



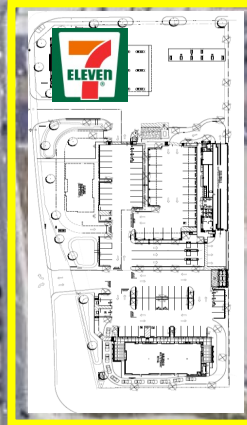
VALLEY BLVD.—21,763 Cars per Day

12,838 SF (Divisible)

Highlights:

- Prime Interstate 10 Exit Site
- 3.18 Acres
- Pads Available
- Signalized Intersection

CITRUS AVE.—29,885 Cars per Day



SITE



206,000 Cars per Day



# Interstate 10 Fontana Development

16111 VALLEY BLVD. • FONTANA, CA 92335

Rick Wu

(619) 491-0826 • Rick@Duhsccommercial.com

Austin Dias

(619) 269-6077 • Austin@Duhsccommercial.com



COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

# Interstate 10 Fontana Development

16111 VALLEY BLVD. • FONTANA, CA 92335

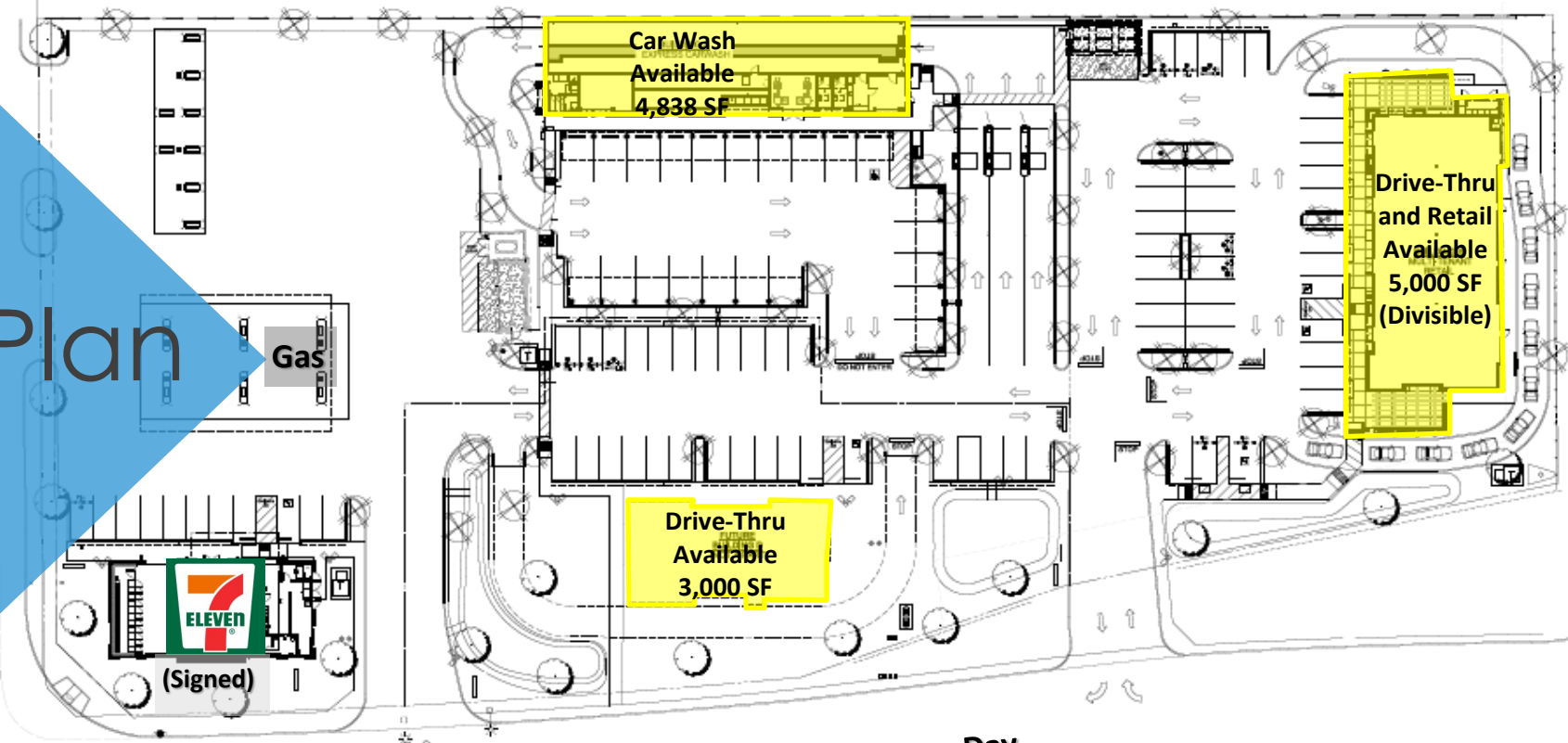
Rendering



# Interstate 10 Fontana Development

16111 VALLEY BLVD. • FONTANA, CA 92335

## Site Plan



VALLEY BLVD. — 21,763 Cars per Day

CITRUS AVE. — 29,885 Cars per Day



206,000 Cars per Day

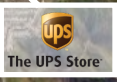
# Interstate 10 Fontana Development

16111 VALLEY BLVD. • FONTANA, CA 92335



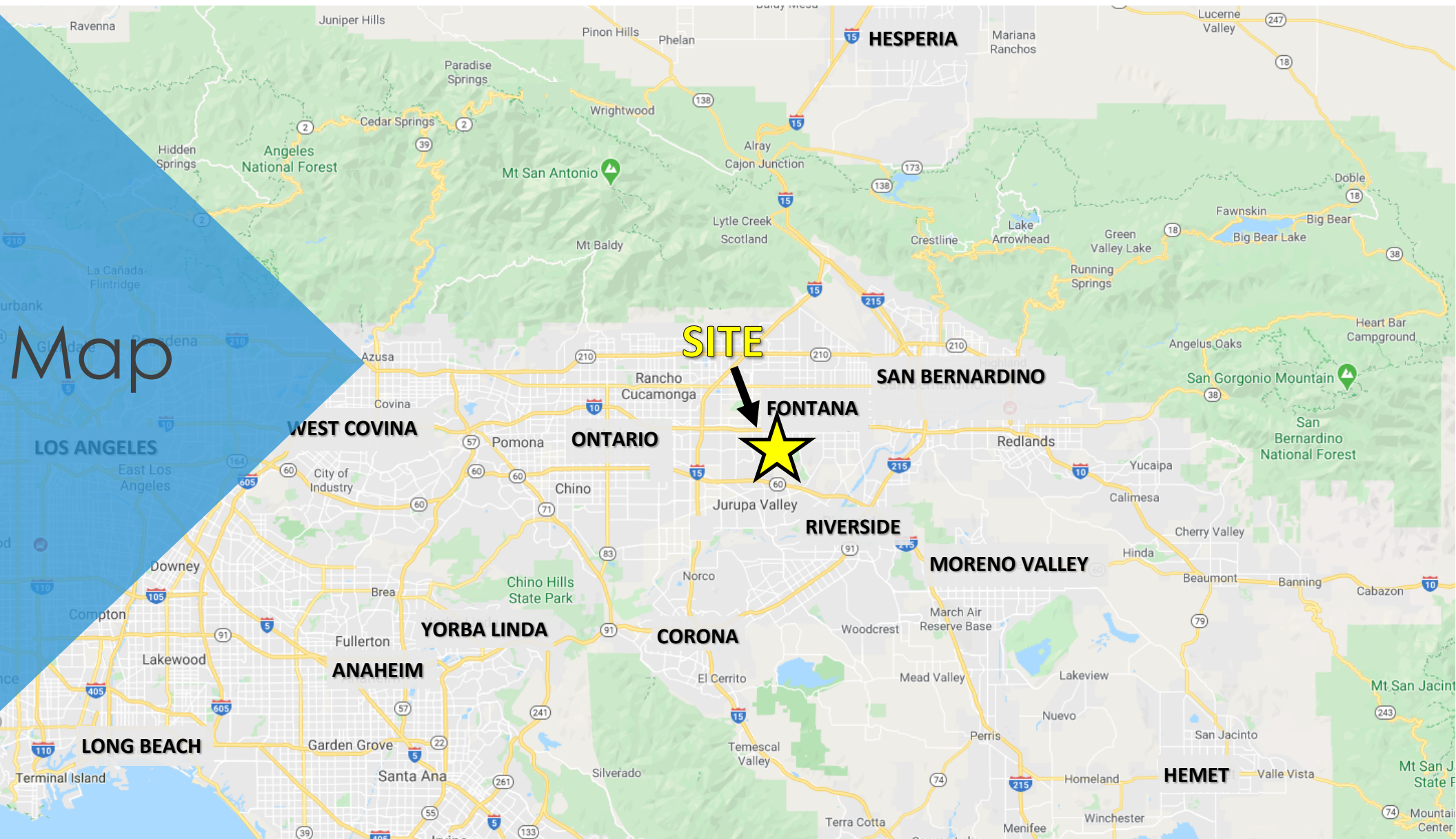
Aerial

SITE



# Interstate 10 Fontana Development

16111 VALLEY BLVD. • FONTANA, CA 92335



Map

# Interstate 10 Fontana Development

16111 VALLEY BLVD. • FONTANA, CA 92335

## Demographics



### TRAFFIC COUNTS

**CITRUS AVE:** 29,885 ADT  
**VALLEY BLVD:** 21,763 ADT  
**INTERSTATE 10:** 206,000 ADT



### DAYTIME POPULATION

**1 MILE:** 12,537  
**3 MILE:** 114,494  
**5 MILE:** 283,819



### AVERAGE HOUSEHOLD INCOME

**ZIP CODE: 92335**  
\$67,254



### RESIDENTIAL POPULATION

**1 MILE:** 15,215  
**3 MILE:** 137,428  
**5 MILE:** 335,123



### HOUSEHOLDS

**1 MILE:** 3,649  
**3 MILE:** 33,432  
**5 MILE:** 83,351