



VALLEY BLVD.

CITRUS AVENUE



### Highlights:

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

# Interstate 10 Fontana Development

16111 VALLEY BLVD. • FONTANA, CA 92335

**Rick Wu**

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

**Austin Dias**

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



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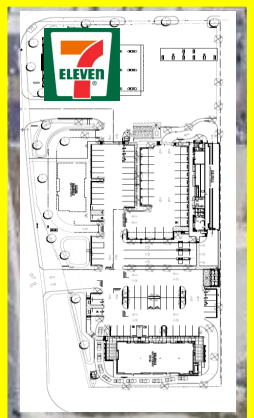
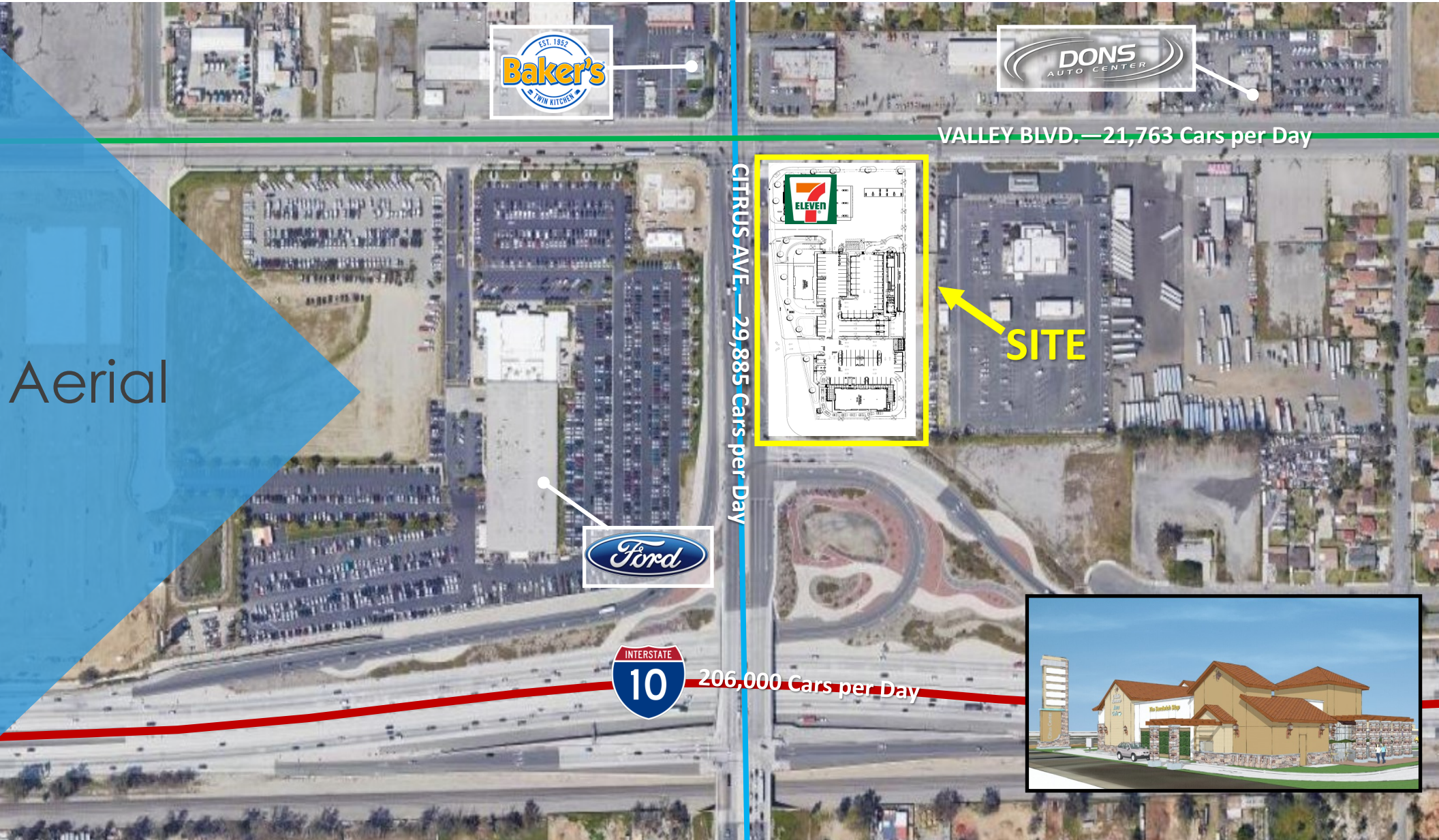


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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

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Rendering



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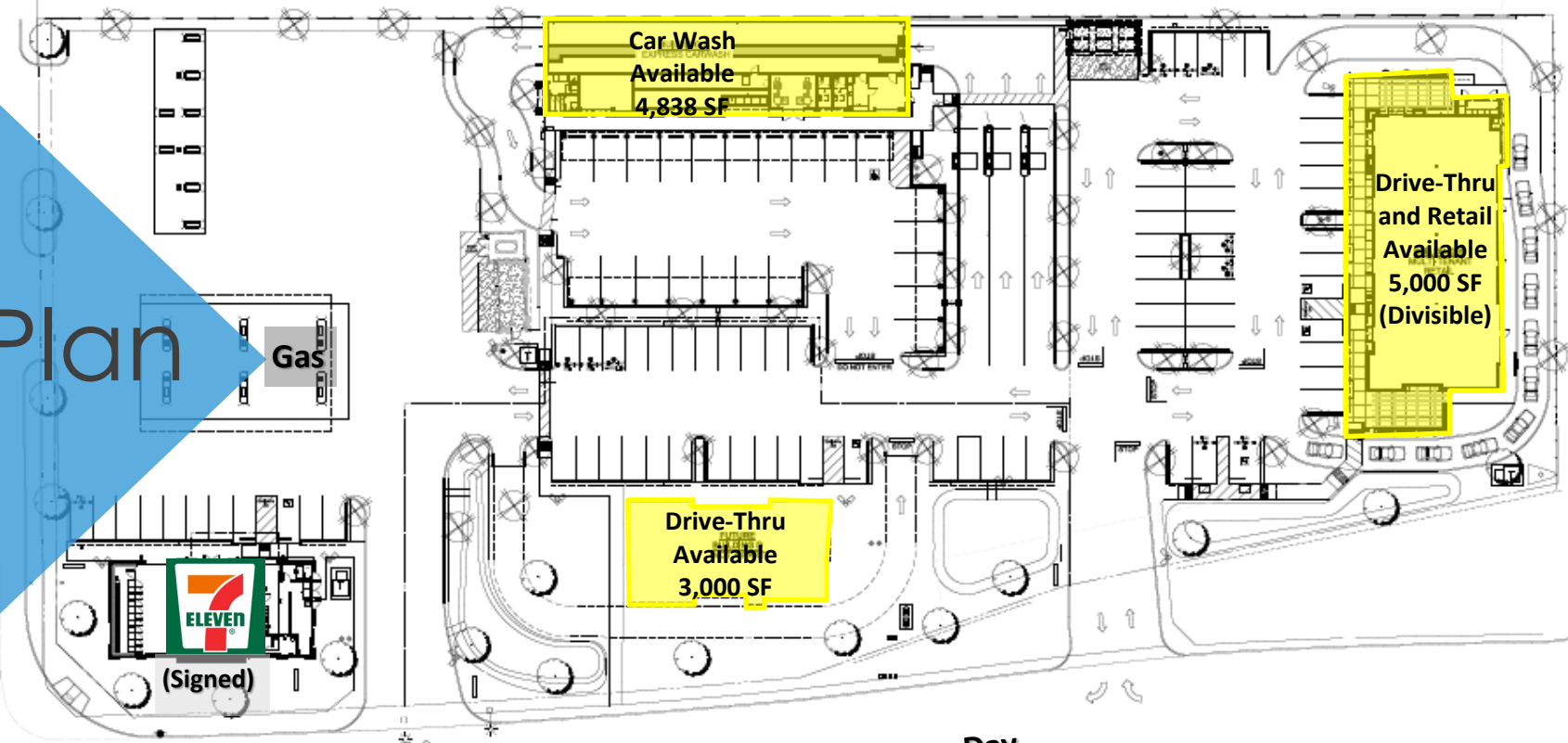


Rendering

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## Site Plan



VALLEY BLVD. — 21,763 Cars per Day

CITRUS AVE. — 29,885 Cars per Day



206,000 Cars per Day

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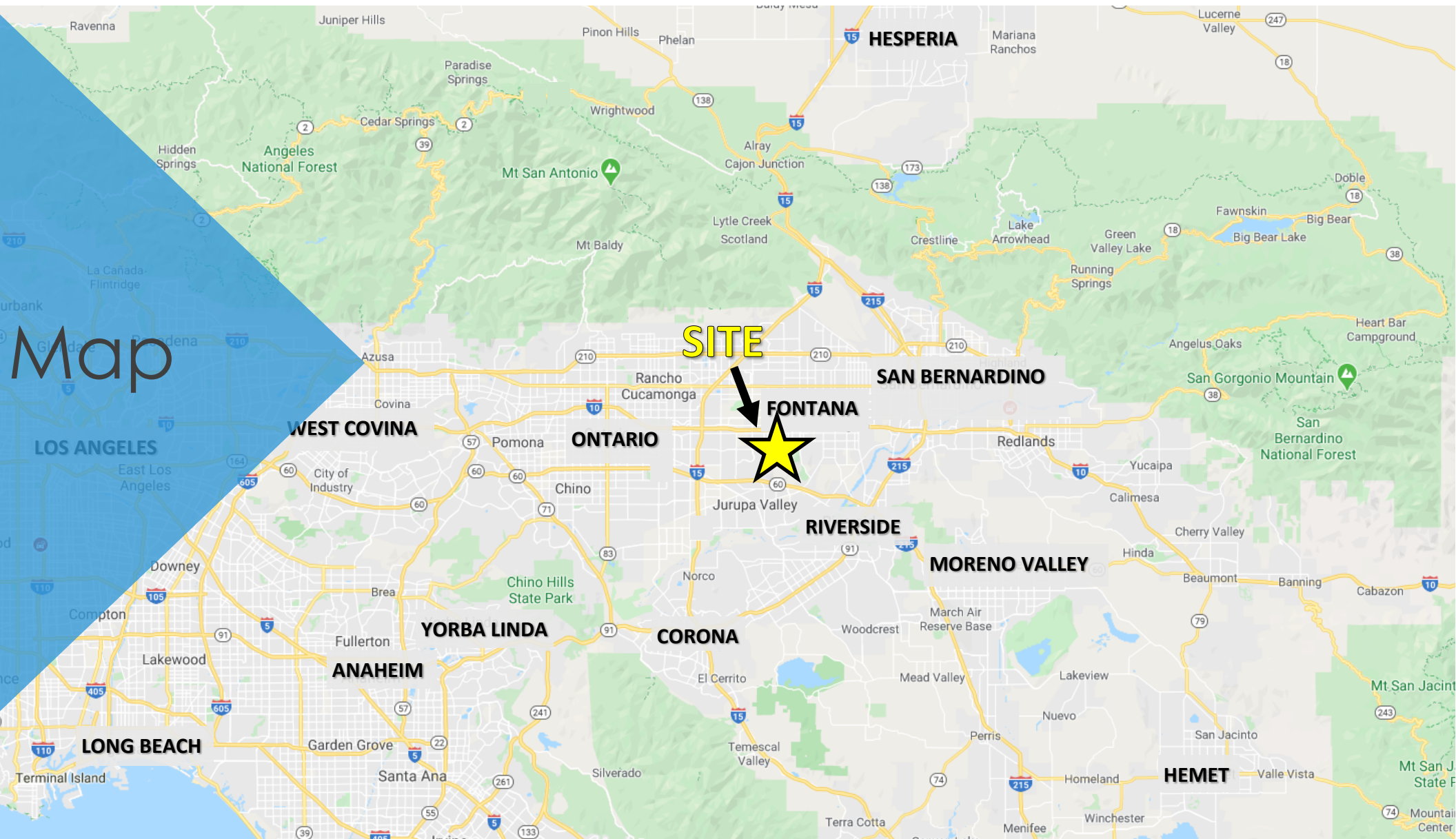
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Aerial

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Map

SITE



FONTANA



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## 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