

PALMETTO PLAZA

17250-17284 Foothill Blvd
Fontana, CA 92335

RETAIL STRIP CENTER SPACE FOR LEASE



DESCRIPTION

- Located on High Traffic Signalized Intersection
- Directly Across from Walmart
- Diverse Tenant Mix
- Great Lease Rates
- Rapidly Growing City



DEMOGRAPHICS

2019 ESTIMATE	POPULATION	MED. HH INCOME
1-MILE	31,845	\$39,117
2-MILE	195,271	\$53,774
3-MILE	371,000	\$59,978

TRAFFIC COUNTS

FOOTHILL BLVD / MANGO AVE	32,700 VPD
CITRUS AVE / ARROW BLVD	14,200 VPD
SIERRA AVE / BARBEE ST	25,000 VPD

CONTACT

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INVESTMENT ASSOCIATE
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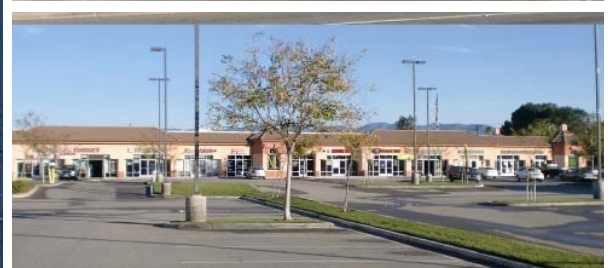
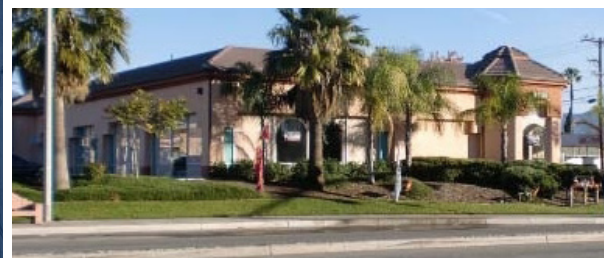
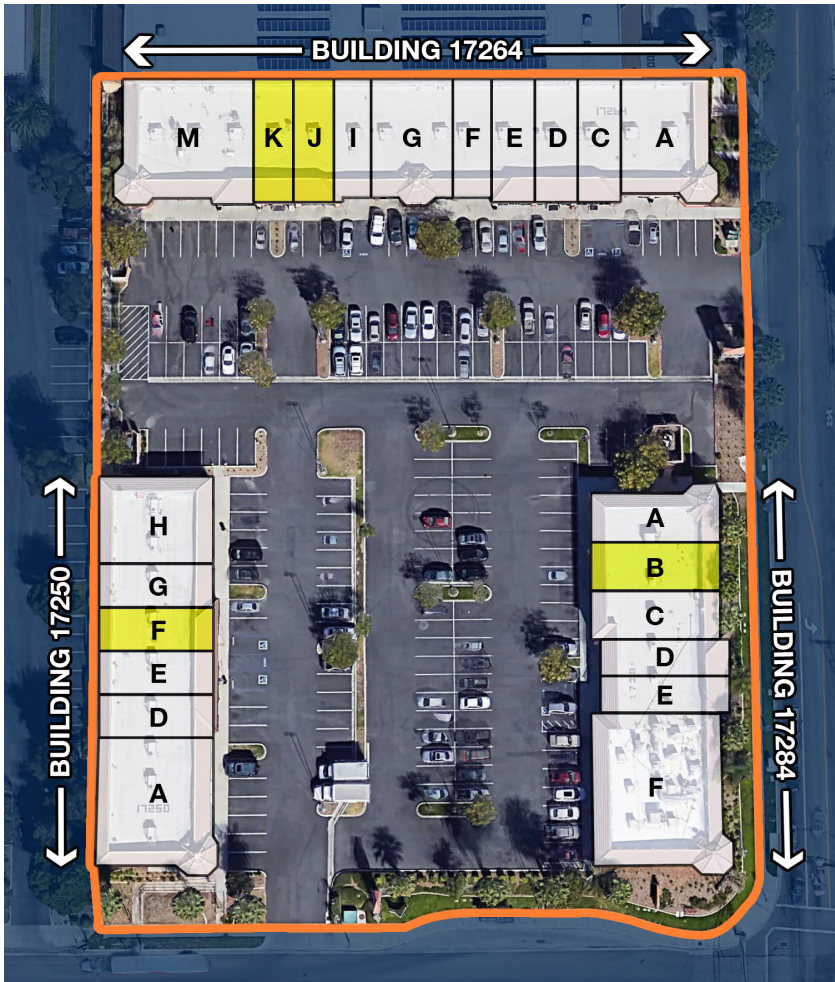
KRISTI SCHWARTZ
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MULTIPLE SPACES AVAILABLE



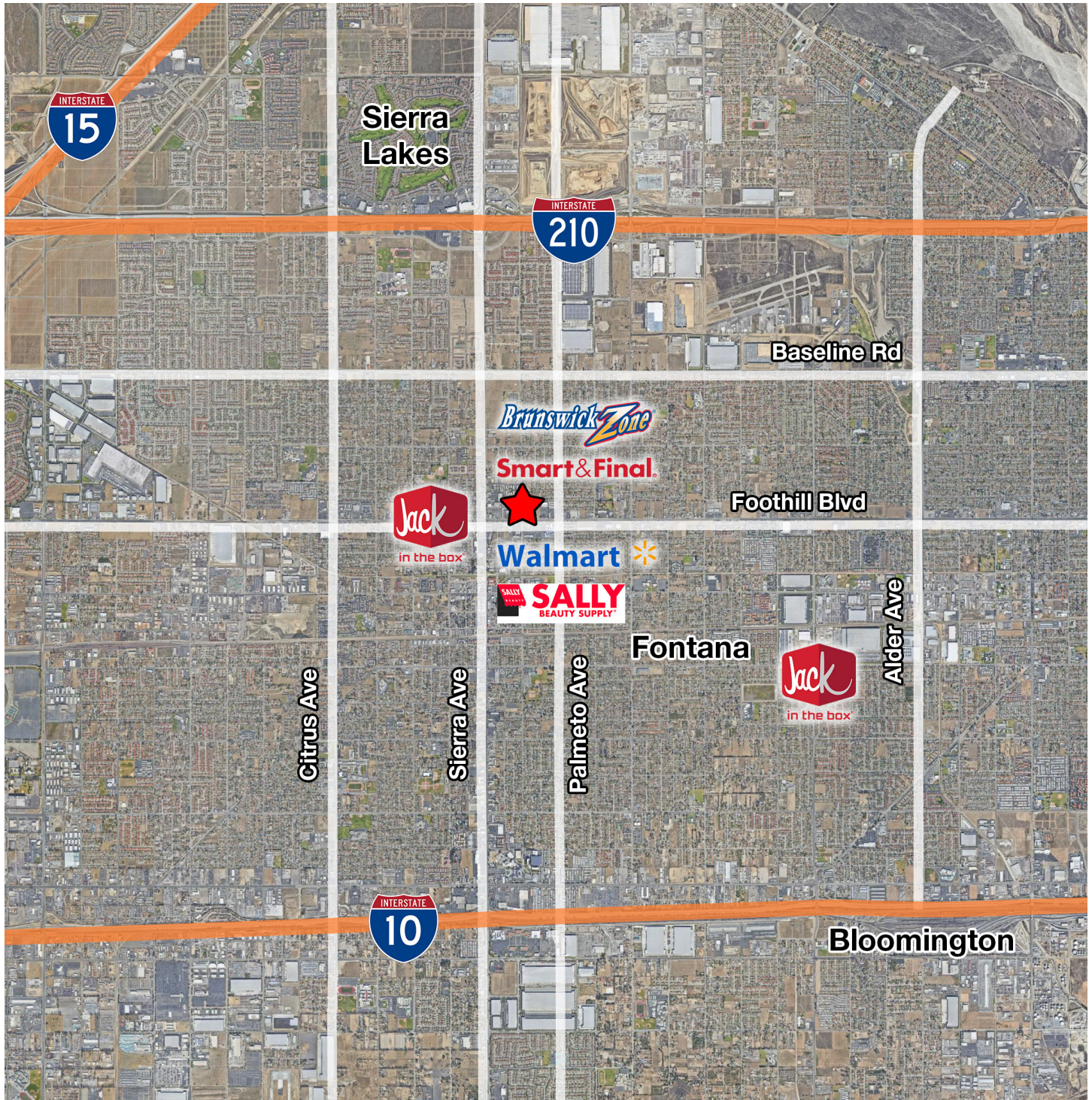
OCCUPANCY AND AVAILABILITY

UNIT	TENANT	SQFT	UNIT	TENANT	SQFT	UNIT	TENANT	SQFT
17250			C	Tattoo	---	17284		
A	Home Furnishings	---	D	Smoke Shop	---	A	Baron HR Staffing	---
D	Insurance	---	E	Optometry	---	B	AVAILABLE	1,056
E	Dental	---	F	Liberty Tax	---	C	Unavailable	---
F	WATER STORE*	800	G	Hair Salon	---	D	Music School	---
G	Boost Mobile	---	I	Nail Salon	---	E	House of Nutrition	---
H	Church, Waters of Life	---	J	AVAILABLE	1,200	F	Viva Villa Taqueria	---
17264			K	AVAILABLE	2,400	* OCCUPIED, DO NOT DISTURB		
A	Cucamonga Valley Medical	---	M	Restaurant	---			

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TRADE AREA

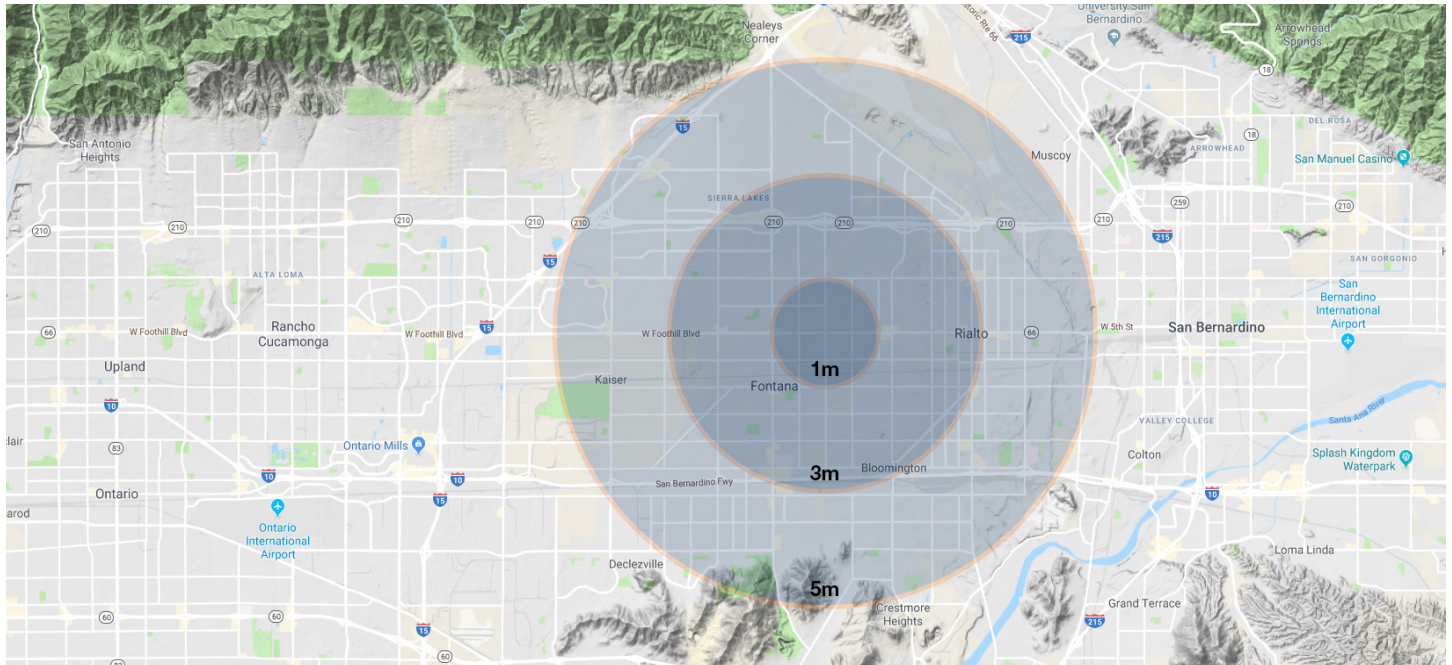




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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,845	195,271	371,000
Married No Children	1,641	10,526	21,280
Married With Children	2,509	16,569	32,148
Median Age	30.70	30.20	30.70
HOUSE HOLDS AND INCOME	1 MILE	3 MILES	5 MILES
Total Households	25,327	162,507	313,702
# of persons per HH	3.70	4.00	3.90
Average HH Income	\$52,722	\$66,945	\$73,314
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic Origin	81.38%	77.05%	73.14%
RACE (%)	1 MILE	3 MILES	5 MILES
White	84.88%	80.83%	78.32%
Black	7.27%	9.25%	10.99%
Asian	2.37%	4.39%	5.32%
American Indian	2.36%	2.33%	2.13%
Other	2.74%	2.78%	2.79%