

# RETAIL SPACES FOR LEASE FONTANA SQUARE

SEC FOOTHILL BLVD. & MANGO AVE | FONTANA, CA



## HIGHLIGHTS:

- ±928 - ±2,278 Sq Ft Retail Spaces For Lease Located in The Heart of Fontana Offering Outstanding Exposure to Foothill Blvd's 34,000 Cars Per Day
- Abundant Parking Field & Excellent Access Via a Signalized Foothill Blvd Entry
- Shopping Center Boasts Strong Co-Tenancy With a Mix of Long Term Tenants With Little Vacancy Since The Shopping Center Was Constructed



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Population:	26,731	187,060	369,103
Daytime Population:	5,290	30,430	69,680
Avg. Household Income:	\$55,459	\$70,124	\$77,853

Source: Regis Online

## TRAFFIC COUNTS

**34,000 CPD**

On E. Foothill Blvd.  
Source: Regis Online

**8,000 CPD**

On Mango Ave.

**Brian Bielatowicz**  
bbielatowicz@leetemecula.com  
D 951.445.4515  
Lic. #01269887

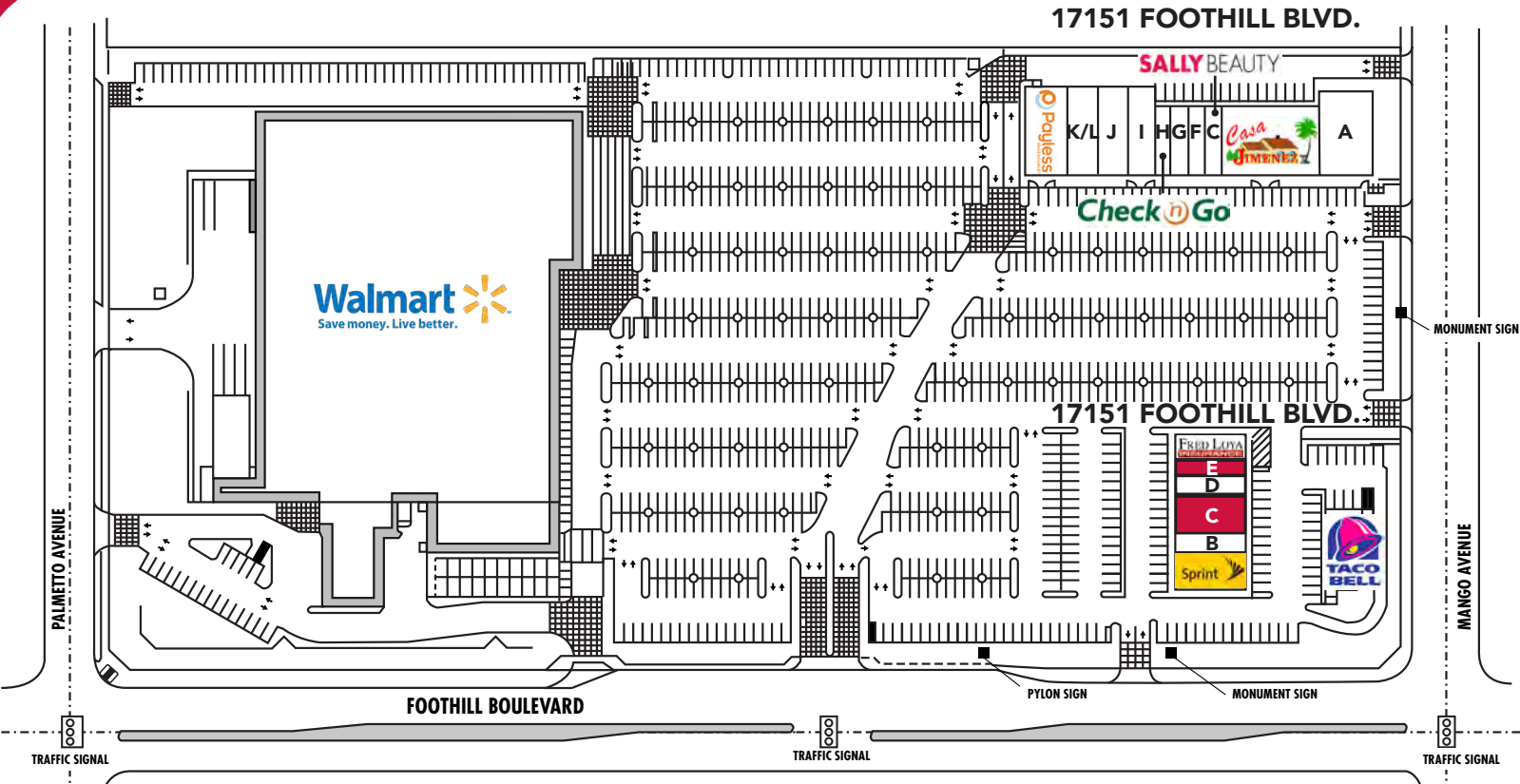
**Nick Corbell**  
ncorbell@leetemecula.com  
D 951.445.4522  
Lic. #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

# RETAIL SPACES FOR LEASE

## FONTANA SQUARE

SEC FOOTHILL BLVD. & MANGO AVE | FONTANA, CA



### 17171 FOOTHILL BLVD.

SUITE #	TENANT	SF
A	Sprint	2,000
B	Comfort Dental	1,709
C	AVAILABLE	2,278
D	Tasty King	1,676
E	AVAILABLE - AUGUST 31, 2018	928
F	Fred Loya Insurance	1,100

### 17151 FOOTHILL BLVD.

SUITE #	TENANT	SF
A	Video World	4,020
B	Casa Jimenez	4,000
C	Sally Beauty	2,055
F	Precision Hair	1,065
G	Super Nails	1,040
H	Check 'N Go	1,083
I	Ace Tobacco	1,222
J	Premiere Shoes	1,820
K/L	Premiere Clothing	5,008
M	Payless Shoes	3,320

REV: 5/29/18

**Brian Bielatowicz**  
bbielatowicz@leetemecula.com  
D 951.445.4515  
Lic. #01269887

**Nick Corbell**  
ncorbell@leetemecula.com  
D 951.445.4522  
Lic. #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055







# RETAIL SPACES FOR LEASE

## FONTANA SQUARE

SEC FOOTHILL BLVD. & MANGO AVE | FONTANA, CA



Mango Ave & E Foothill Blvd		1 mi radius	3 mi radius	5 mi radius
Fontana, CA 92335				
POPULATION	2017 Estimated Population	26,731	187,060	369,103
	2022 Projected Population	27,726	193,281	381,530
	2010 Census Population	24,928	174,281	346,792
	2000 Census Population	21,944	141,558	278,297
	Projected Annual Growth 2017 to 2022	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2017	1.3%	1.9%	1.9%
	2017 Median Age	29.7	29.3	30
HOUSEHOLDS	2017 Estimated Households	6,922	46,153	92,539
	2022 Projected Households	7,143	47,521	95,360
	2010 Census Households	6,373	42,385	85,721
	2000 Census Households	5,958	36,702	72,931
	Projected Annual Growth 2017 to 2022	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2017	1.0%	1.5%	1.6%
RACE AND ETHNICITY	2017 Estimated White	45.6%	45.5%	45.3%
	2017 Estimated Black or African American	6.9%	9.2%	11.3%
	2017 Estimated Asian or Pacific Islander	2.4%	4.6%	5.7%
	2017 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
	2017 Estimated Other Races	43.9%	39.6%	36.7%
	2017 Estimated Hispanic	80.3%	74.5%	70.0%
INCOME	2017 Estimated Average Household Income	\$55,459	\$70,124	\$77,853
	2017 Estimated Median Household Income	\$45,815	\$61,198	\$66,521
	2017 Estimated Per Capita Income	\$14,379	\$17,333	\$19,561
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	18.6%	17.9%	15.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	18.6%	14.8%	13.9%
	2017 Estimated High School Graduate	31.0%	28.7%	27.5%
	2017 Estimated Some College	19.8%	20.9%	22.0%
	2017 Estimated Associates Degree Only	4.7%	6.1%	6.7%
	2017 Estimated Bachelors Degree Only	5.5%	8.8%	10.2%
	2017 Estimated Graduate Degree	1.8%	2.8%	3.8%
BUSINESS	2017 Estimated Total Businesses	651	3,223	6,575
	2017 Estimated Total Employees	5,290	30,430	69,680
	2017 Estimated Employee Population per Business	8.1	9.4	10.6
	2017 Estimated Residential Population per Business	41.1	58.0	56.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.