

42,075 SQUARE FEET

16740-16736 Valley Blvd
Fontana, CA 92336

GROUND LEASE



DESCRIPTION

- Prime Location just West of Sierra Avenue & Valley Blvd.
- High Traffic Area, Excellent Street Visibility
- Easy Access to Interstate 10
- Directly Across from Cardenas Market and Regency 8 Theater
- 0.4 Miles from Kaiser Permanente Hospital with over 3,000 Employees assisting 100,000 Patients a Year

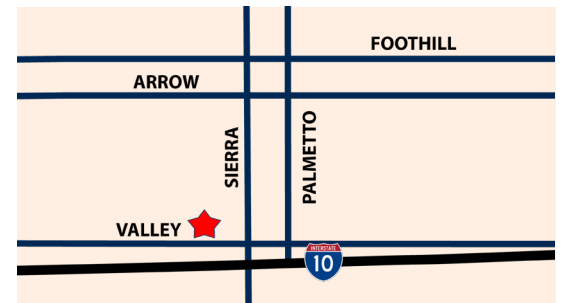
DEMOGRAPHICS

2018A ESTIMATE	POPULATION	MED. HH INCOME
1-MILE	16,887	\$47,020
2-MILE	150,552	\$49,930
3-MILE	341,399	\$55,568

TRAFFIC COUNTS

SIERRA / PERMANENTE	37,900 VPD
VALLEY / SIERRA	38,400 VPD
I-10 / SIERRA	197,000 VPD

MARCUS & MILLICHAP: 3281 EAST GUASTI ROAD, SUITE 800, ONTARIO, CA 91761 | 909.456.3400 | F 909.456.3410
NAI CAPITAL: 800 N. HAVEN AVENUE, SUITE 400, ONTARIO, CA 91764 | 909.945.2339 | F 909.945.2338



CONTACT

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LIDIA TALAVERA
EXECUTIVE VICE PRESIDENT
NAI CAPITAL

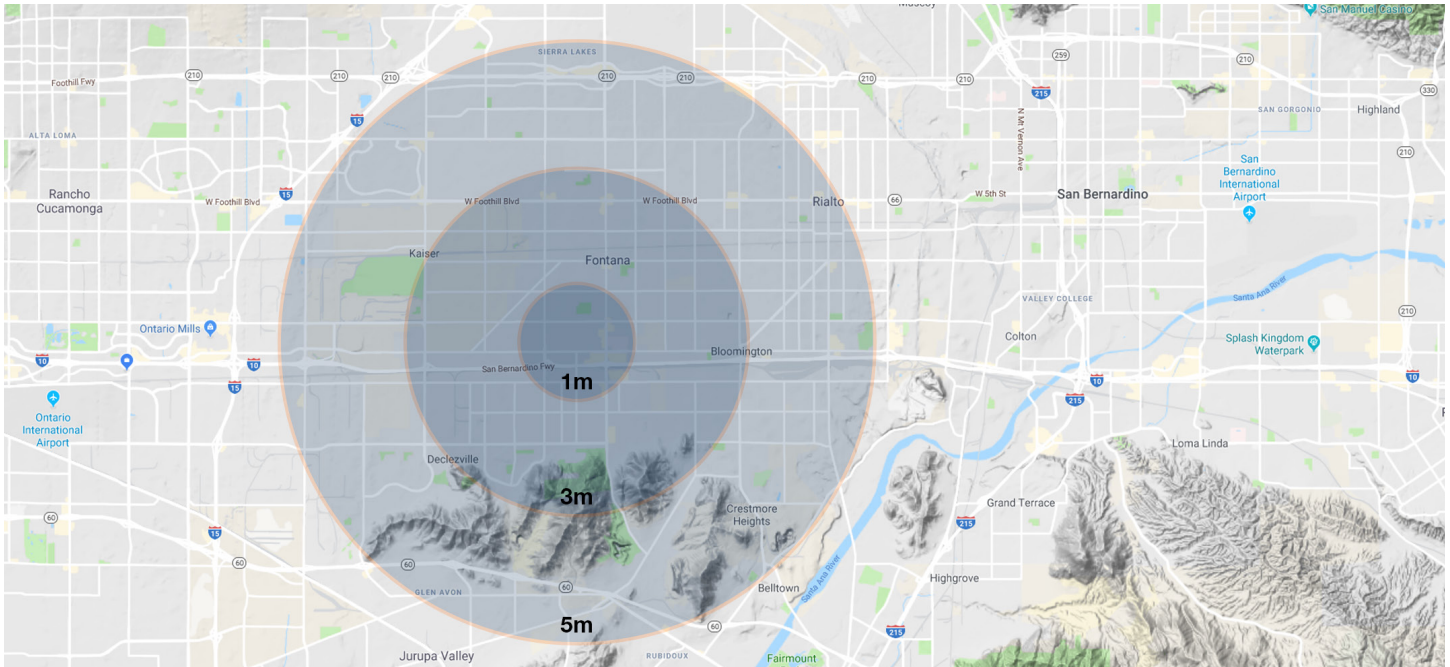
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,887	150,552	341,399
% Female	50.80%	50.01%	50.23%
% Male	49.20%	49.99%	49.77%
Median Age	29.8	29.0	29.7
HOUSE HOLDS AND INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,414	35,480	82,398
# of persons per HH	3.75	4.08	4.00
Average HH Income	59,563	61,241	68,050
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	80.26%	82.38%	77.03%
RACE (%)	1 MILE	3 MILES	5 MILES
White	44.86%	45.16%	44.48%
Black	5.30%	6.07%	8.23%
Asian	3.00%	2.76%	4.31%
American Indian	1.18%	1.12%	1.13%
Other	40.30%	39.90%	36.64%

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