

Leasing Opportunity in Dominant Cardenas Anchored Community Center

NWQ of the 10 Freeway & Sierra Avenue,
16721 - 16855 Valley Blvd., Fontana, CA.



To Learn More About Available Leasing Opportunities, Please Contact:



Gretchen Lastra, Senior Retail Specialist.
O: 909-230-4500 C: 626-862-1280
or gretchen@progressiverep.com
Cal BRE# 01770990

PROGRESSIVE
REAL ESTATE PARTNERS

Demographics:

Drive Time in Minutes	5	10	15
Population	15,209	143,904	428,390
Average Household Inc.	\$62,125	\$65,229	\$65,245
% Hispanic Population	78.7	81.9	73.1
Daytime Population	9,162	42,658	184,602

Spaces Available:

Anchor: Up to 45,183 SF (Former Toys R Us - Divisible)
Pad: Up to 5,438 SF Former Restaurant (Divisible)
Shops: 919 SF to 5,438 SF Available

Features:

- ✓ Located at the major retail hub of the 10 Freeway & Sierra Avenue with over 70,000 cars per day at the intersection of Sierra Avenue & Valley Avenue.
- ✓ Serves a densely populated, family oriented community that is approximately 80% Hispanic with average household size of 4 people per household and an average age of 29 years old;
- ✓ Across from the 490,000 SF Kaiser Hospital with 314 beds and over 5,000 employees;
- ✓ Digital freeway pylon sign exposure for any businesses within the property and fixed pylon signage exposure for the anchor space - visible to over 200,000 cars per day on the 10 Freeway;
- ✓ Additional Major retailers at the 10 Freeway & Sierra Interchange include Food 4 Less, Target, Ross Dress for Less, 24 Hour Fitness, Big Lots, dd's Discounts, El Gallo Giro, and Chuck E. Cheese's.

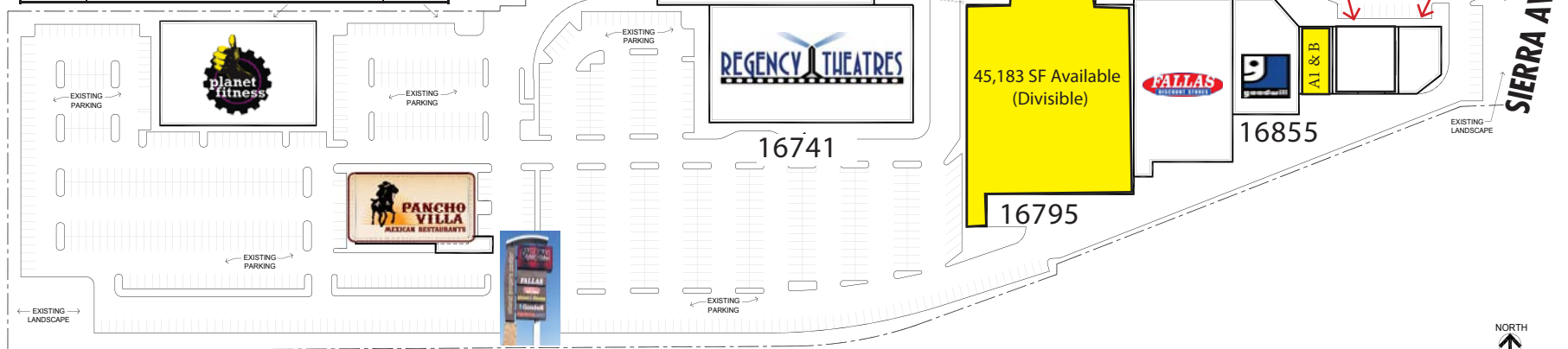
RETAILER MAP | Inland Empire Center



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SITE PLAN

Tenant Roster		
Retail/ Shop Space Available 6		
No.	Tenant	SF
16701		
A	The Spot Barber	
B	Red Wing Shoes	
C-D	Dental Office	
E	St. Mina Pharmacy	
F	Urgent Care- CA. Medical Clinic	
16741		
	Regency Theatres	
16761		
A	Army Recruiting	
D	Nail Salon	
E	AVAILABLE	919
F	AVAILABLE	2,750
16767		
A	Leslie's Pool Supplies	
D	Chiropractor	
16771		
A	AVAILABLE RESTAURANT (Divisible)	5,438
B	Verizon	
C	Sally's Beauty Supply	
16795		
	AVAILABLE CO-ANCHOR SPACE (Divisible)	45,183
16843		
A	AVAILABLE	1,160
B	Dolex	
C	Auto Insurance	
D	Wells Fargo Bank	
E	Mail Boxes, Etc.	
F	Cajon Crab	
16855		
A-1&B	AVAILABLE	2,985
C-D	Cycle Gear	
F	Sherwin- Williams	
G	Check Into Cash	
	Goodwill	
	Fallas Paredes	



Pylon Sign

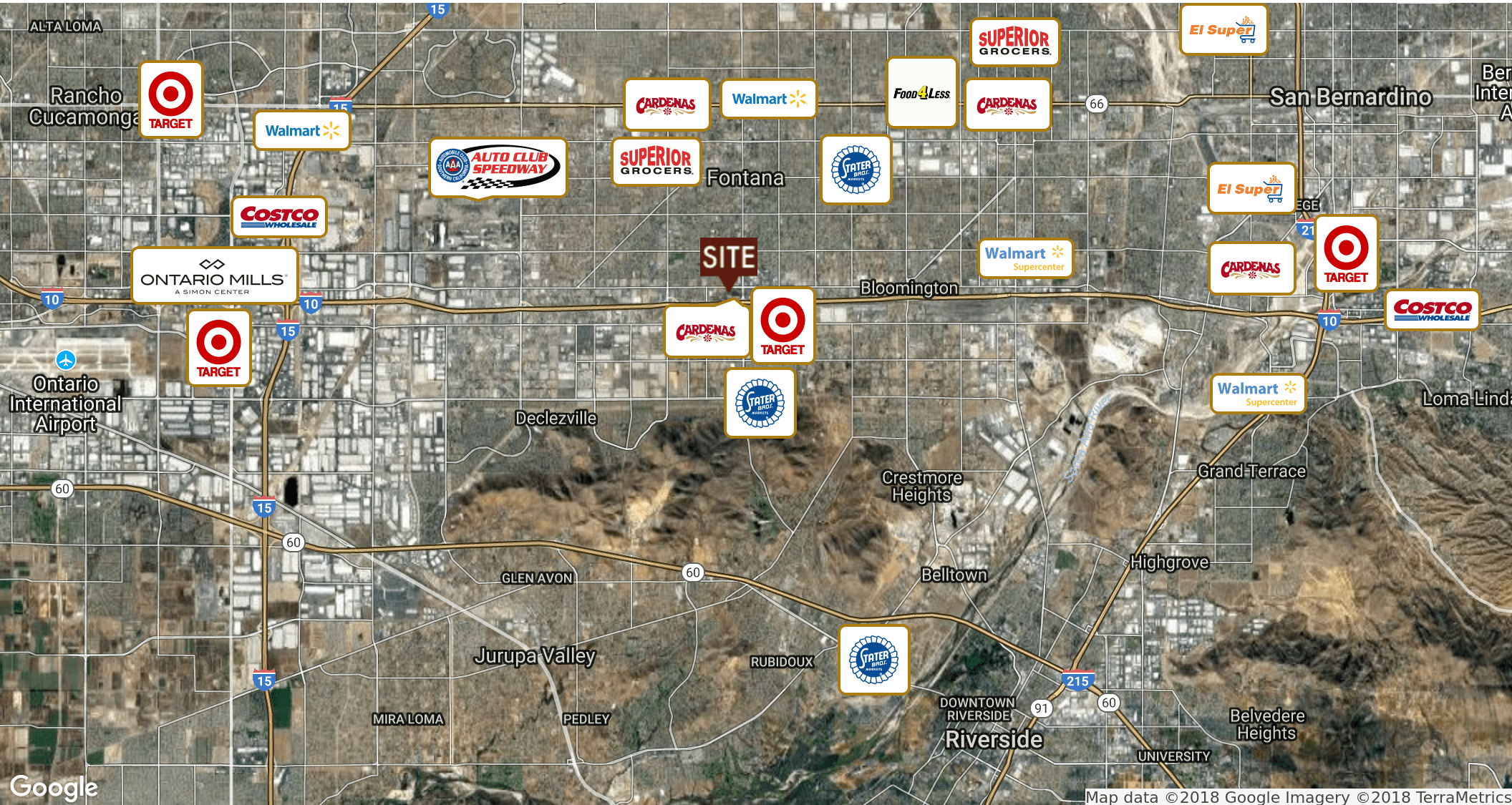
PROPERTY PHOTOS | Inland Empire Center



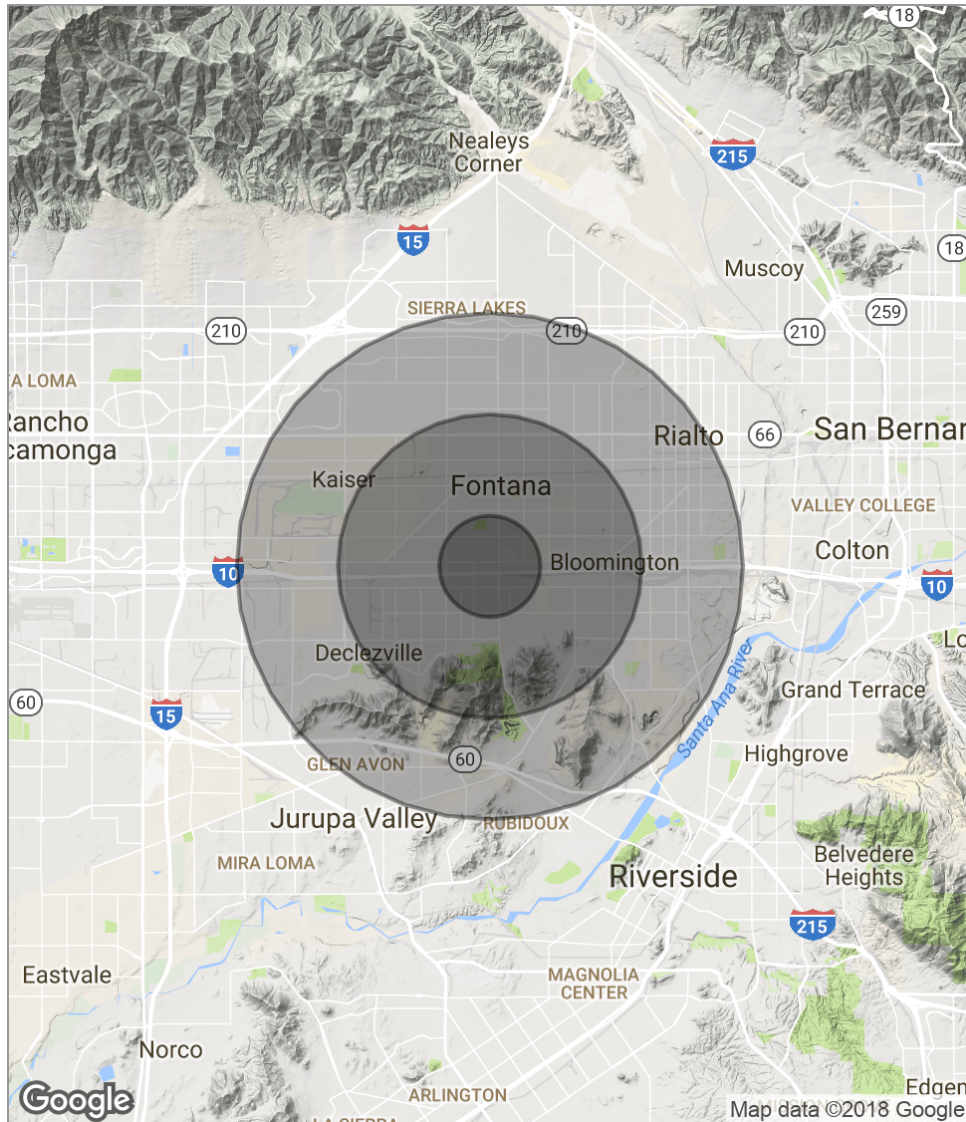
PROPERTY PHOTOS | Inland Empire Center



REGIONAL AERIAL | Inland Empire Center



DEMOGRAPHICS MAP | Inland Empire Center



	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	15,038	134,683	317,338
Median age	28.5	27.2	27.8
Median age (Male)	27.4	26.5	27.0
Median age (Female)	31.1	28.3	28.7
HOUSEHOLDS & INCOME			
Total households	3,714	32,166	76,107
# of persons per HH	4.0	4.2	4.2
Average HH income	\$55,060	\$58,690	\$63,301
Average house value	\$279,501	\$316,542	\$337,343
ETHNICITY (%)			
Hispanic	76.1%	77.3%	73.4%
RACE (%)			
White	66.3%	64.0%	59.1%
Black	3.8%	5.9%	7.7%
Asian	3.1%	2.3%	3.2%
Hawaiian	0.4%	0.2%	0.5%
American Indian	0.9%	0.6%	0.7%
Other	22.6%	23.7%	24.7%

** Demographic data derived from 2010 US Census*