

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY  
8833 PALMETTO AVENUE | FONTANA, CA 92335

# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

**17,975+ SF ON 2.32+ ACRES**

**AERIAL**

**PARCEL ID# 0192-242-56-0000**



**17,975+ SF**

SQUARE FEET

**2.32+ AC**

ACREAGE

**R1, (SINGLE-FAMILY)**

ZONING

**RELIGIOUS**

CURRENT USE

**1961**

YEAR BUILT

**\$2,495,000**

ASKING PRICE

For more information, please contact:

**CHRIS BURY**

Partner, Senior Vice President  
949.939.6238

[chris.bury@foundrycommercial.com](mailto:chris.bury@foundrycommercial.com)

**CHARLIE HOWARTH**

Vice President  
949.542.9484

[charlie.howarth@foundrycommercial.com](mailto:charlie.howarth@foundrycommercial.com)

**ETHAN REED**

Associate  
949.525.6397

[ethan.reed@foundrycommercial.com](mailto:ethan.reed@foundrycommercial.com)

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## PROPERTY PHOTOS



For more information, please contact:

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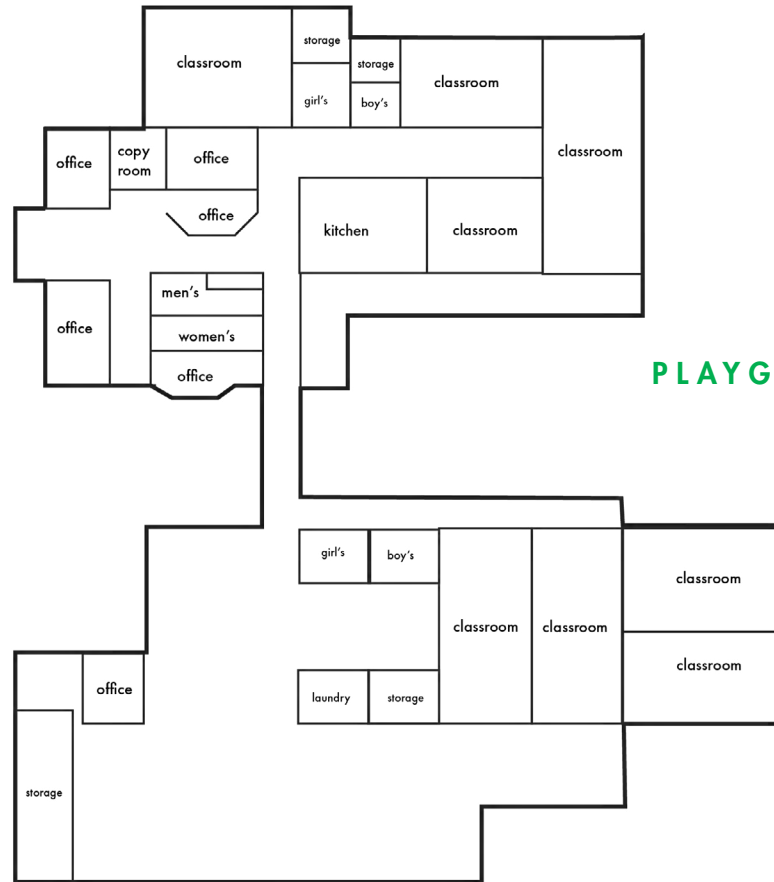
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## PROPERTY FLOOR PLAN

PLAYGROUND

PALMETTO AVENUE



PLAYGROUND

APPROXIMATED AND NOT DRAWN TO SCALE

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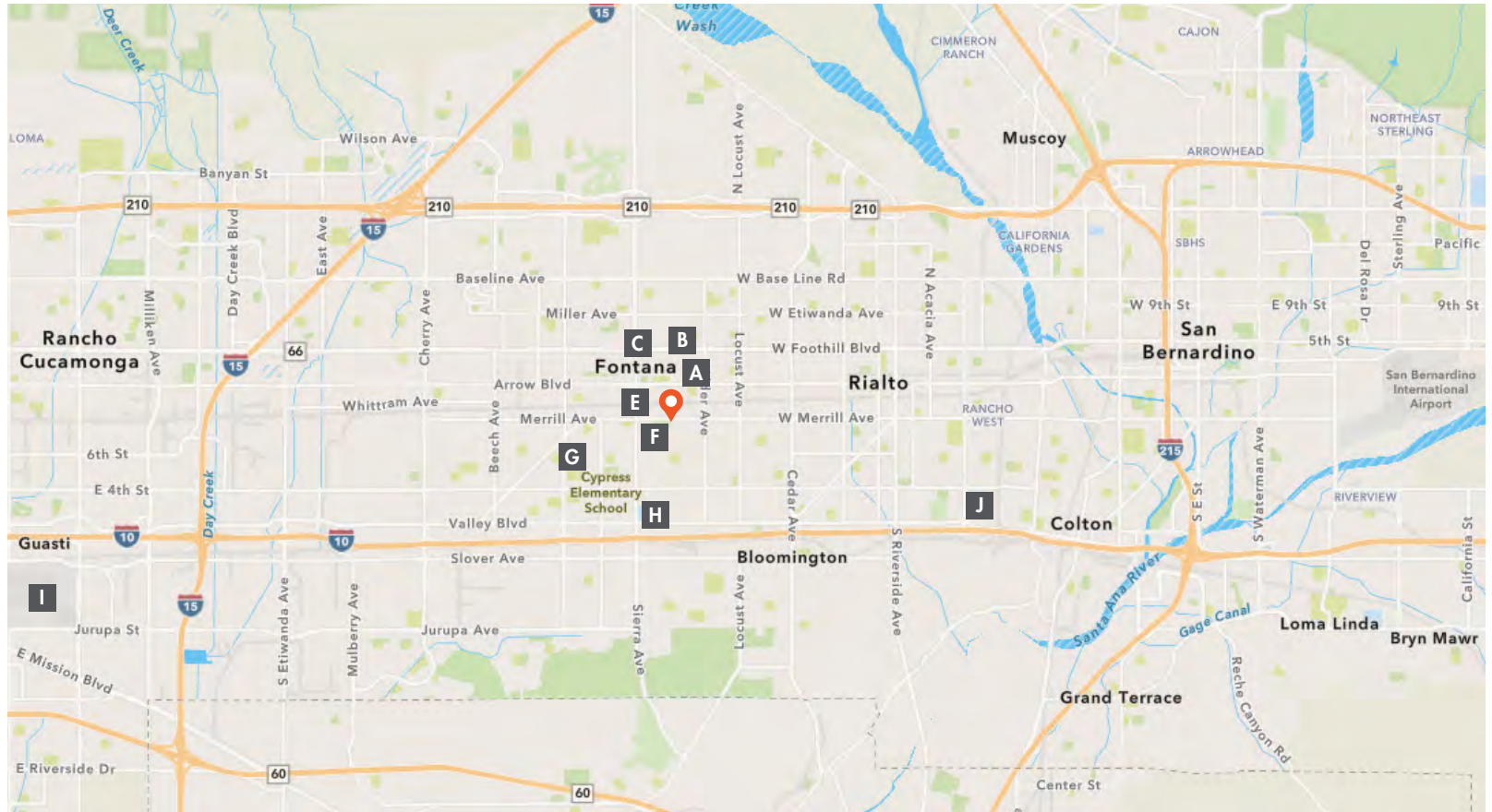
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## LOCATION MAP

- A** S. TAMARIND ELEMENTARY
- B** FONTANA MIDDLE SCHOOL
- C** DOWNTOWN
- D** CHAFFEY COLLEGE
- E** COMMERCIAL DISTRICT
- F** VETERANS PARK
- G** FONTANA HIGH SCHOOL
- H** KAISER PERMANENTE MEDICAL CENTER
- I** ONTARIO INTERNATIONAL AIRPORT
- J** ARROWHEAD REGIONAL MEDICAL CENTER



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## NEARBY DEVELOPMENT PROJECTS

[CLICK HERE FOR CITY OF FONTANA INTERACTIVE MAP](#)



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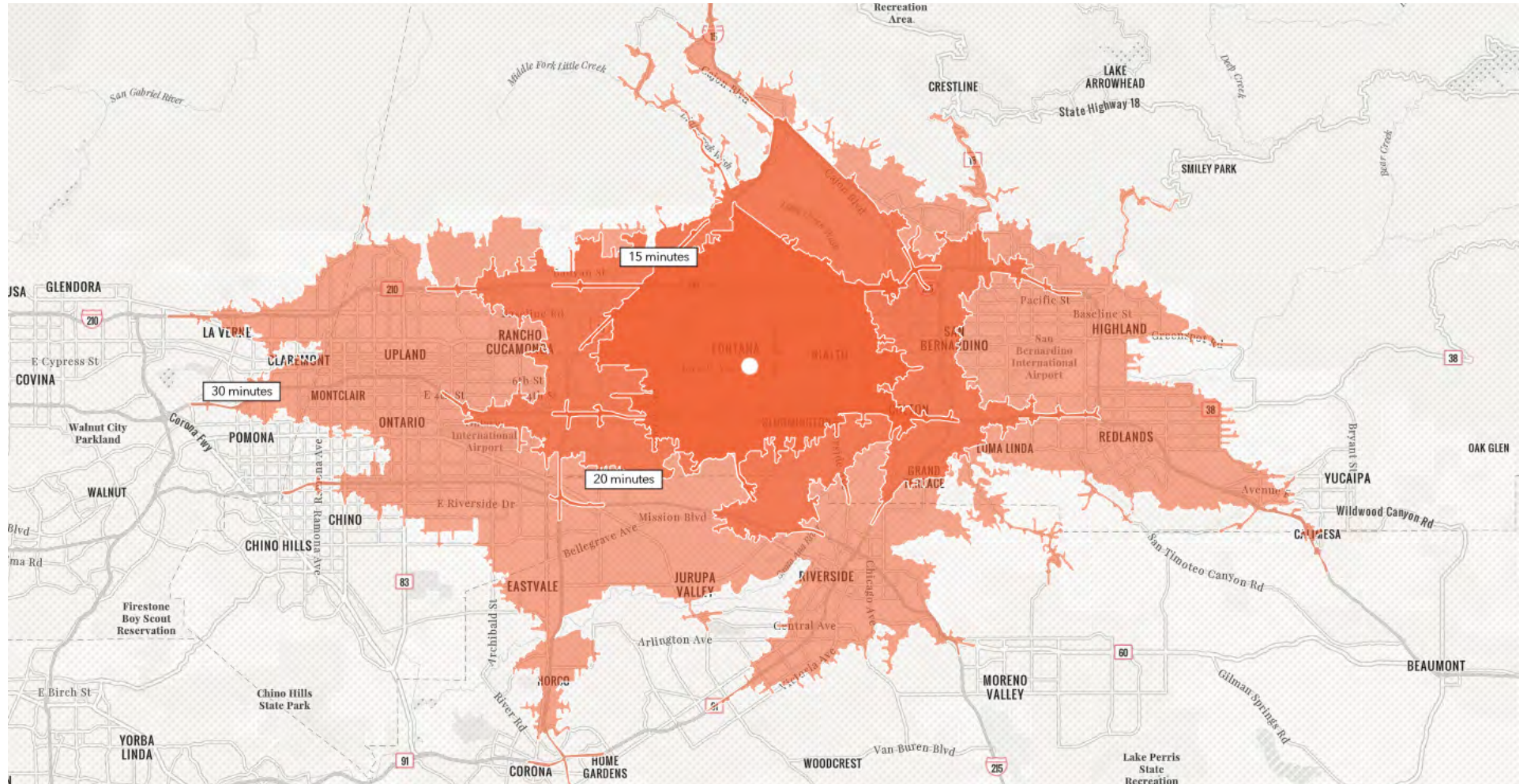
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## APPROXIMATE DRIVE TIME TO THE PROPERTY



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### AREA DEMOGRAPHICS

#### 1 MILE RADIUS



25,012  
ESTIMATED  
POPULATION 2025



37.8  
MEDIAN AGE



\$727,011  
MEDIAN HOME VALUE



5,149  
TOTAL EMPLOYEES



\$89,100  
AVG HOUSEHOLD  
INCOME

#### 3 MILE RADIUS



173,813  
ESTIMATED  
POPULATION 2025



38.9  
MEDIAN AGE



\$763,478  
MEDIAN HOME VALUE



75,021  
TOTAL EMPLOYEES



\$105,647  
AVG HOUSEHOLD  
INCOME

#### 5 MILE RADIUS



355,717  
ESTIMATED  
POPULATION 2025



38.6  
MEDIAN AGE



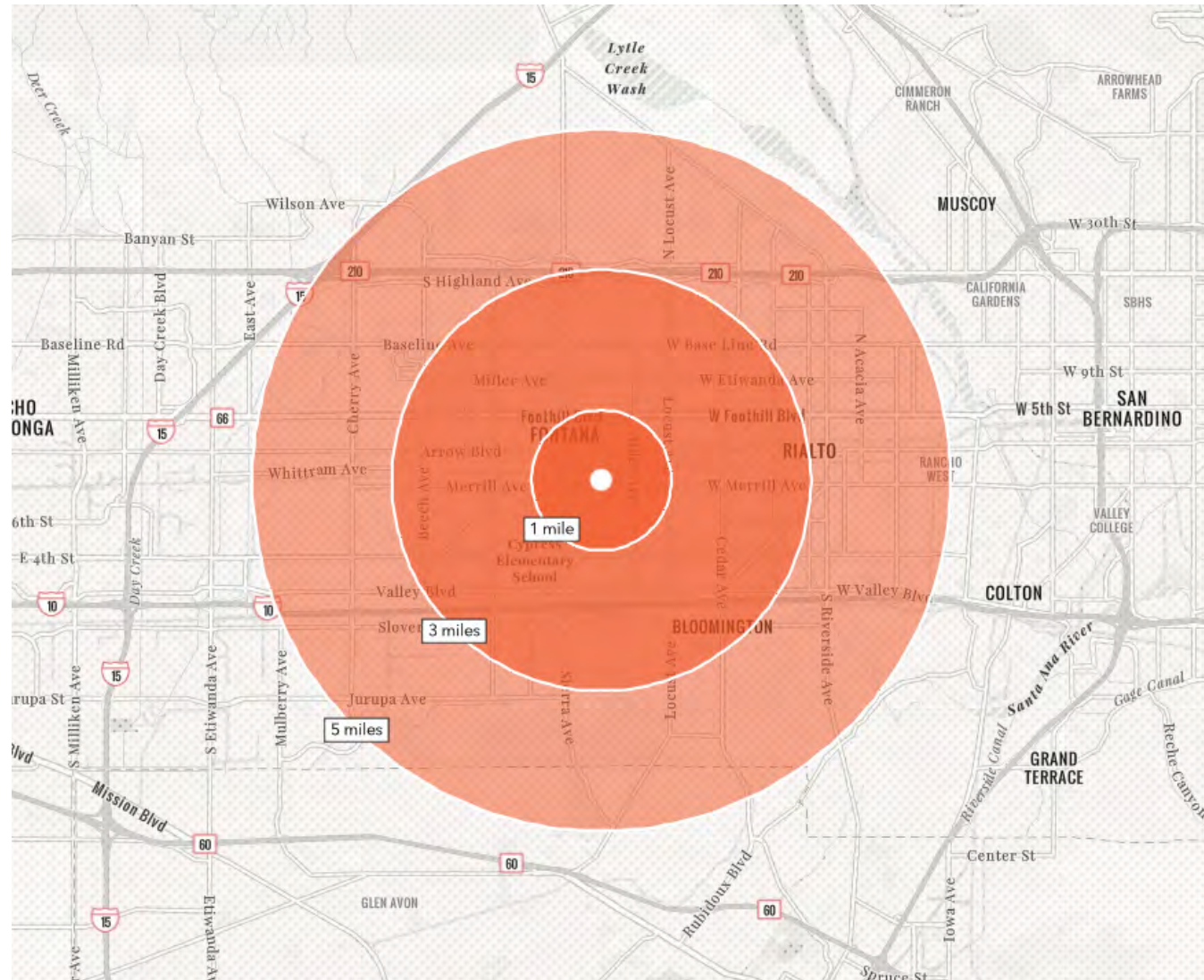
\$778,175  
MEDIAN HOME VALUE



20,138  
TOTAL EMPLOYEES



\$115,526  
AVG HOUSEHOLD  
INCOME



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## SUGGESTIONS

All offers submitted for the proposed sale should be in writing and accompanied by background information on the Buyer.

The property is being offered on the basis of an all-cash closing. The Buyer should distinguish itself by addressing the following:



### PRICE

Stipulate total price  
Evidence of funds



### DEPOSITS

A significant initial deposit will be required upon execution of the Purchase and Sale Agreement  
Indicate timing and amounts of additional deposits



### ESCROW CLOSING DATE

Specify for all scenarios



### OFFER STRUCTURE

Investor or User



### PROPOSED USE OF SITE

List proposed use



### CONTINGENCIES/ CONDITIONS TO CLOSING

Indicate all buyer contingencies and length of contingency period  
Specify all conditions necessary to trigger closing  
If offering on an entitled basis, provide a projected entitlement timeline with major requirements



### CONTACT

Contact Chris, Charlie, or Ethan  
Do not disturb owner

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