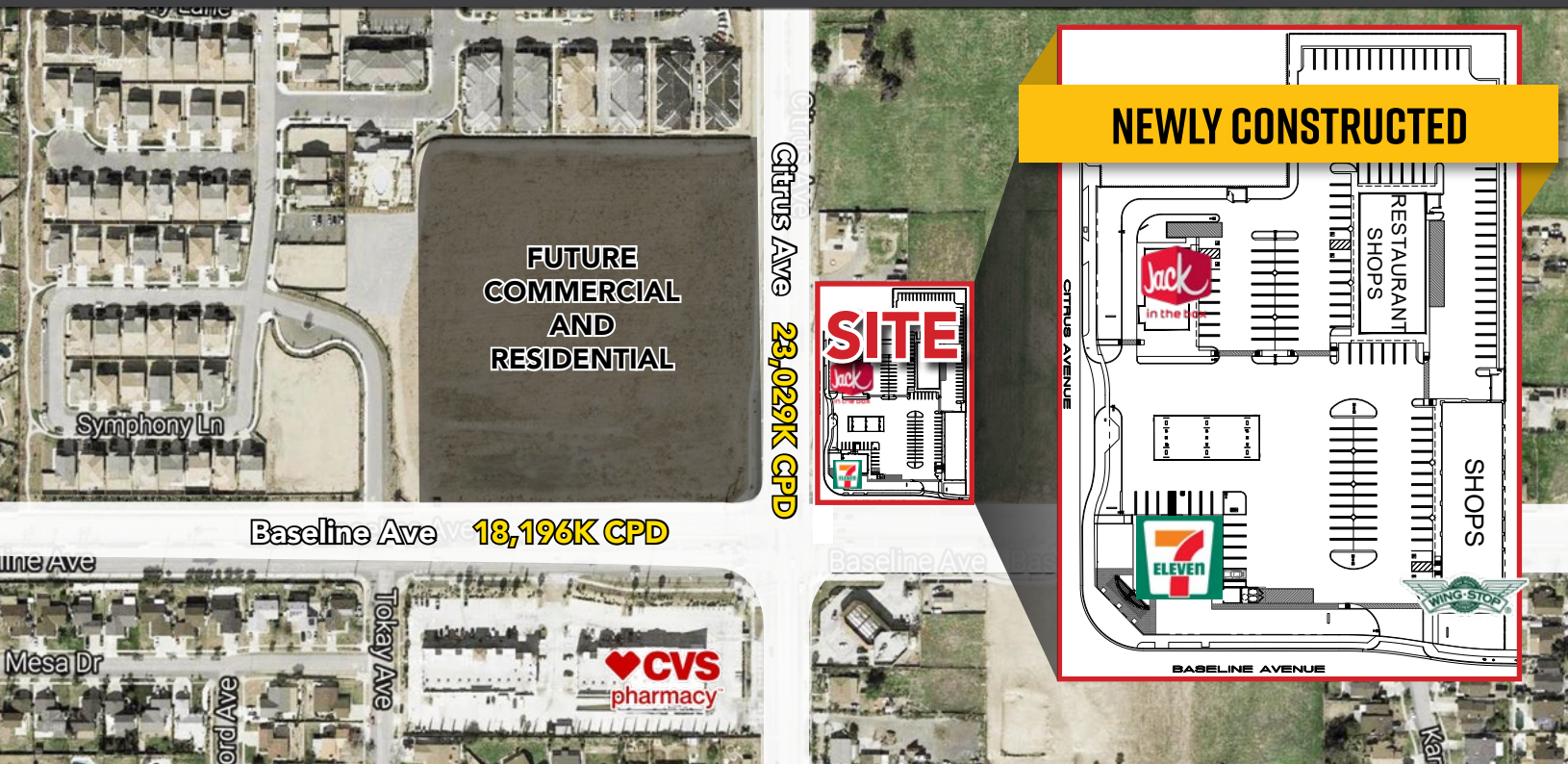


SHOPS-RESTAURANT-BUILD TO SUIT OPPORTUNITY



FOR LEASE - CITRUS CENTER RETAIL PLAZA

NEC Baseline Avenue & Citrus Avenue | Fontana, CA 92337



FEATURES

- Join 7-Eleven, Jack In The Box and Wingstop
- ±1,010 SF of Available Shop Space
- Numerous New Housing Developments in Trade Area
- Gateway Intersection To City Of Fontana
- Under Served Trade Area
- Close Proximity to 210 FWY

DEMOGRAPHICS



ESTIMATED 2020 POPULATION

3 Mile Radius

159,234



DAYTIME POPULATION

3 Mile Radius

66,958



AVERAGE HOUSEHOLD INCOME

3 Mile Radius

\$88,650



TRAFFIC COUNTS

On Baseline Ave. at Citrus Ave.

41,225 CPD

Source: RegisOnline 2020



Proposed Elevations

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JEFF STANLEY

951.276.3612

jstanley@leeriverside.com

DRE# 01016436

CHRIS BEAUCHAMP

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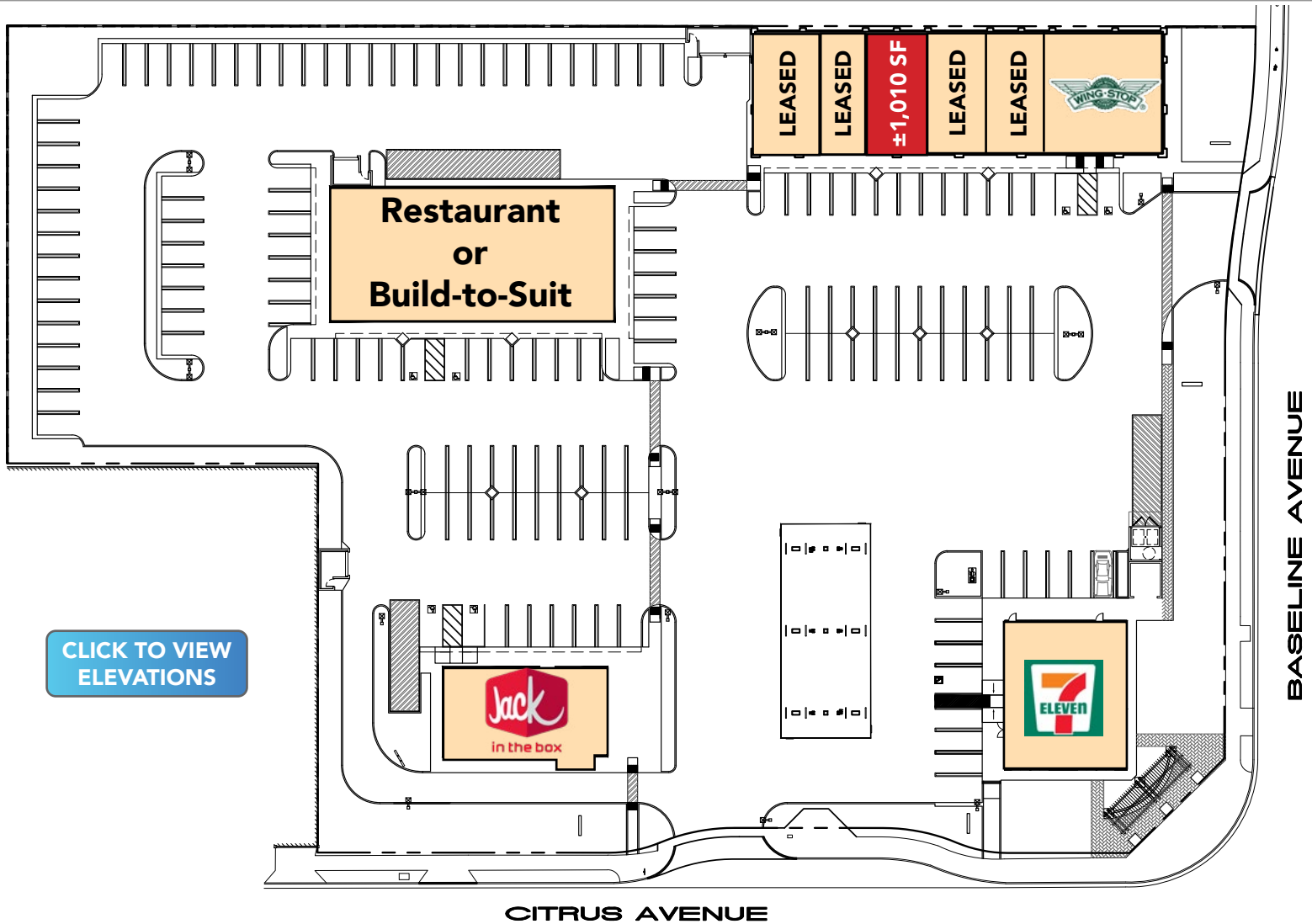
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[CLICK TO VIEW ELEVATIONS](#)



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