



18100 ARROW BLVD, FONTANA, CA 92335

2.32 FLAT ACRES ZONED TO BUILD

OFFERED AT	LOT SIZE	ZONING	TOPOGRAPHY
\$1,647,000 ±\$710,000 per acre	2.32 AC ±101,059 SF	C-1 Community Commercial	Flat Level, cleared, usable

A flat, level 2.32 acre parcel in an established Fontana retail corridor, offered to the buyer who would rather begin with a blueprint than a grading plan. Nothing here needs to be undone before it can be built on.

C-1 permits retail, professional office, and medical use by right. The site sits beside a Stater Bros. anchored center and borders the Pacific Electric Trail, so daily traffic is already in place on every side.

[PARCEL DATA, DEVELOPMENT STANDARDS, AND PERMITTED USES INSIDE](#)**JAMES OLVERA**eXp Realty of Greater Los Angeles · DRE #02120214
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PARCEL

APN	0246-081-21-0000
County	San Bernardino
Lot size	2.32 AC / ±101,059 SF
Land use	Commercial, Vacant Land
Frontage	Arrow Blvd
Topography	Flat, Level and Cleared
Utilities	Located Nearby

C-1 DEVELOPMENT STANDARDS

Max building height	35 ft
Max lot coverage	50%
Max floor area ratio	0.50
Min lot size	20,000 SF
Front setback	15 to 25 ft by street class
Side / rear setback	20 ft at residential, else 0 ft
Buildable at 0.50 FAR	±50,530 SF

WHAT C-1 ALLOWS

PERMITTED BY RIGHT

Retail across most categories, from grocery and drugstore to hardware, furniture, and sporting goods. Administrative and professional offices. Medical and dental clinics. Financial institutions. Restaurants and cafés, including drive-thru and take-out. Personal and business services, fitness under 4,000 SF, and childcare-adjacent instructional uses.

WITH A CONDITIONAL USE PERMIT

Multiple-family dwellings, subject to an area plan. Bars and cocktail lounges, liquor stores, feed stores, and wholesale auto sales. Bowling, indoor theater, skating, and fitness over 4,000 SF. Conditional uses are approved by the Planning Commission and carry added standards under Sec. 30-492.

LOCATION



RETAIL ADJACENCY

Directly beside a Stater Bros. anchored shopping center, with its traffic and parking already established.

ESTABLISHED CORRIDOR

Surrounded by built-out housing, schools, and walkable streets rather than raw outlying land.

PARCEL OUTLINE

Rectangular and flat across its full depth, with Arrow Blvd frontage and the Pacific Electric Trail along its boundary.

WALK THE SITE BEFORE YOU DRAW THE PLAN



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