

Fontana Plaza East

9765-9781 Sierra Ave, Fontana, CA 92336

FOR LEASE



FEATURES

- 1,397 SF Available
- Located in Fontana Plaza East on Sierra Ave with over 52,000 cars/day (STDB source)
- High traffic center
- Excellent street visibility
- Same side of the street & walking distance from Kaiser Hospital



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PROGRESSIVE

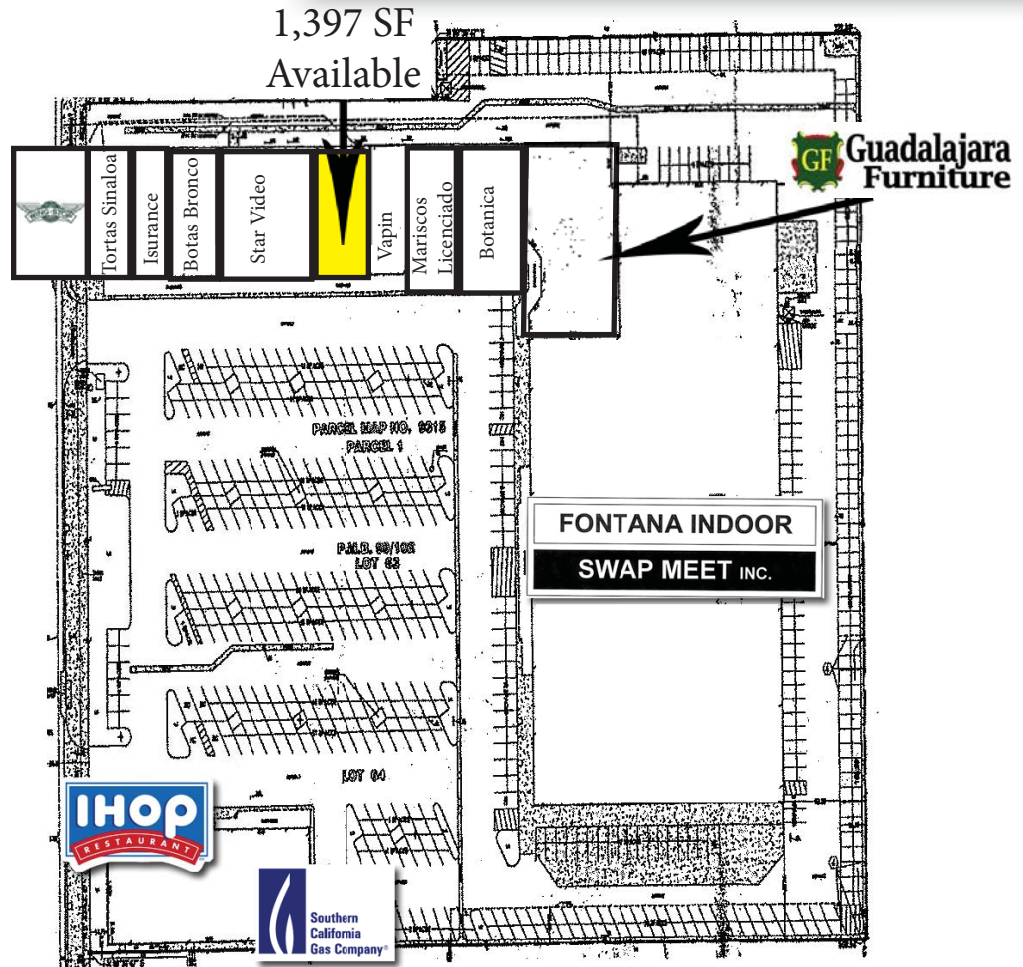
REAL ESTATE PARTNERS

9471 Haven Ave | Suite 110 | Rancho Cucamonga | CA 91730

SITE PLAN



Sierra Ave 52,000 cars/day



TENANT MATRIX

Fontana Indoor Swap Meet

Seafood Restaurant

Boost Mobile

Suite H 1,397 SF Available

Video Store

Shoe Store

Insurance

Tortas Sinaloa

Wing Stop

Guadalajara Furniture



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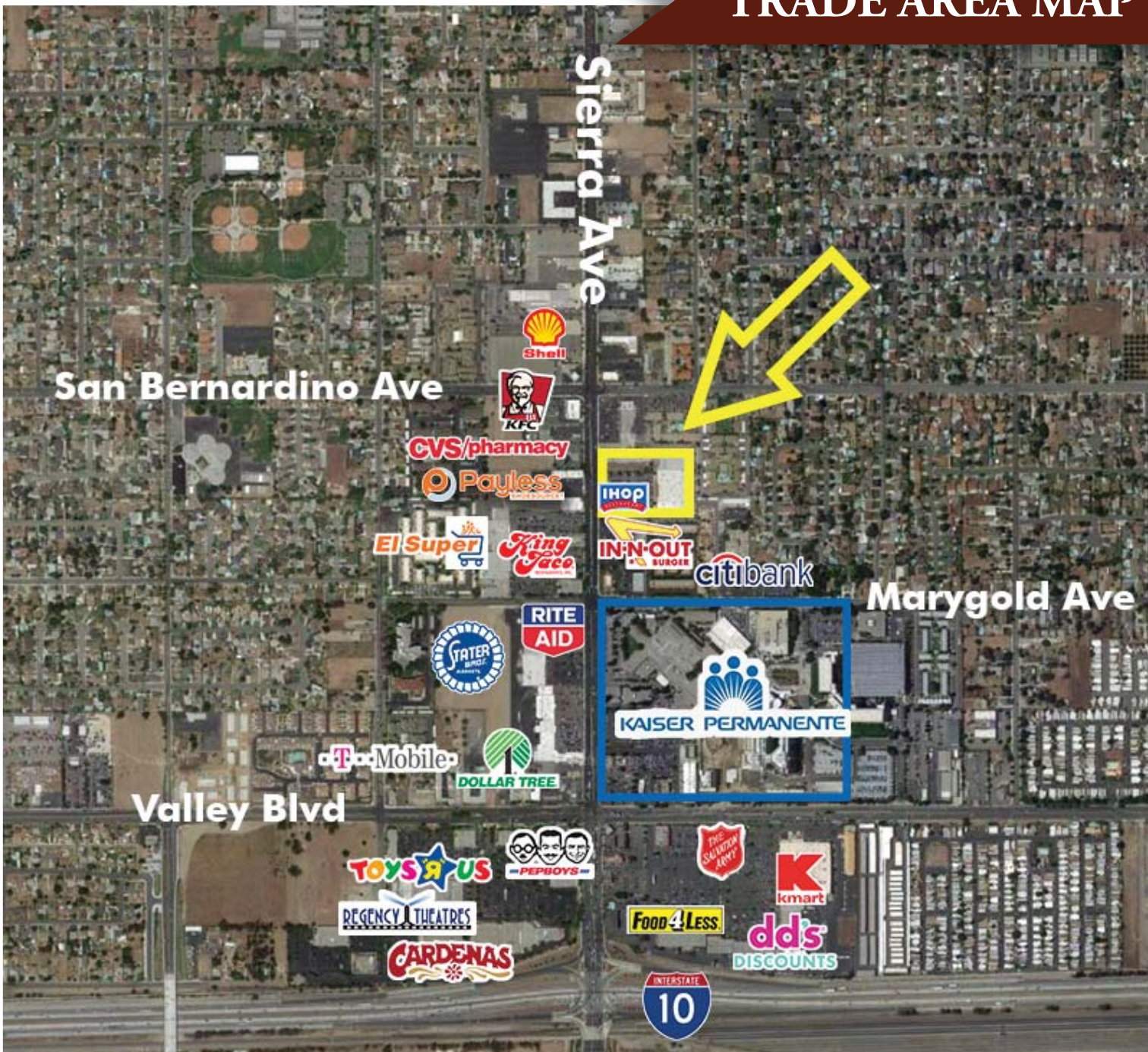
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TRADE AREA MAP



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Executive Summary

9765 Sierra Ave, Fontana, California, 92335
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.07643
Longitude: -117.43565

	1 mile	3 miles	5 miles
Population			
2000 Population	20,728	133,572	265,929
2010 Population	23,200	156,542	323,443
2017 Population	25,006	165,226	342,690
2022 Population	26,058	170,686	355,316
2000-2010 Annual Rate	1.13%	1.60%	1.98%
2010-2017 Annual Rate	1.04%	0.75%	0.80%
2017-2022 Annual Rate	0.83%	0.65%	0.73%
2017 Male Population	49.4%	50.0%	49.7%
2017 Female Population	50.6%	50.0%	50.3%
2017 Median Age	28.6	28.6	29.3

In the identified area, the current year population is 342,690. In 2010, the Census count in the area was 323,443. The rate of change since 2010 was 0.80% annually. The five-year projection for the population in the area is 355,316 representing a change of 0.73% annually from 2017 to 2022. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 28.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	46.4%	46.8%	45.8%
2017 Black Alone	4.3%	6.0%	8.5%
2017 American Indian/Alaska Native Alone	1.2%	1.1%	1.0%
2017 Asian Alone	1.9%	2.6%	4.4%
2017 Pacific Islander Alone	0.4%	0.3%	0.3%
2017 Other Race	41.1%	38.6%	35.2%
2017 Two or More Races	4.7%	4.6%	4.8%
2017 Hispanic Origin (Any Race)	81.6%	81.8%	75.8%

Persons of Hispanic origin represent 75.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	5,919	34,719	69,187
2010 Households	5,979	37,379	79,052
2017 Total Households	6,304	38,751	82,593
2022 Total Households	6,520	39,832	85,245
2000-2010 Annual Rate	0.10%	0.74%	1.34%
2010-2017 Annual Rate	0.73%	0.50%	0.61%
2017-2022 Annual Rate	0.68%	0.55%	0.63%
2017 Average Household Size	3.96	4.25	4.13

The household count in this area has changed from 79,052 in 2010 to 82,593 in the current year, a change of 0.61% annually. The five-year projection of households is 85,245, a change of 0.63% annually from the current year total. Average household size is currently 4.13, compared to 4.08 in the year 2010. The number of families in the current year is 70,718 in the specified area.

Source: STDB

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Median Household Income			
2017 Median Household Income	\$43,988	\$50,435	\$55,821
2022 Median Household Income	\$46,319	\$53,065	\$60,253
2017-2022 Annual Rate	1.04%	1.02%	1.54%
Average Household Income			
2017 Average Household Income	\$59,195	\$63,342	\$71,197
2022 Average Household Income	\$66,727	\$71,239	\$80,675
2017-2022 Annual Rate	2.42%	2.38%	2.53%
Per Capita Income			
2017 Per Capita Income	\$14,856	\$14,983	\$17,257
2022 Per Capita Income	\$16,605	\$16,750	\$19,439
2017-2022 Annual Rate	2.25%	2.25%	2.41%

Households by Income

Current median household income is \$55,821 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$60,253 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$71,197 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$80,675 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$17,257 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$19,439 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	6,280	36,663	73,239
2000 Owner Occupied Housing Units	3,064	21,395	46,406
2000 Renter Occupied Housing Units	2,855	13,324	22,782
2000 Vacant Housing Units	361	1,944	4,051
2010 Total Housing Units	6,423	39,768	84,132
2010 Owner Occupied Housing Units	2,996	21,989	51,638
2010 Renter Occupied Housing Units	2,983	15,390	27,414
2010 Vacant Housing Units	444	2,389	5,080
2017 Total Housing Units	6,747	41,211	87,622
2017 Owner Occupied Housing Units	3,033	21,941	52,329
2017 Renter Occupied Housing Units	3,270	16,810	30,264
2017 Vacant Housing Units	443	2,460	5,029
2022 Total Housing Units	6,993	42,482	90,673
2022 Owner Occupied Housing Units	3,115	22,344	53,680
2022 Renter Occupied Housing Units	3,405	17,488	31,565
2022 Vacant Housing Units	473	2,650	5,428

Currently, 59.7% of the 87,622 housing units in the area are owner occupied; 34.5% renter occupied; and 5.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 84,132 housing units in the area - 61.4% owner occupied, 32.6% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 1.82%. Median home value in the area is \$282,637, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.21% annually to \$364,379.

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