



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

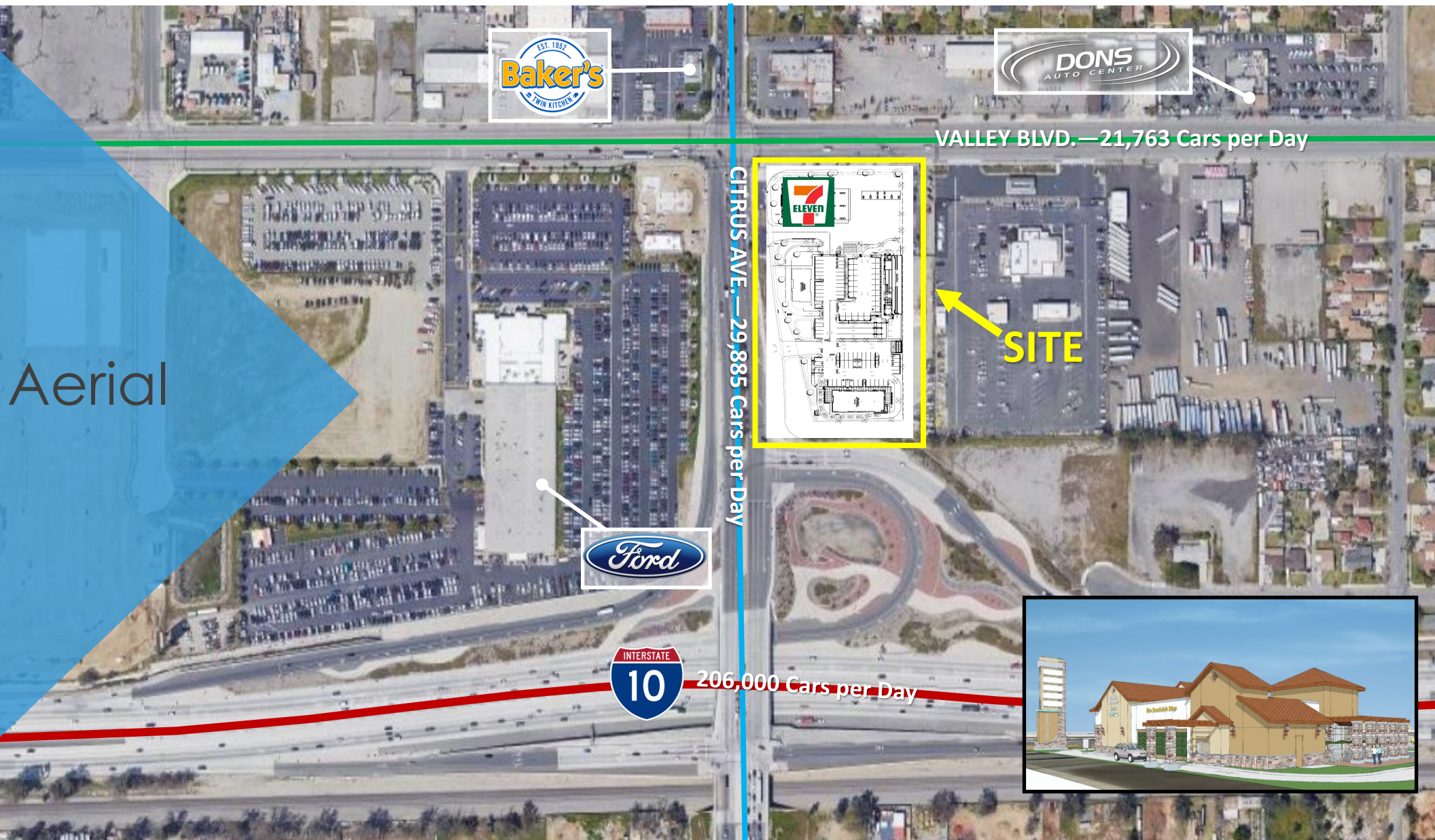
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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Rendering



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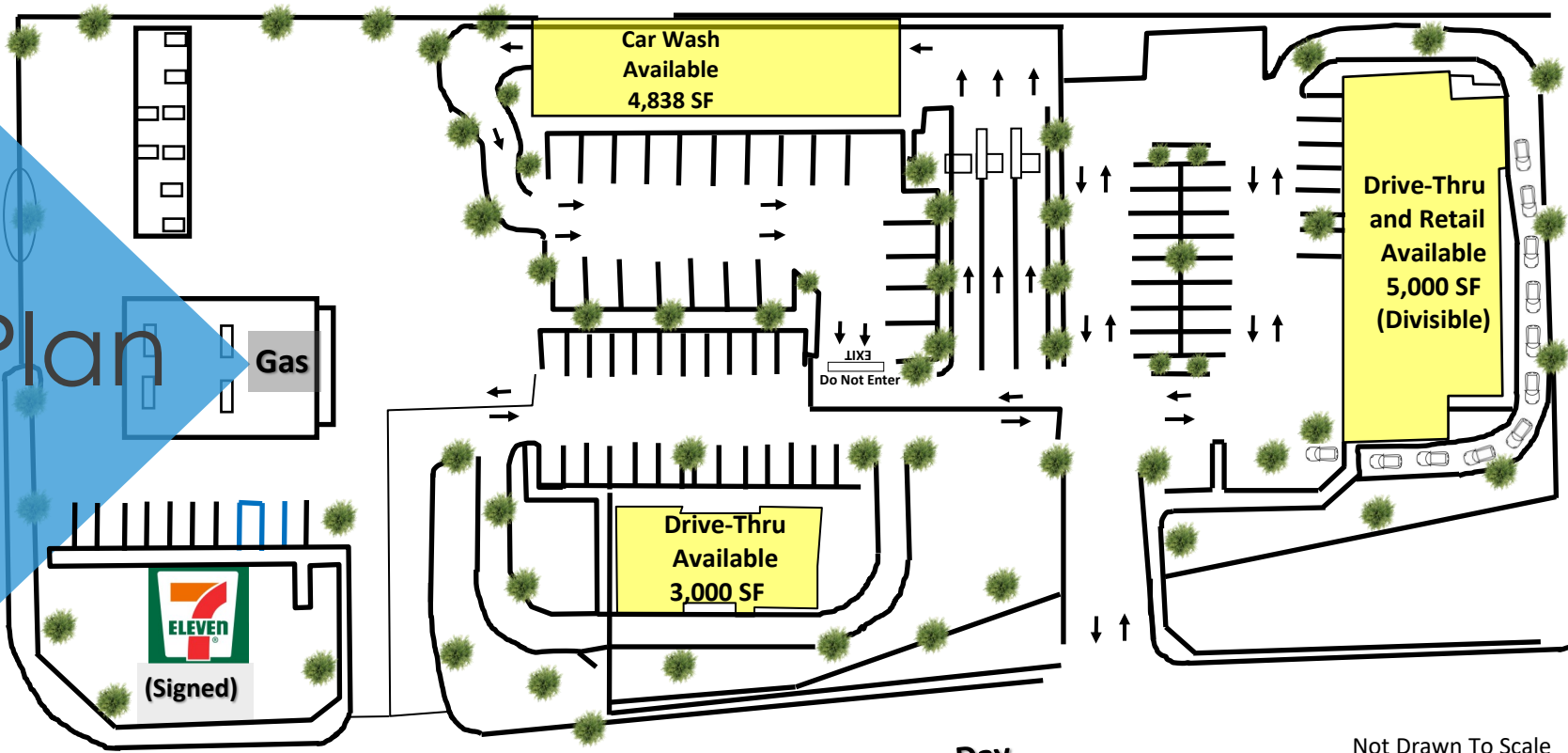


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Site Plan

VALLEY BLVD.—21,763 Cars per Day



CITRUS AVE.—29,885 Cars per Day

Not Drawn To Scale



206,000 Cars per Day

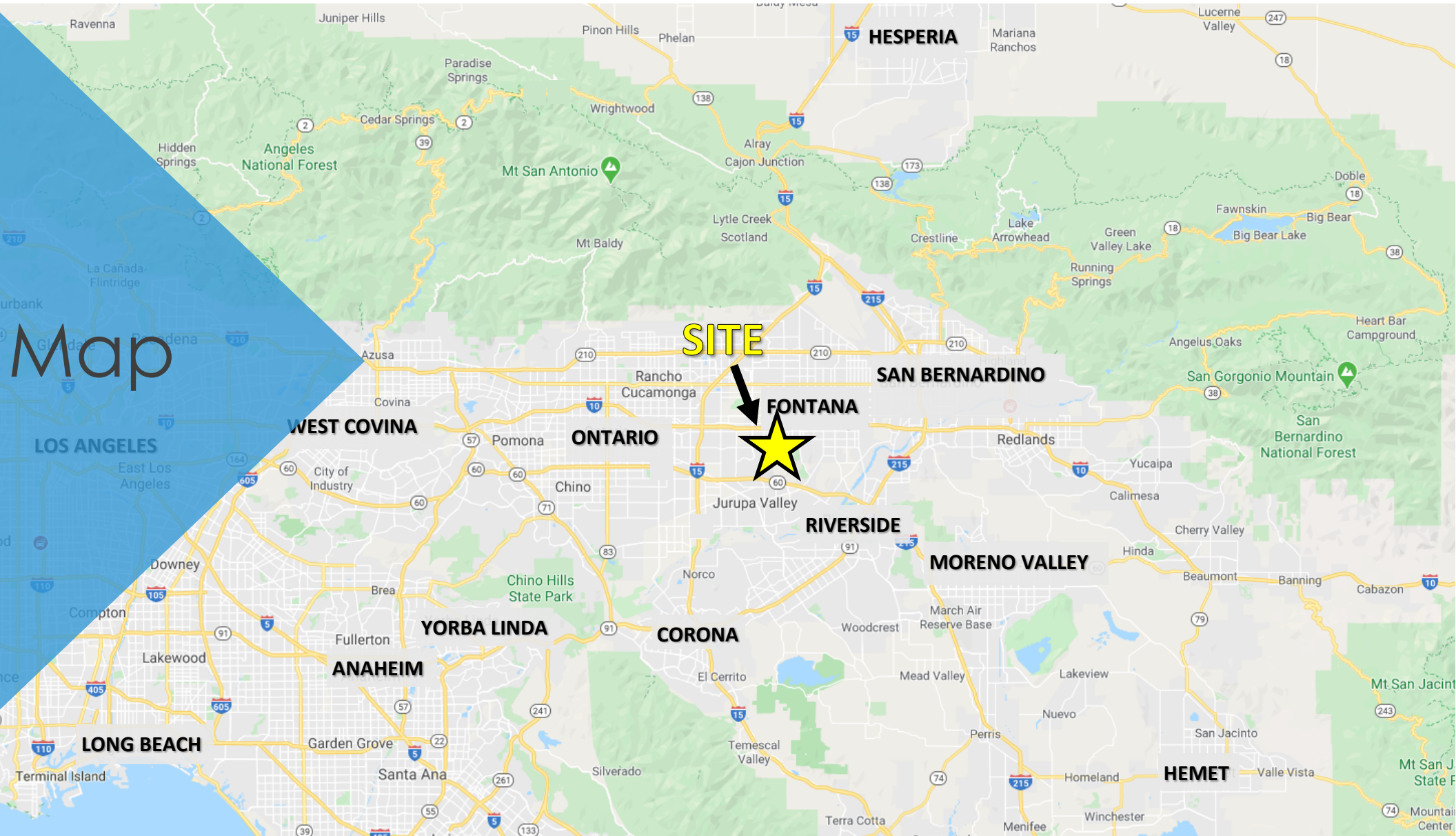
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Demographics



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