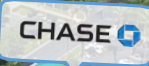


Fontana

The Food Court at Palm Court

17030 - 17210 Slover Avenue | Fontana, CA



SIERRA AVENUE

SLOVER AVENUE



FOR LEASE

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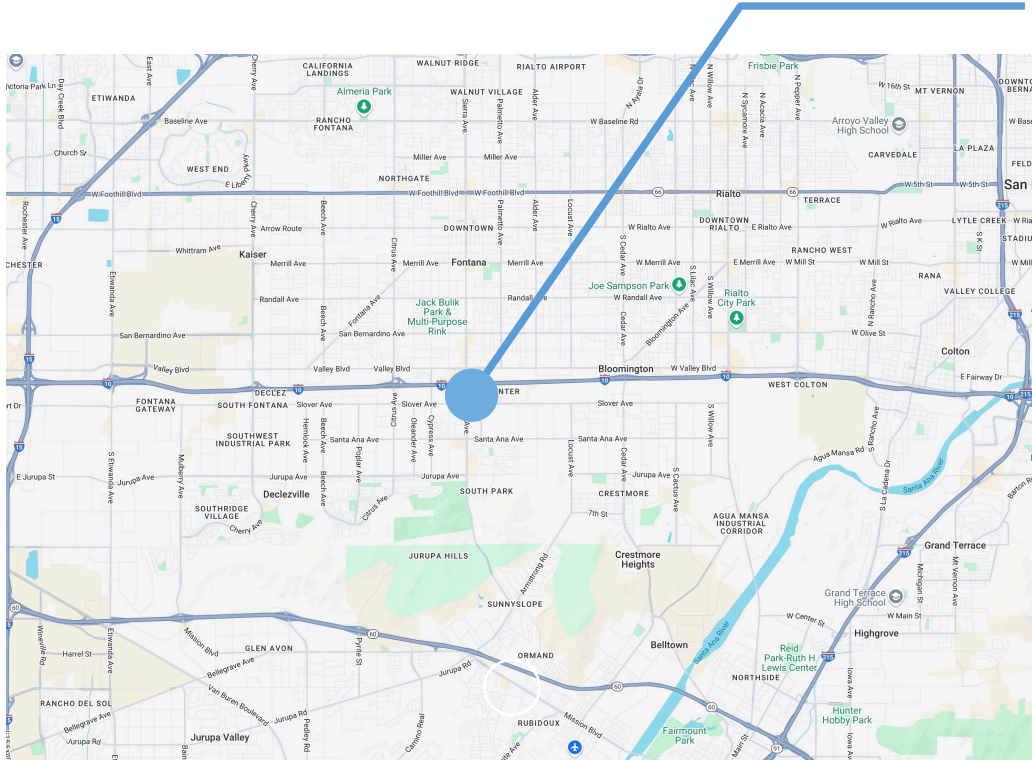
TERRY BORTNICK
Tel: 888-301-1888 x2
terry@axiomra.com
CA DRE License #01005344

CHARLIE BORTNICK
Tel: 888-301-1888 x7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

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PROPERTY HIGHLIGHTS:

- New multi-tenant food court with grease interceptors and restaurant shells
- Large patios
- Located at one of the main entrances of the center
- Endcaps available
- Multiple size configurations available
- Within the Prestigious Palm Court Shopping Center :
 - 630,000 square foot mixed-use power center anchored by Target, Ross, TJ Maxx, Ulta Beauty, Grocery Outlet, 24 Hour Fitness, Five Below, and Kaiser Permanente
 - Other great supporting tenants include Raising Cane's, Chase Bank, Bath & Body Works, Fashion Q, Hibbett Sports, HearX, Auto Zone, Shakey's Pizza, Vision Works, Pheonix Salon Suites, Nothing Bundt Cakes, and many more
 - Freeway visible from the I-10 with traffic counts over 204,401 ADT on the I-10
 - High traffic intersection off Sierra and Slover with traffic counts over 70,015 ADT
 - Strong daytime population
 - Kaiser Permanente offices at east end of the project with 1,000 employees creates fantastic built-in foot traffic for dining and shopping

DEMOGRAPHICS:

2024 Estimates	1 Mile	3 Miles	5 Miles
Population	13,047	130,769	321,343
AHH Income	\$80,811	\$96,900	\$103,835



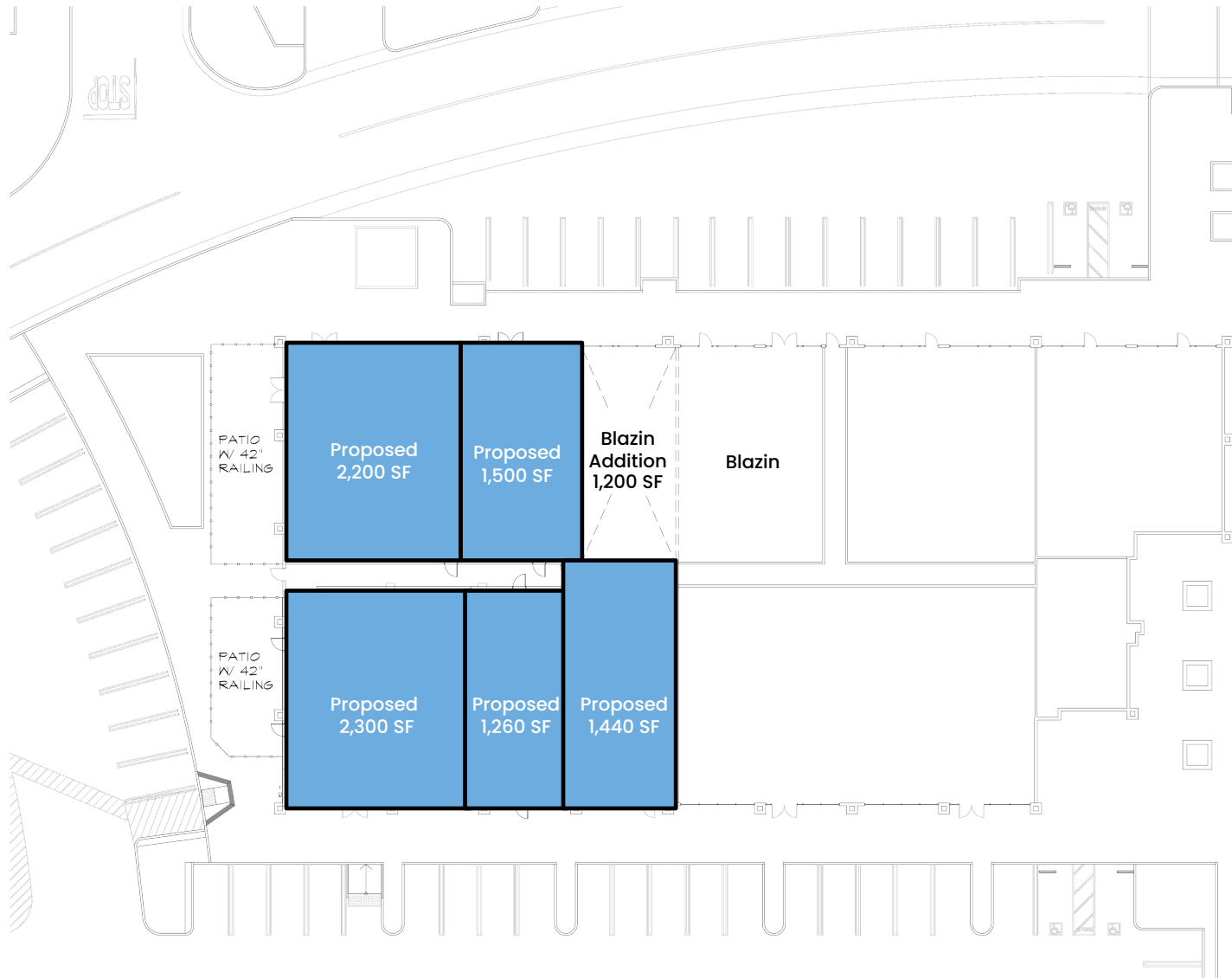
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Suite No	Tenant
A101	Available - 4,550 SF
A103	Available - 4,547 SF
A105	
A106	Bath & Body Works
B101	Grocery Outlet
C101	Hibbett Sports
C103	Vision Works
C105	Nothing Bundt Cakes
C106	Final Choice
D101	Five Below
D102	Ross Dress for Less
E101	Ulta
E104	Ulta
E105	Ulta
E106	Denim Palace
F	T.J. Maxx
G	Fashion Q
17204	24 Hour Fitness
I-A	KidzRock Daycare
I-B	KidzRock Daycare
J101	Available - 10,299 SF
J104	Spice Jar
J105	Blazin Crab
J106	Newlook Eyebrow
J108	Tasty Goody
J109	Oh La La Nails
J110/J111	Spice Jar
K101	Mexican Restaurant
K102	Tutti Frutti Yogurt
K103	Palm Court Dental
K104	Golden Shears
K105	H Massage
K106	State Farm
K107	Fontana Police
K108	Mathnasium
K109A	Management Office
K109B	Chemical Guys
K110/111	Salon Centric
K113	HearX
K114	Exsalonce Salon
K115	Staffmark
K117	Boba Tea
L101A	Phenix Salons
L101B	Options for Youth
L102	Options for Youth
Pad 1	Shakey's Pizza
Pad 2	Raising Cane's



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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.