

**AVISON
YOUNG**

8594 Sierra Avenue, Fontana, CA 92335

±7,200 SF Storefront Flex Building

FOR LEASE



CODY LERNER, SIOR

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AVISON YOUNG

Inland Empire
3281 E. Guasti Rd., Suite 700
Ontario, California 91761
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PROPERTY OVERVIEW

BUILDING AREA:	±7,200 SF
APN:	0191-274-31
LEASE RATE:	\$1.60 PSF / NNN
NNN:	\$0.33
CEILING HEIGHT:	15'
ZONING:	FBC - Form Based Code / WMXU-3 Downtown Core Project
APPROVED USES:	Downtown Gateway

HIGHLIGHTS

8594 Sierra Avenue, Fontana, offers a prime leasing opportunity within one of Southern California's most active industrial and commercial corridors. This flexible leasing opportunity is well suited for a wide range of uses (subject to zoning). The property benefits from excellent regional connectivity, with convenient access to major freeways including I-10, I-15, and SR-210, enabling efficient distribution throughout the greater Southern California market. Situated on a corner lot along high-visibility Sierra Avenue and surrounded by established industrial and commercial users, the site provides strong exposure, ease of access, and a business-friendly environment supported by a deep local labor pool.



BENNETT AVENUE

ARROW BOULEVARD

FSA
Family Service Association

FONTANA CITY HALL

NUEVO AVENUE

GOOD NEIGHBOR PHARMACY

Silvia's Party Supplies & Floral

Cocina Sinaloense

LUPITA'S JEWELERS

I'Lash Nail & Spa



+25,000 VPD

GEORGE'S
BUDGET TIRE & AUTO REPAIR

SIERRA AVENUE

VALENCIA AVENUE

CLERPS
COCKTAILS

Obsidia Ink

PROPERTY PHOTOS







APN: 0191-274-31

VALENCIA AVENUE

SIERRA AVENUE



5-MILE RADIUS DEMOGRAPHICS



372,531
POPULATION



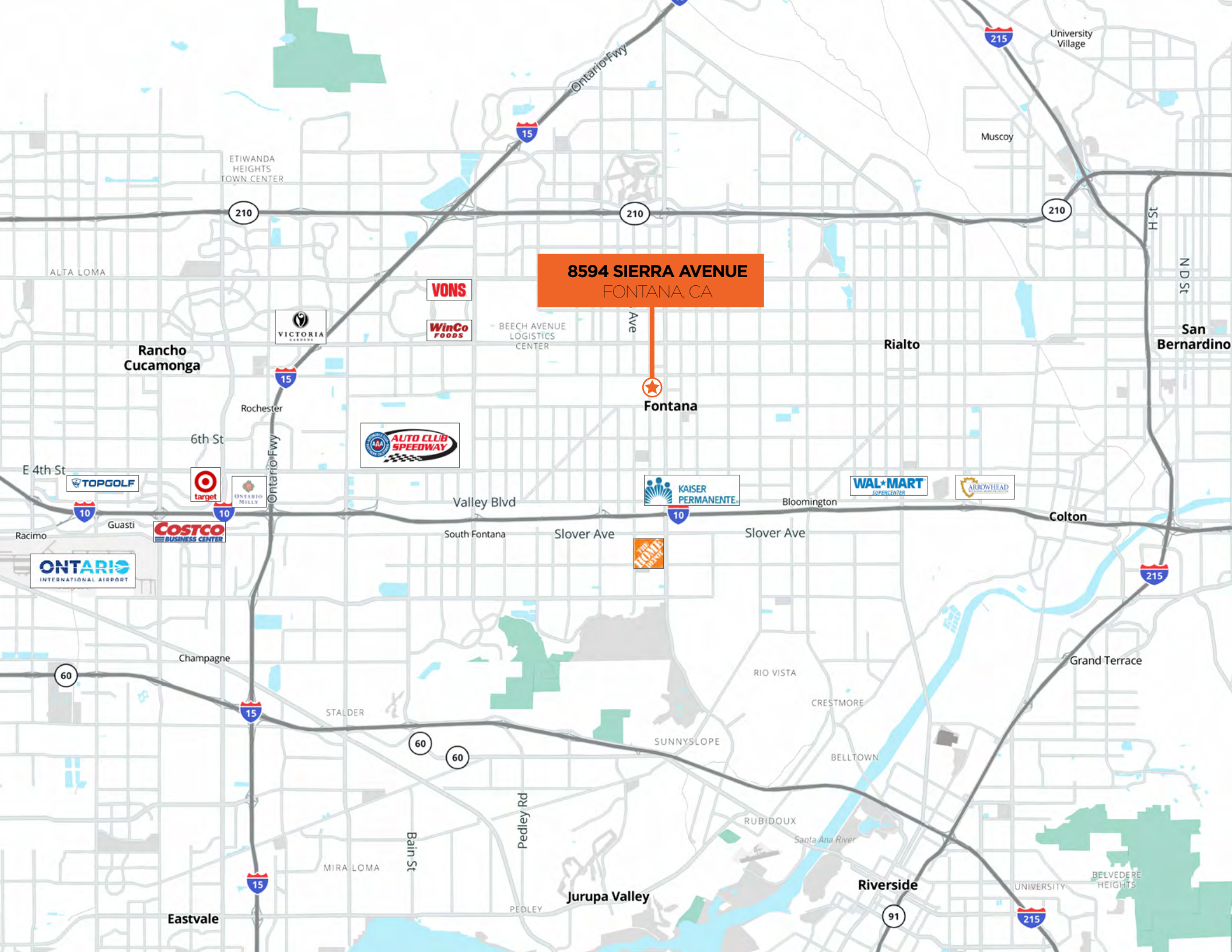
\$114,941
AVERAGE HH INCOME

9,718	74,029
BUSINESSES	EMPLOYEES
DAYTIME EMPLOYMENT	

65%	35%
OWNER	RENTER
OCCUPIED HOUSING UNITS	

**Demographics within 5-mile radius of subject property (per Costar)*

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