

Fontana Sierra Plaza

NWQ Sierra Ave & Valley Blvd, Fontana

9954 Sierra Ave, Fontana

**5,717 SF
FOR LEASE**



PLEASE CONTACT

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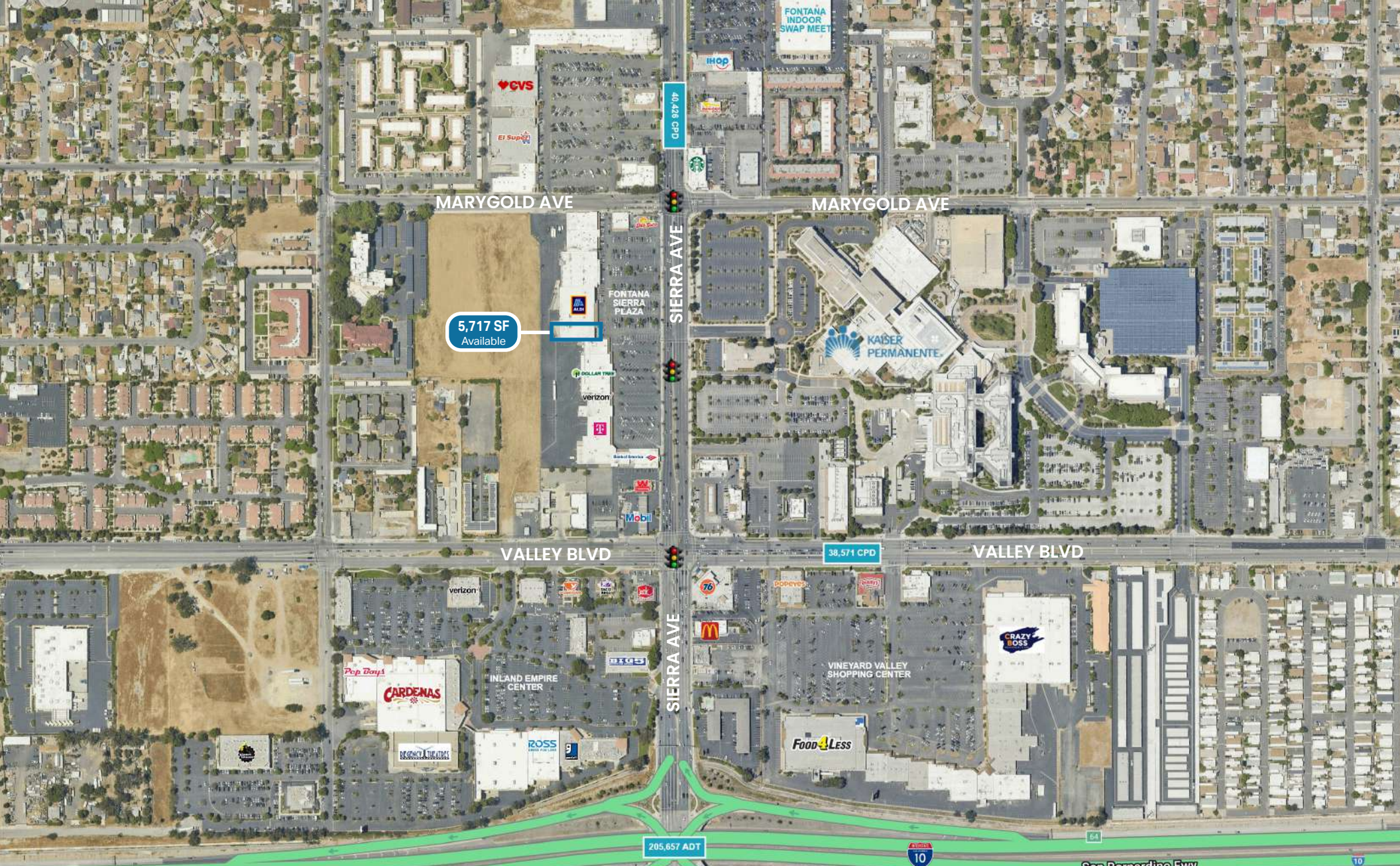
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PROPERTY HIGHLIGHTS

- 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

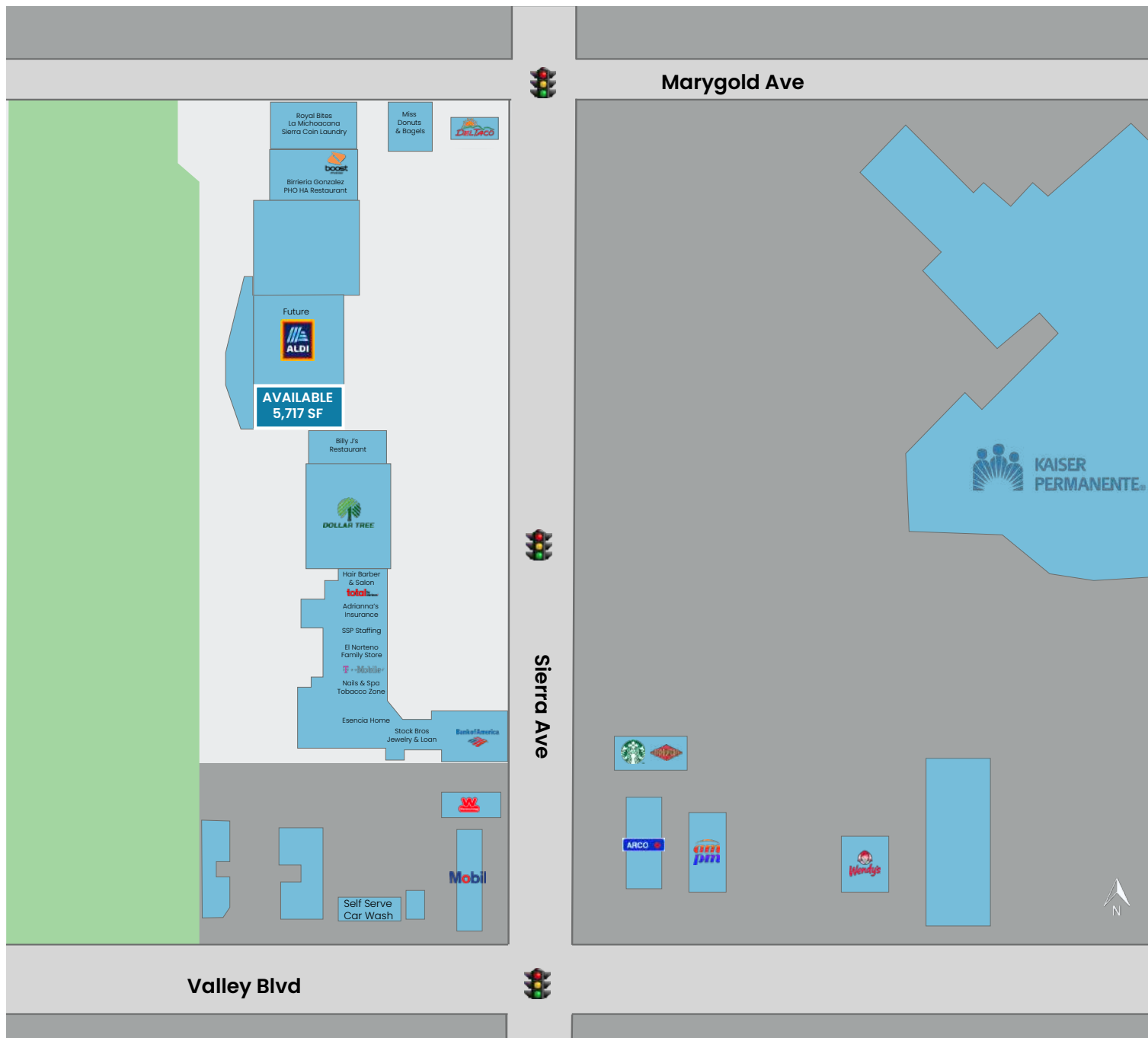


Traffic Count

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

2023 estimates, Sites USA

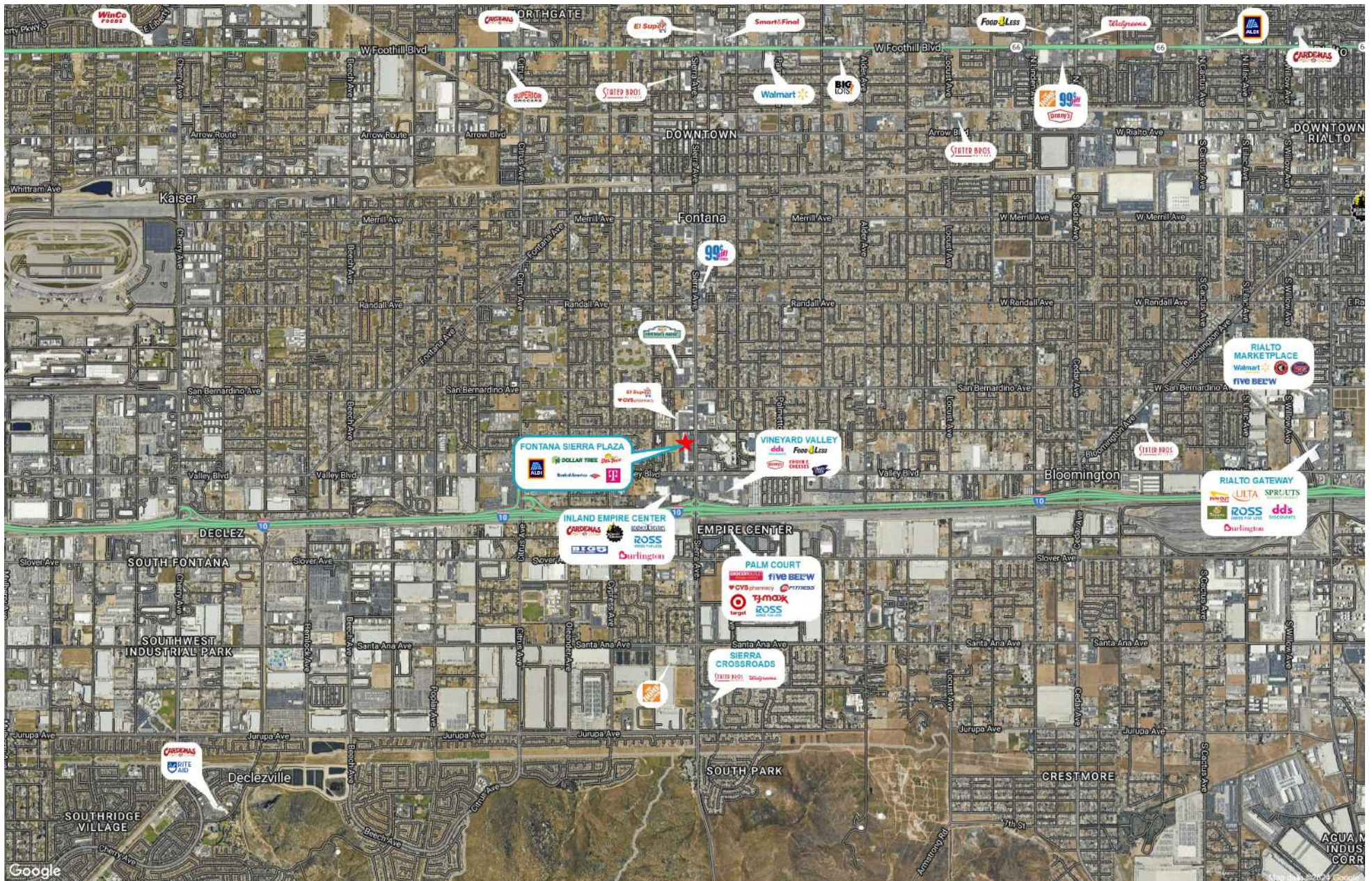
Site Plan



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

TRADE AERIAL



Floor Plan

