

±17,272 SF FOR LEASE FRONTING BASELINE AVE

15331 Baseline Ave, Fontana, CA 92336



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PROGRESSIVE
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Presented By



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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

PROPERTY OVERVIEW



HIGHLIGHTS

- The entire center is also available for sale (Contact Broker for Details)
- Affluent community with the average household income being \$148,760 within 1-mile of the property.
- Dense trade area with a population of 308,510 within a 5-mile radius of the site.
- Located on the South East Corner of the signalized intersection of Baseline Ave & Beech Ave with $\pm 25,130$ cars per day.

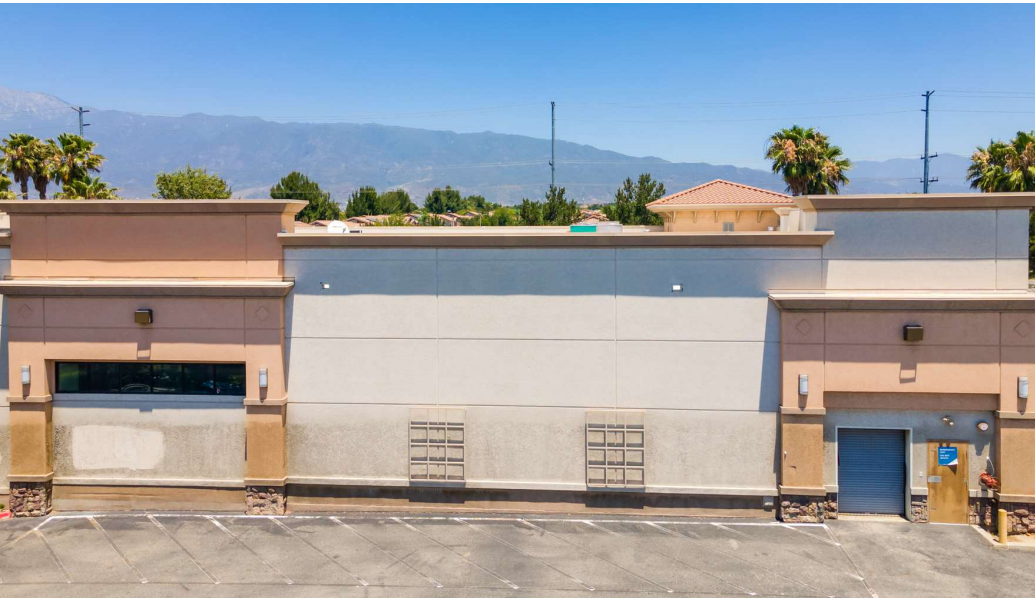
SITE PLAN



RETAILER MAP



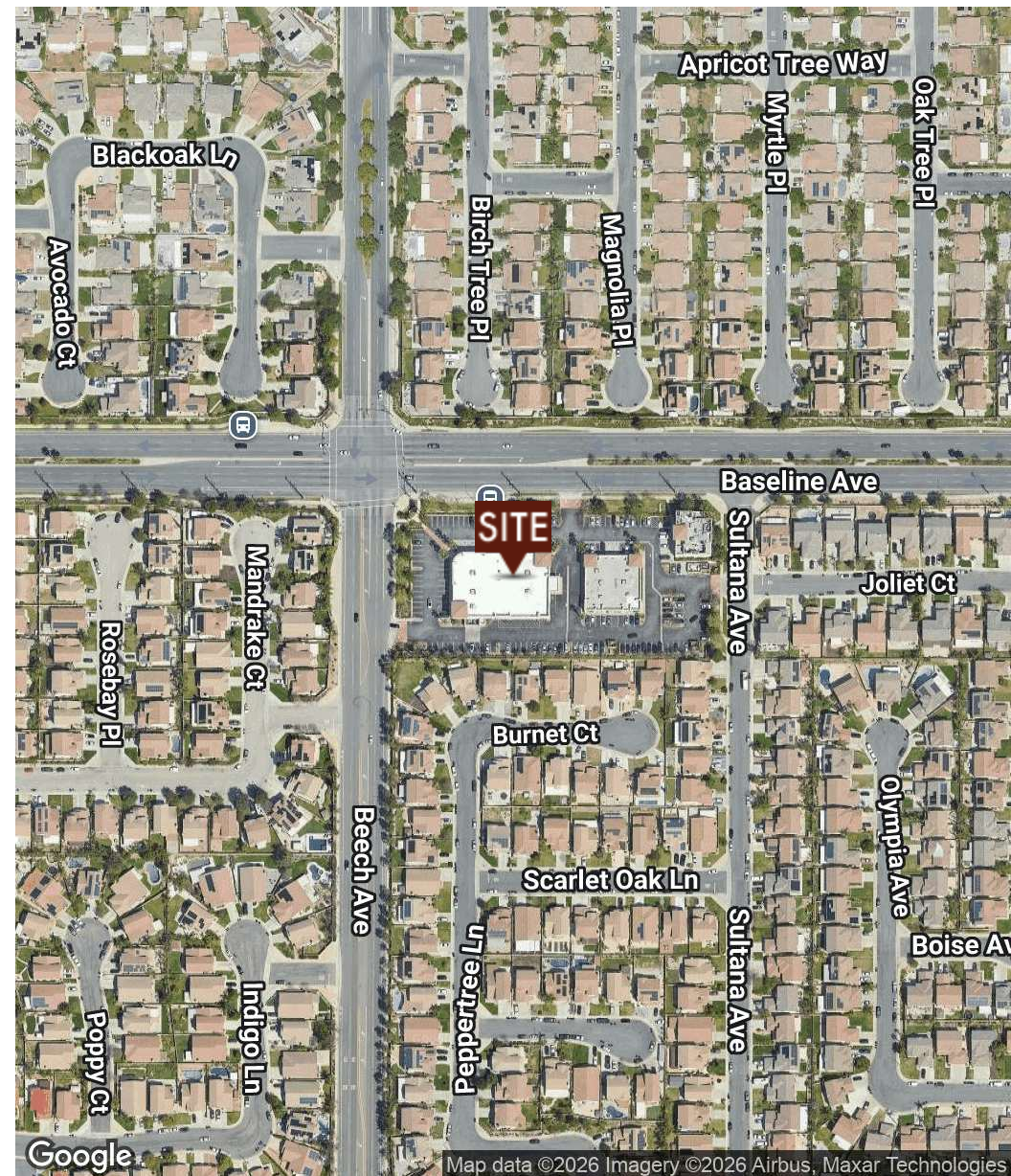
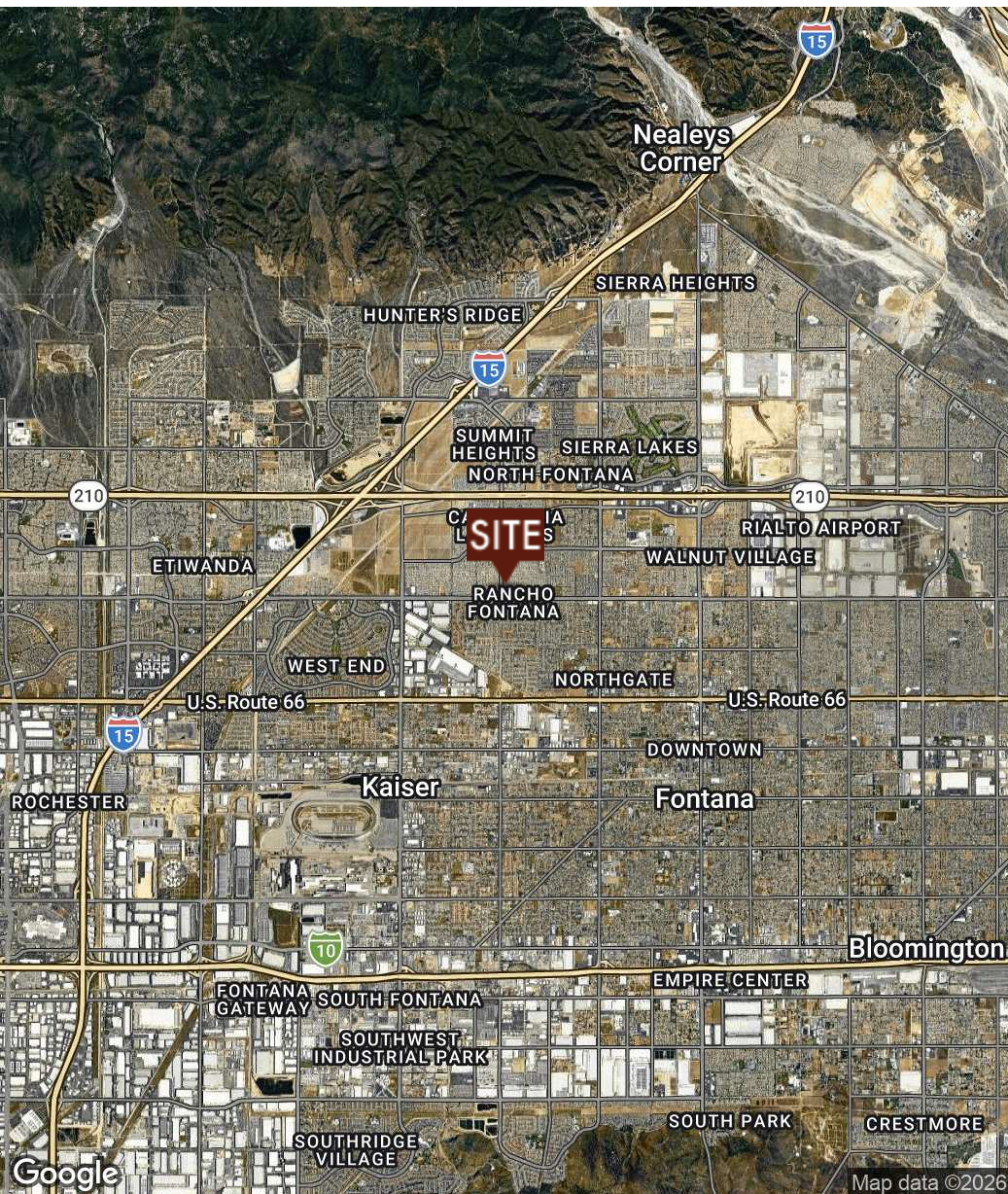
ADDITIONAL BUILDING PHOTOS



ADDITIONAL CENTER PHOTOS



LOCATION MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2026 Total Population	24,300	157,055	308,514
2026 Median Age	34.4	33.1	33.3
2026 Total Households	6,540	42,013	84,624
2026 Average Household Size	3.7	3.7	3.6
<u>INCOME</u>			
2026 Average Household Income	\$148,764	\$139,809	\$140,869
2026 Median Household Income	\$125,223	\$115,867	\$115,221
2026 Per Capita Income	\$40,077	\$37,427	\$38,669
<u>BUSINESS SUMMARY</u>			
2026 Total Businesses	458	3,581	8,591
2026 Total Employees	2,709	26,060	74,494