



COMMERCIAL REAL ESTATE SERVICES

IS NOW REPRESENTING



NOW AVAILABLE



18140 ARROW BLVD, FONTANA

PROPERTY HIGHLIGHTS:

- ±. 46 to ± 2.93 Acre Parcels Available for Sale or Ground Lease
APN: 0246-081-22 - .58 Acres
APN: 0246-081-24 - .82 Acres
APN: 0246-081-25 - 1.43 Acres
APN: 0246-081-28 - 1.02 Acres
APN: 0246-081-29 - .46 Acres
- Captive Trade Area with Existing Residential Base
- Signalized Intersection with Easy Access
- Corner Pad Available with Great Visibility
- Stater Bros Anchored Center

DEMOGRAPHICS

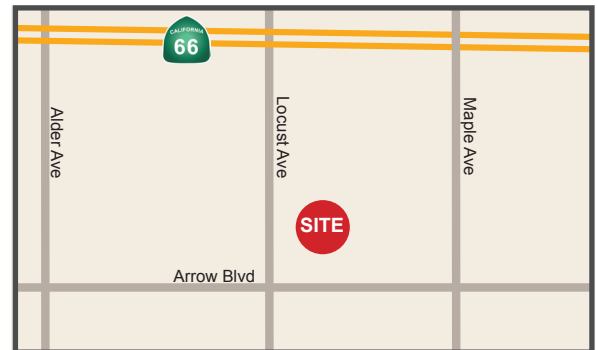
| | 1 mile | 3 mile | 5 mile |
|-------------------|----------|----------|----------|
| Average HH Income | \$49,003 | \$51,376 | \$52,093 |
| Population | 3,138 | 19,172 | 30,169 |

TRAFFIC COUNTS

20,000 CPD

on Arrow Blvd. and Locust Ave.

*Combined Count Source: Regis Online



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AERIAL & SITE PLAN

