

FOR LEASE ~ Co-Anchor & Retail Space Available

Inland Empire Center

16721-16855 Valley Boulevard | Fontana, CA 92335

22,000 SF Co-Anchor Space Available

1,258 SF - 2,985 SF Retail Space Available



Property Highlights

- Prominent 309,584 SF community center with high freeway visibility with approximately 340,000 cars per day on I-10 freeway
- Strong daytime population at nearly 128,755 people within a 3-mile radius
- Located on one of the busiest intersections in the Inland Empire
- Multitude of tenants within surrounding retail corridor provides added customer draw
- Located caddy corner to Kaiser Foundation Hospital (490K SF) with over 5,000 employees
- Major nearby tenants include: Food 4 Less, Target, Ross Dress for Less, 24 Hour Fitness, Big Lots, dd's Discounts, Chuck E. Cheese's and more!

Contact

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Next to the I-10 Freeway with over 340,000 cars passing daily!

Demographics

EST. 2019	1 MILE	3 MILE	5 MILE
Population	18,689	152,658	344,836
Avg Household Income	\$61,831	\$65,931	\$73,425
Daytime Population	22,477	128,755	300,421

TRAFFIC COUNT

Valley Boulevard	approx. 36,000 cars per day
Sierra Avenue	approx. 38,000 cars per day
I-10 Freeway	approx. 340,000 cars per day

Source: Esri 2018



TENANT DIRECTORY								
inland empire center								
TOTAL GLA: 309,584 SF								
NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
16701 A	The Spot Barber	1,210	16873	Big 5 Sporting Goods	10,075	16835	Goodwill	10,030
16701 B	Red Wings Shoes	1,300	16843 A	Ding Tea	1,160	16711	Pep Boys	20,500
16701 C&D	Dental Office	2,591	16843 B	Dolex Dollar Express	920	16761 A	U.S. Army	4,022
16071 E	St. Mina Pharmacy	1,457	16843 C	Auto Insurance	825	16761 B	Nails	693
16071 F	Urgent Care-CA Medical Clinic	2,969	16843 D	Wells Fargo Bank	825	16761 C	Fiesta Insurance	919
16771 C&D	Verizon Wireless	3,064	16843 E	Mail Boxes, Etc	1,015	16761 F	Deal Pending	2,750
16771 B	Sally Beauty Supply	1,508	16843 F	Cajun Crab	1,160	16767 E	Leslie's Pool Supplies	5,000
16771 A	Deal Pending	5,438	10210	Pancho Villa's Mexican Restaurant	10,500	16767 D	Available	1,258
16803	Optometrist	6,500	10200	Planet Fitness	22,000	16855 F	Sherwin Williams Paint	3,545
16833	Yoshinoya	2,400	16721 A&B	Cardenas Market	70,500	16855 C&D	Cycle Gear	4,687
16863	Taco Bell	2,300	16795	Pending National Retailer	45,183	16855 A1&B	Available	2,985
10144	Western Dental Center	2,925	16805	Available	22,000	16741	Regency Theaters	35,000



FONTANA

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