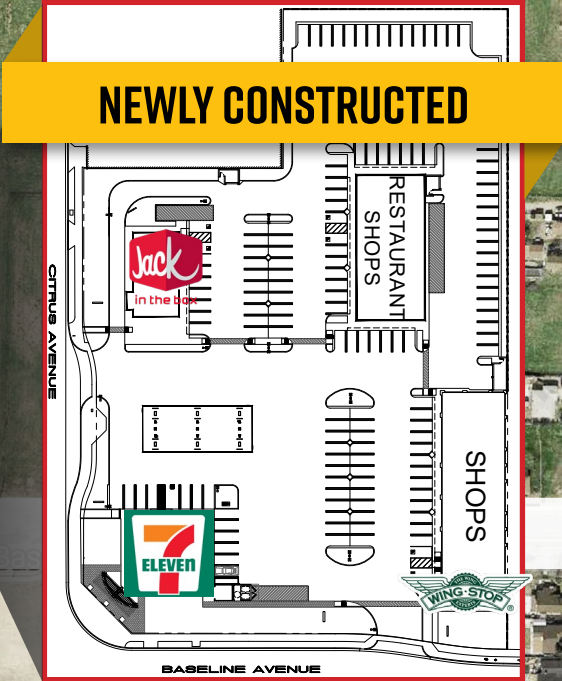
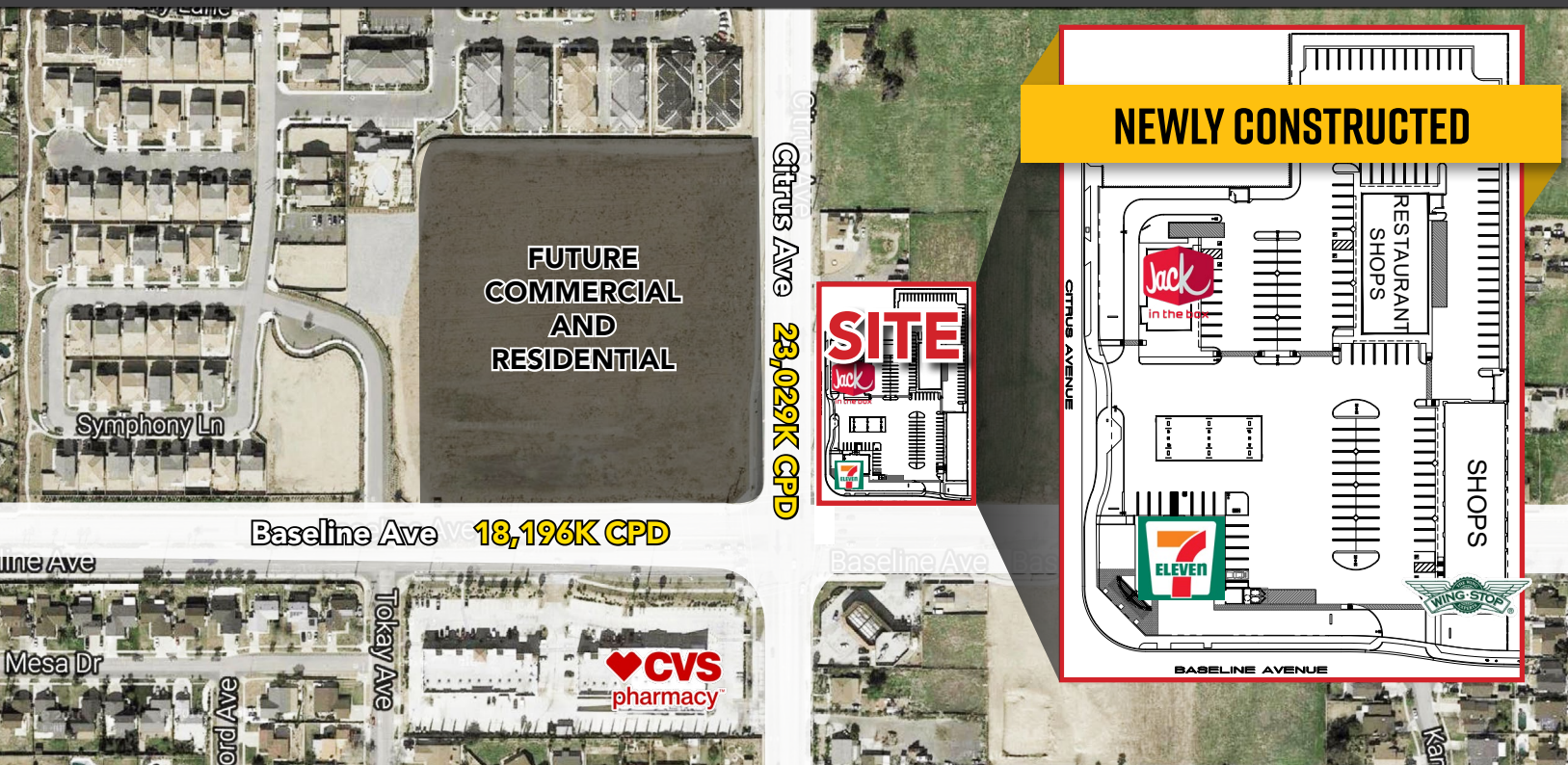


# SHOPS-RESTAURANT-BUILD TO SUIT OPPORTUNITY



## FOR LEASE - CITRUS CENTER RETAIL PLAZA

NEC Baseline Avenue & Citrus Avenue | Fontana, CA 92337



### FEATURES

- Join 7-Eleven, Jack In The Box and Wingstop
- ±1,010 SF of Available Shop Space
- Numerous New Housing Developments in Trade Area
- Gateway Intersection To City Of Fontana
- Under Served Trade Area
- Close Proximity to 210 FWY

### DEMOGRAPHICS



ESTIMATED 2020 POPULATION

3 Mile Radius

**159,234**



DAYTIME POPULATION

3 Mile Radius

**66,958**



AVERAGE HOUSEHOLD INCOME

3 Mile Radius

**\$88,650**



TRAFFIC COUNTS

On Baseline Ave. at Citrus Ave.

**41,225 CPD**

Source: RegisOnline 2019



Proposed Elevations



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

JEFF STANLEY

951.276.3612

jstanley@leeriverside.com

DRE# 01016436

CHRIS BEAUCHAMP

951.276.3675

cbeauchamp@leeriverside.com

DRE# 01982753

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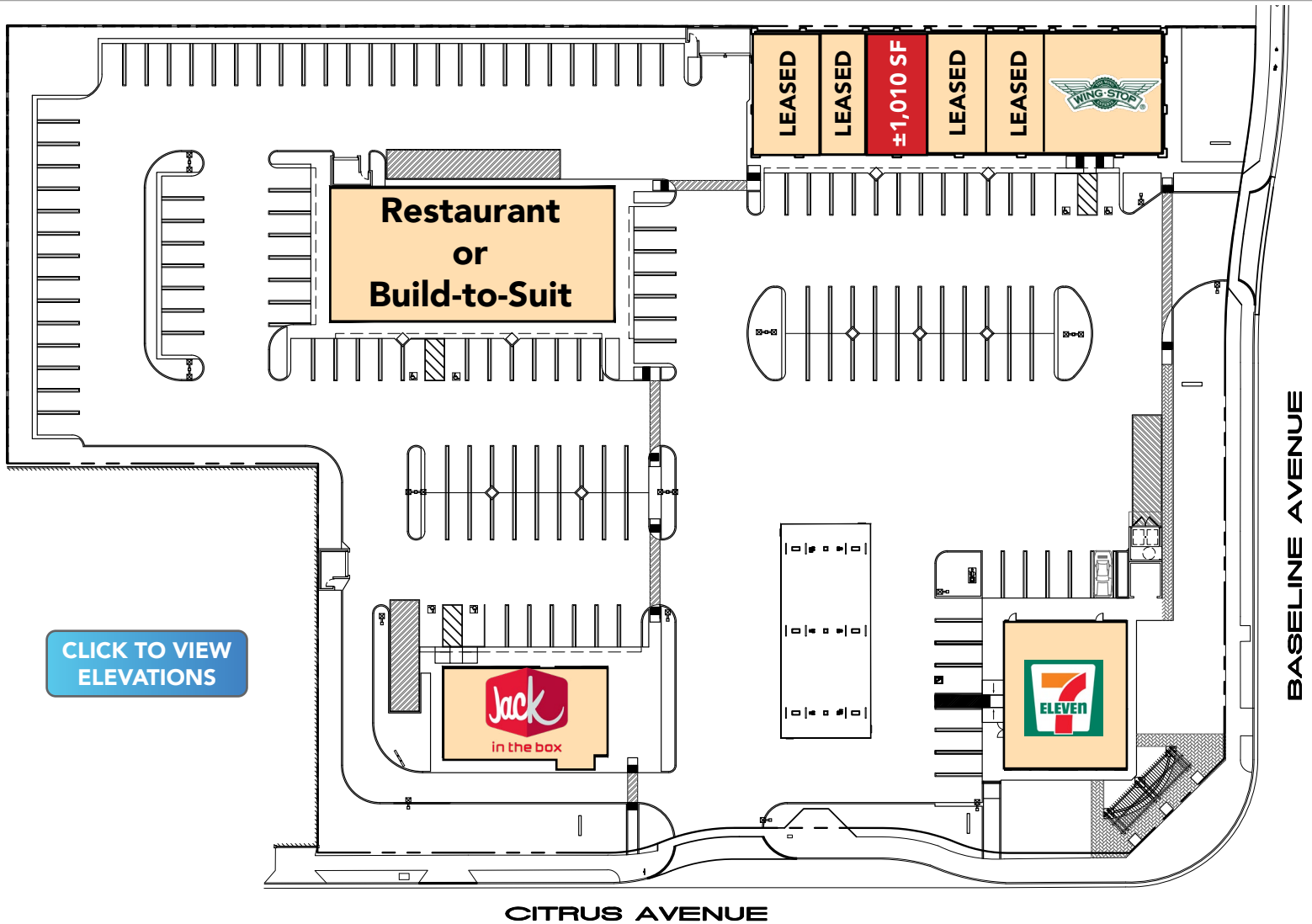
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