
FOR LEASE

FONTANA

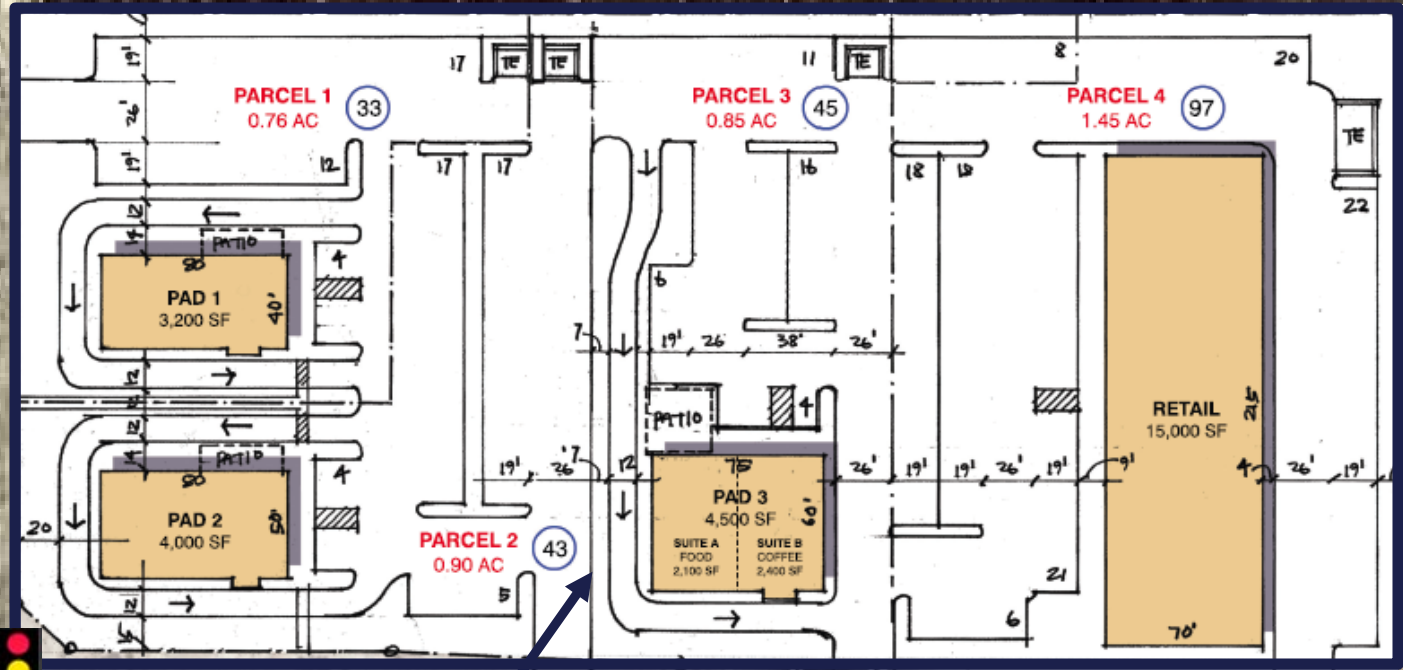
Duncan Canyon Rd + Sierra Ave

NEC DUNCAN CANYON RD + SIERRA AVE

- +/- 4 Acres of Commercial Zoned land in a high growth area of Fontana
- Anchor tenant, restaurant, pad, and shop space opportunities
- Over 68,000 people within 3 miles and a daytime population of over 9,500 employees within 3 miles
- Located at the intersection of Duncan Canyon Rd and Sierra Ave, with 10,059 cars per day
- Well-positioned between the 15 Freeway and 210 Freeway

Raven St

Sierra Ave



Oriole



Duncan Canyon Rd

+/- 4 ACRES OF LEASABLE AREA

Sierra Ave

MARKET OVERVIEW



Logos for retail and service brands including Party City, Dollar Tree, Starbucks, 7-Eleven, Five Bel'w, Jack in the Box, Ross, Five Guys, Target, Wells Fargo, Little Caesars, Ulta, Verizon, Panera Bread, and Michaels.

Logos for service brands including Del Taco, CVS Health, and Fitness.

Logos for retail and service brands including Kohl's, PetSmart, Wendy's, Round Table, Cold Stone Creamery, Bank of America, and others.

Logos for retail and service brands including Ralphs, La Fitness, Walgreens, and others.

Logos for retail and service brands including Lowe's, Costco, Petco, OfficeMax, Joann, Boot Barn, Caribou Coffee, and others.

Logos for retail and service brands including McDonald's, 7-Eleven, Mimi's Cafe, Big 5, Dollar Tree, and Pizza Hut.










Logos for retail and service brands including Caribou Coffee, Sprouts Farmers Market, Cafe Rio, Jack in the Box, and Crumbl Cookies.

Logos for retail and service brands including The Home Depot, Jiffy Lube, American Tire, and AutoZone.

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2022

DUNCAN CANYON RD + SIERRA AVE | FONTANA, CA

 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population Forecasted	9,571	68,170	204,382
Population (2027)	9,552	70,101	207,658
 HOUSEHOLDS			
Households	2,616	18,067	53,837
 AVG HH INCOME			
Avg Household Income	\$145,446	\$146,384	\$115,922
 MEDIAN HH INCOME			
Median Household Income	\$110,557	\$114,376	\$89,498
 \$\$\$ PER CAPITA INCOME <small>Est.</small>			
Proj. Per Capita Income	\$39,513	\$38,283	\$30,579
 DAYTIME DEMOS <small>Total</small>			
Number of Businesses	51	1,010	3,617
Total Number of Employees	381	9,585	32,082
 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	2,713 28.4%	19,122 28.1%	50,446 24.7%
Black or African American	1,228 12.8%	9,148 13.4%	23,440 11.5%
American Indian	162 1.7%	1,120 1.6%	4,456 2.2%
Asian	707 7.4%	8,506 12.5%	17,148 8.4%
Pacific Islander	26 0.3%	194 0.3%	592 0.3%
Other Race	2,918 30.5%	17,690 25.9%	71,356 34.9%
Two or More Races	1,815 19.0%	12,390 18.2%	36,946 18.1%
Hispanic (Any Race)	5,371 56.1%	34,848 51.1%	128,883 63.1%
 AGE DISTRIBUTION			
Median Age	34.0 yrs	34.1 yrs	31.7 yrs
 HOUSING			
Owner Occupied Housing Units	2,330	15,574	38,126
Renter Occupied Housing Units	286	2,493	15,711

LEASING:



CAROL SPRINGSTEAD

CA DRE #01082067

949.797.9040

cspringstead@springstead-associates.com

KARINA ROSTOMIANI

CA DRE #02073753

949.797.9040

karina@springstead-associates.com