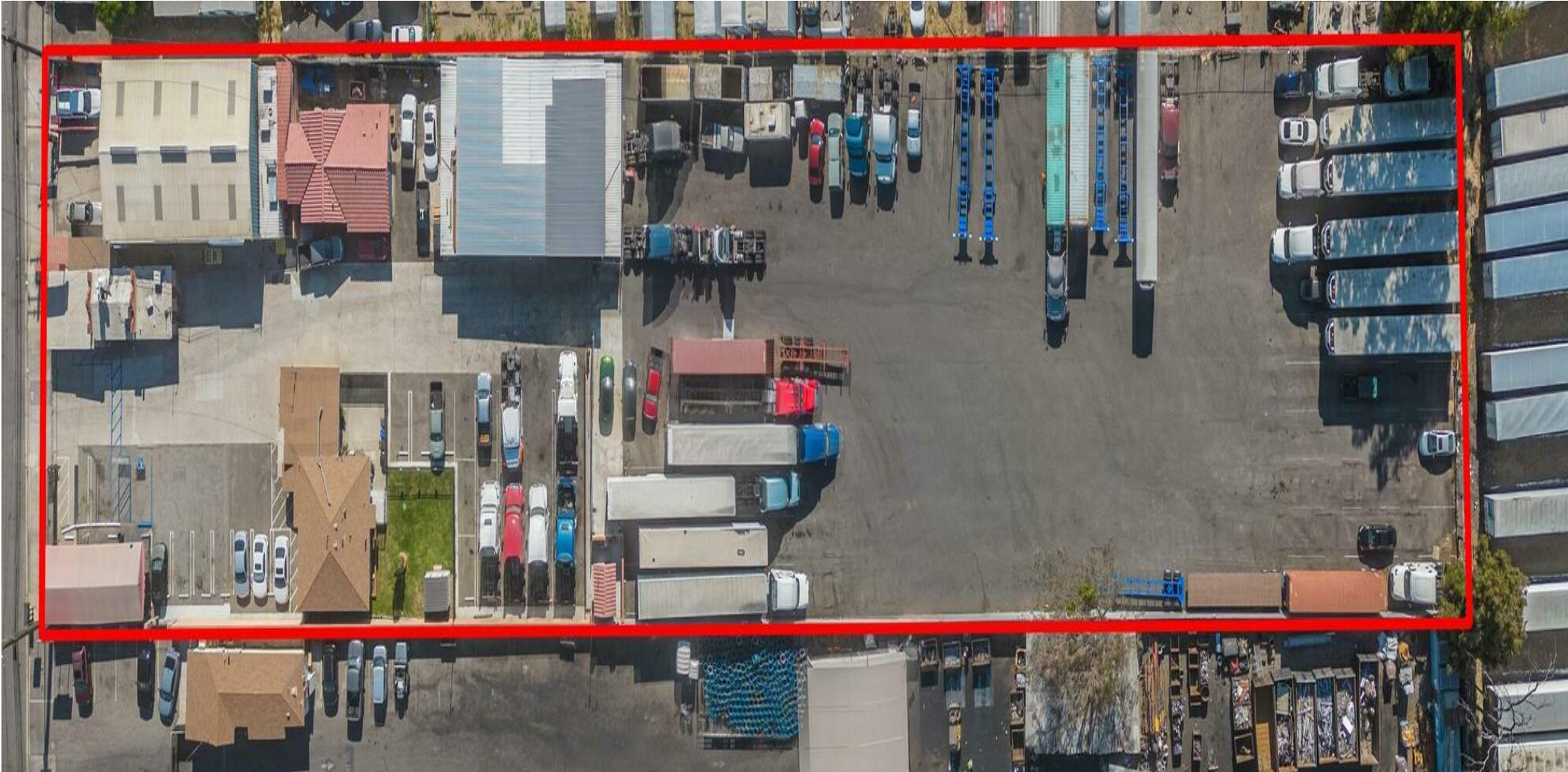


# 15032 Valley Blvd

Fontana, CA 92335



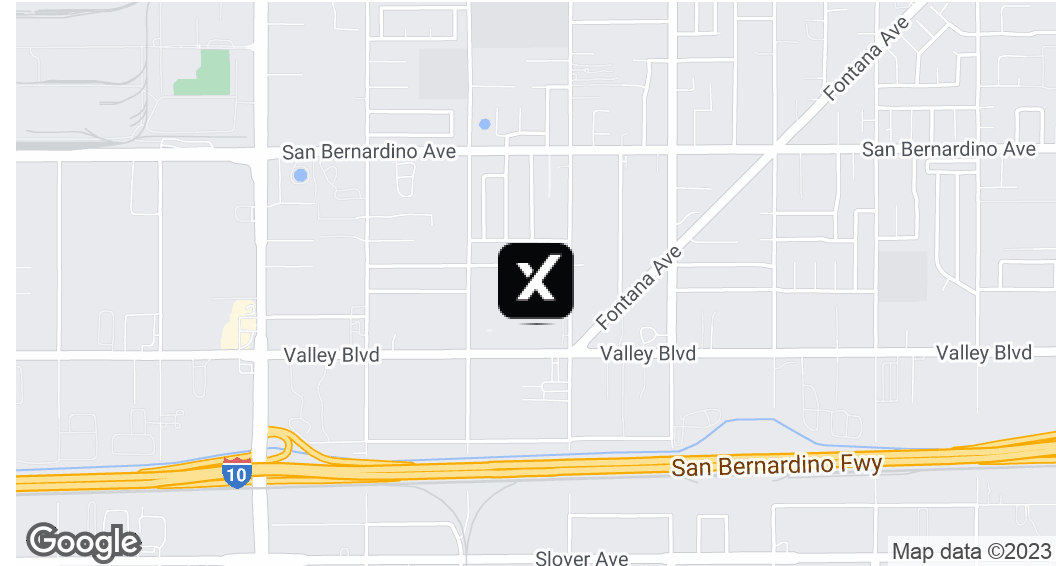
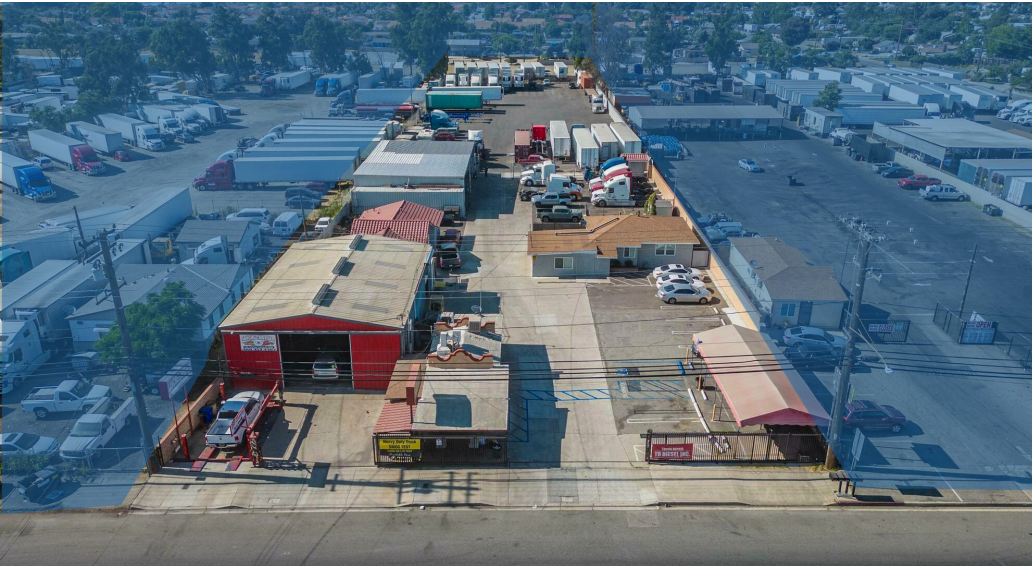
ROA | 2434 Fenton Street | Chula Vista, Ca 91914

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# FOR SALE | 15032 Valley Blvd

Fontana, CA 92335



## Offering Summary

Sale Price:	\$5,995,000
Building Size:	5,340 SF
Available SF:	
Lot Size:	1.8 Acres
Price / SF:	
Year Built:	1950
Renovated:	2022
Zoning:	SDCOM

## Property Overview

Outstanding mixed-use commercial property, Zone SDCOM, situated on a 1.8-acre parcel of land, boasting two Assessor Parcel Numbers (APNs). Strategically located, this property offers a diverse range of income-generating opportunities, including a mechanic garage, an outdoor garage, two single-family residences, a restaurant, and dedicated truck parking.

## Property Highlights

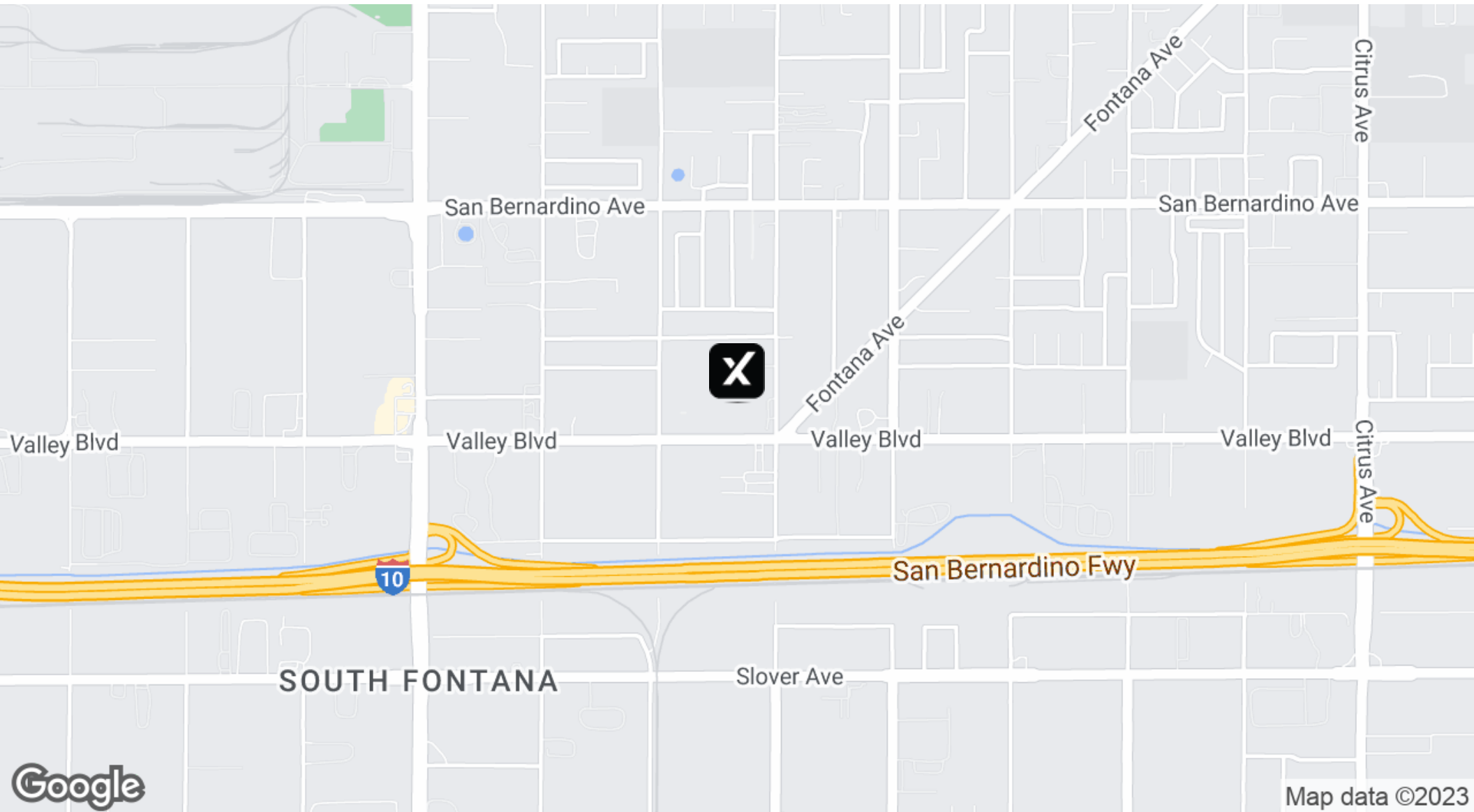
- Mechanic Garage for Commercial Vehicles
- Outdoor Garage
- Two Single-Family Residences
- Restaurant Space
- Dedicated Truck Parking
- 1.8 Acres
- Zone SDCOM

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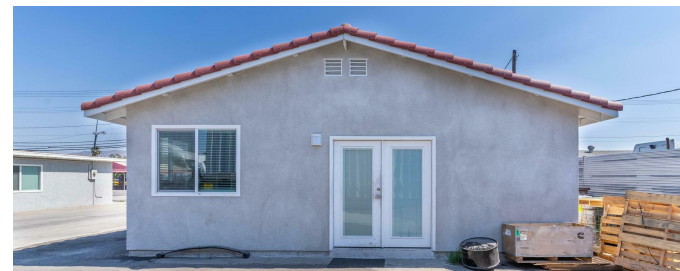
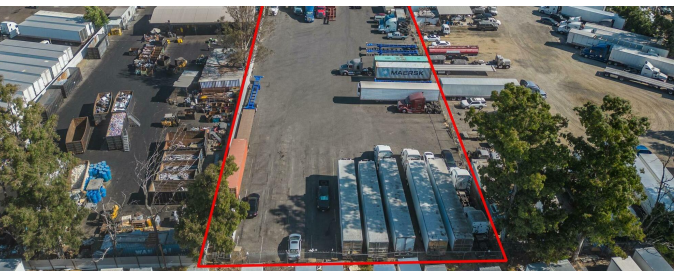
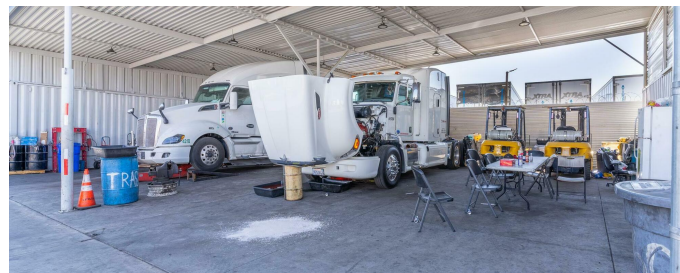
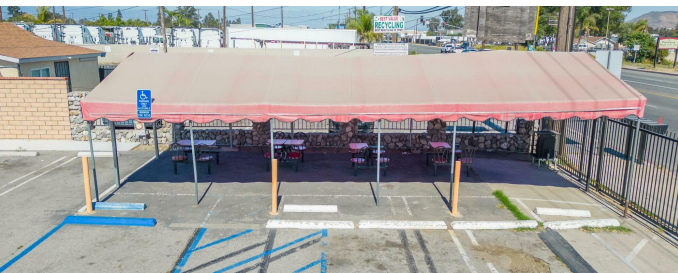
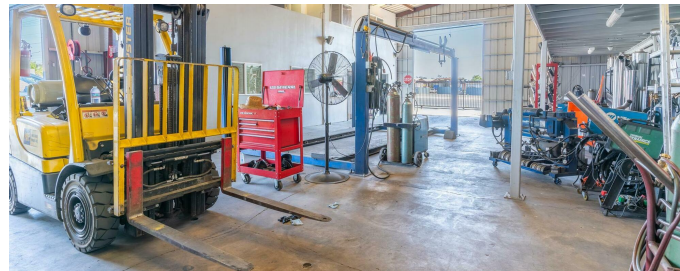


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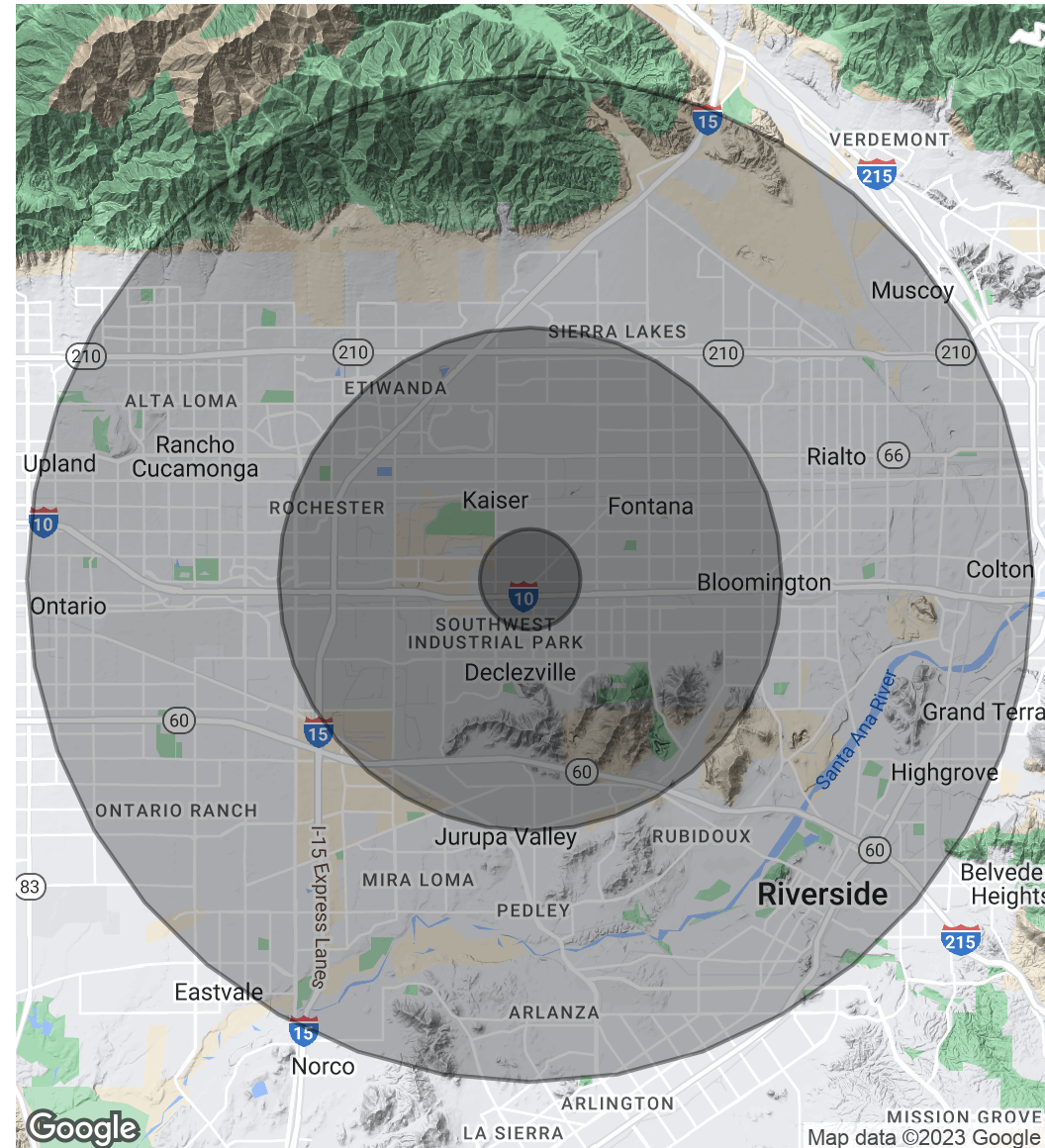
Fontana, CA 92335

Population	1 Mile	5 Miles	10 Miles
Total Population	11,434	297,599	1,094,163
Average Age	30.6	31.8	33.3
Average Age (Male)	29.6	30.3	32.2
Average Age (Female)	31.3	33.0	34.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,501	79,999	312,344
# of Persons per HH	4.6	3.7	3.5
Average HH Income	\$75,948	\$83,631	\$86,666
Average House Value	\$329,153	\$334,934	\$359,621

\* Demographic data derived from 2020 ACS - US Census



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