

Fontana Sierra Plaza

NWQ Sierra Ave & Valley Blvd, Fontana

9954 Sierra Ave, Fontana

**5,717 SF
FOR LEASE**



PLEASE CONTACT

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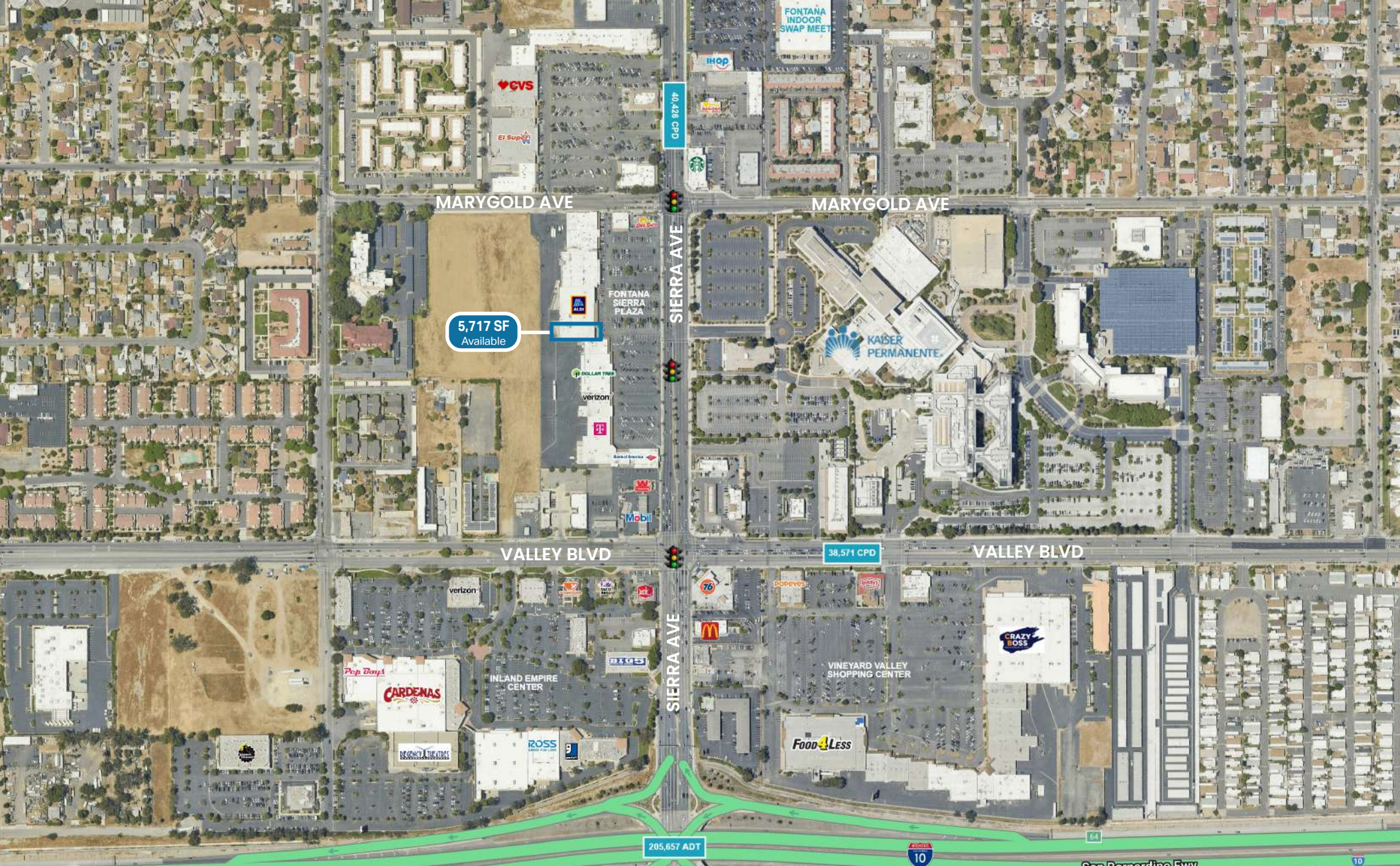
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PROPERTY HIGHLIGHTS

- JR. ANCHOR POSITION IN PROMINENT FONTANA INTERSECTION OF VALLEY & SIERRA
- ACROSS FROM THE KAISER PERMANENTE MEDICAL FACILITY
- SIERRA AVE CONNECTS THE 210/10 FWY TO DOWNTOWN FONTANA
- NEAR THE SIERRA AVE/10 FWY ON/OFF RAMPS

NEARBY BUSINESSES





Demographics



Population

1 mile: 18,665
 2 mile: 71,792
 3 mile: 151,504

Daytime Population

1 mile: 5,920
 2 mile: 12,656
 3 mile: 27,999



Med. Household Income

1 mile: \$71,589
 2 mile: \$75,998
 3 mile: \$78,875



Traffic Count

Sierra Ave (north) 40,426 CPD
 Valley Blvd (east) 38,571 CPD
 I-10 @ Sierra Ave 205,657 ADT

2023 estimates, Sites USA

Site Plan

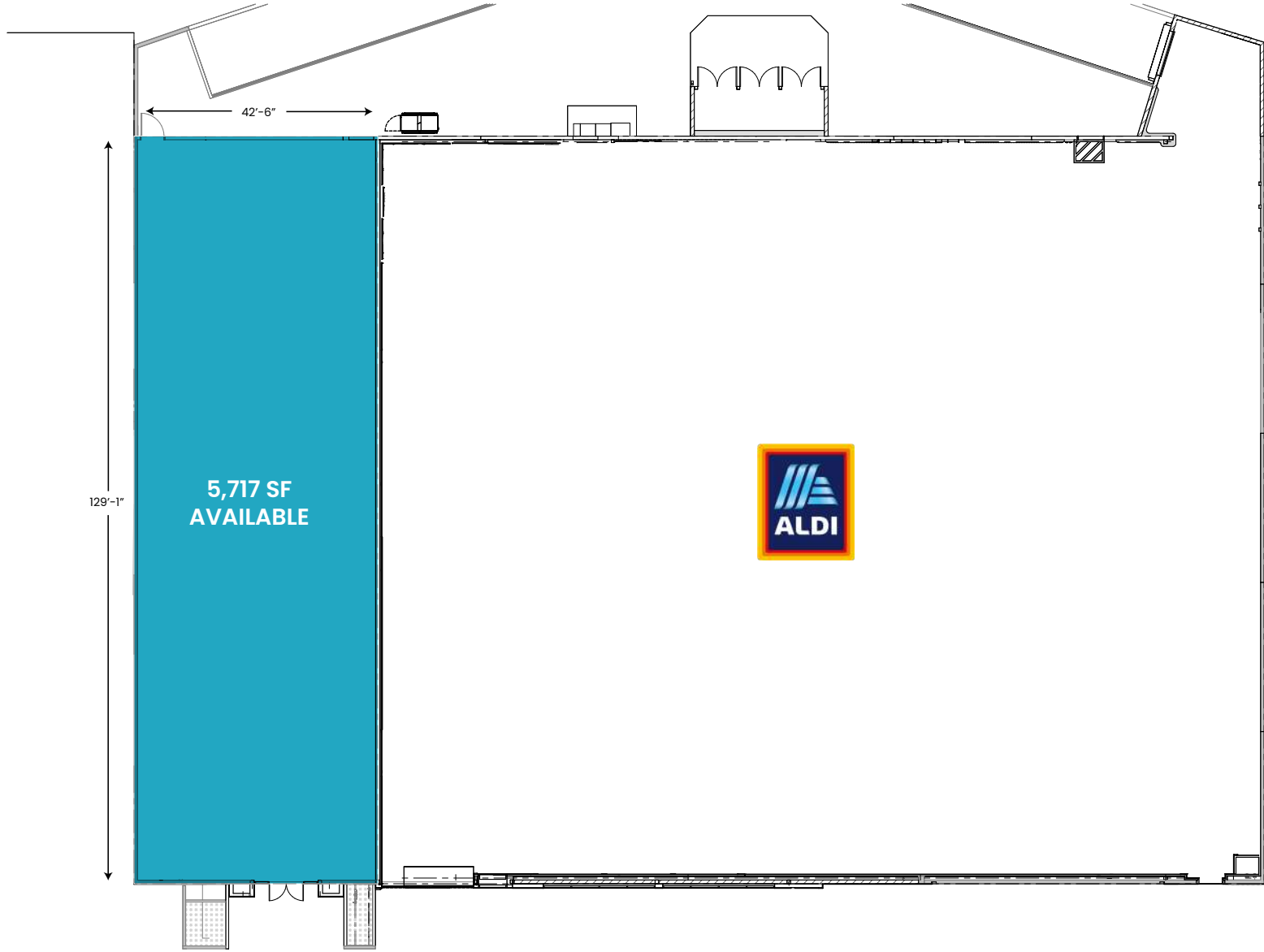


SITE FEATURES

- 42'-6" OF STORE FRONTAGE
- STRONG CO-TENANCY
- NEW STORE FRONT & BUILDING SIGNAGE
- OFFERED ON A LONG-TERM SUBLEASE
- DELIVERED IN A SHELL CONDITION

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and drawings shown are approximate, subject to change, and should be independently verified, as they are not to be relied upon as a precise representation from this office.

Floor Plan



TRADE AERIAL

