

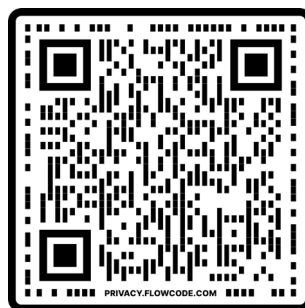


**FOR SALE/GROUND LEASE**

**4.3265 ACRES MIXED USE LAND**

**16203 Foothill Blvd.**

**Fontana, CA 92335**



**SCAN FOR  
AERIAL VIDEO**

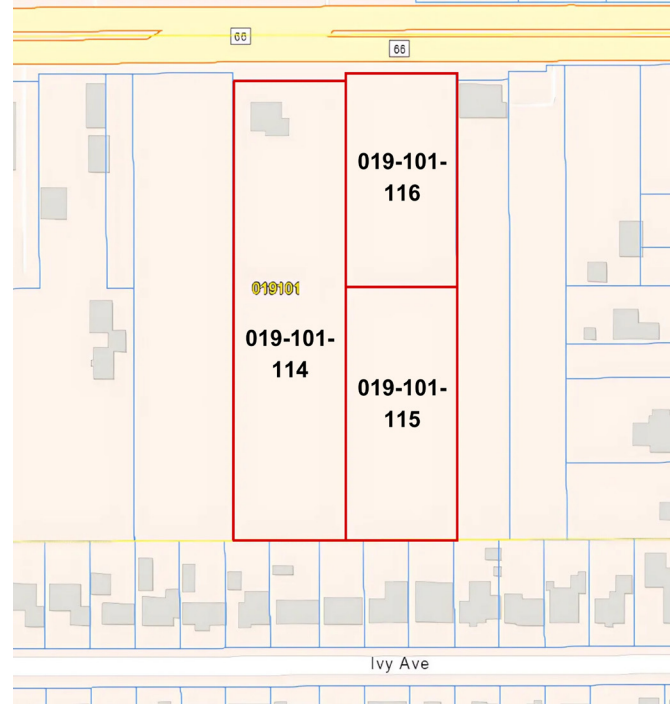


## EXECUTIVE SUMMARY

ONE to FOUR acres of prime walkable mixed use zoning land available for SALE or GROUND LEASE! This exceptional 4-acre location presents a prime development opportunity in Fontana's rapidly expanding Foothill Blvd./Route 66 corridor. With approximately 300 FEET of FRONTAGE along a highly visible section of Foothill Blvd./Route 66 between Citrus Ave. and Oleander Ave. The property is strategically positioned across from the established Citrus Shopping Center anchored by Cardenas and Walgreens outparcel at the crucial Citrus Ave. intersection. Its location offers convenient access to Downtown Fontana, Sierra Ave., Victoria Gardens in Rancho Cucamonga, and major freeways including I-210, I-15, and I-10, as well as being a Route 66 Gateway. Zoned for Walkable Mixed Use (WMXU) under Fontana's Form Based Code (FBC), the site allows for diverse development options, including retail, medical, restaurant, office, mix-use commercial/residential or multi-family residential up to 39 UNITS PER ACRE! Fontana's significant population and median household income growth, coupled with a booming development landscape, make this a highly desirable location. With high traffic counts of over 30,000 vehicles crossing this property daily, this location has fantastic exposure! This is a great opportunity and unique chance to capitalize on the city's dynamic growth with exceptional visibility and potential!

# PROPERTY DETAILS

For Sale/	\$4,950,000
Ground Lease	Negotiable - please submit proposal.
Land Size	4.3265 Acres
Location	16203 Foothill Boulevard, Fontana, CA 92335
APN	019-101-114; -115; -116
Zoning	Walkable Mixed Use (WMXU-1/ FBC/Rt 66. Gateway)
Cross Streets	Citrus Ave. & Oleander Ave.
Water	Yes
Sewer	Yes
Gas	Yes
Electricity	Yes



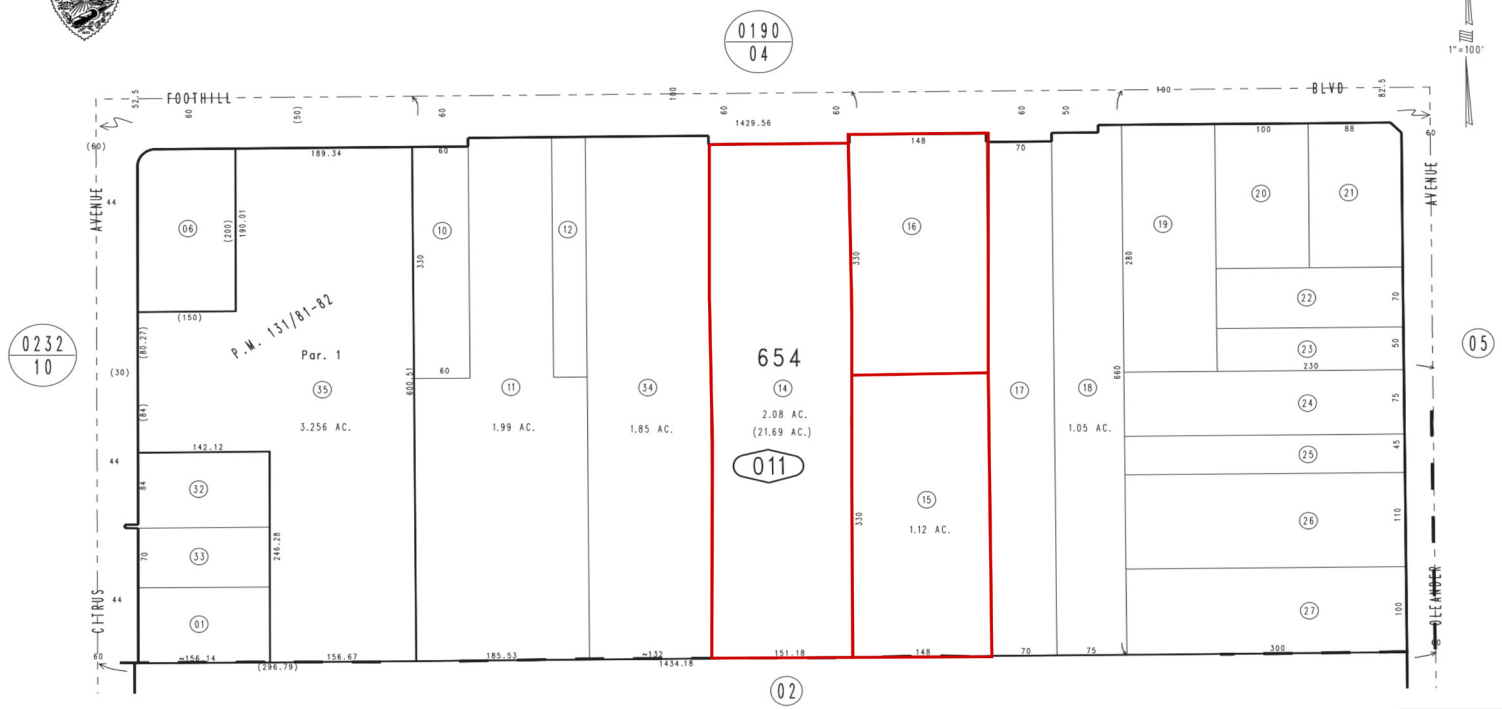
## PARCEL MAP

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

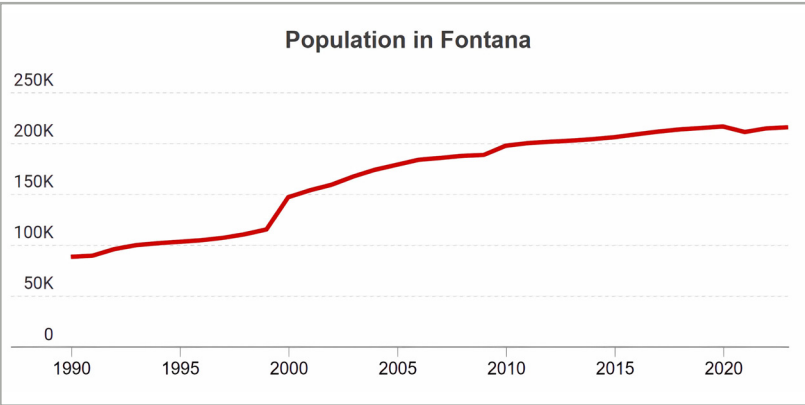
Ptn. Semi-Tropic Land & Water Co. Sub. S.B.L.  
M.B. 11/12

City of Fontana  
Tax Rate Area  
10182

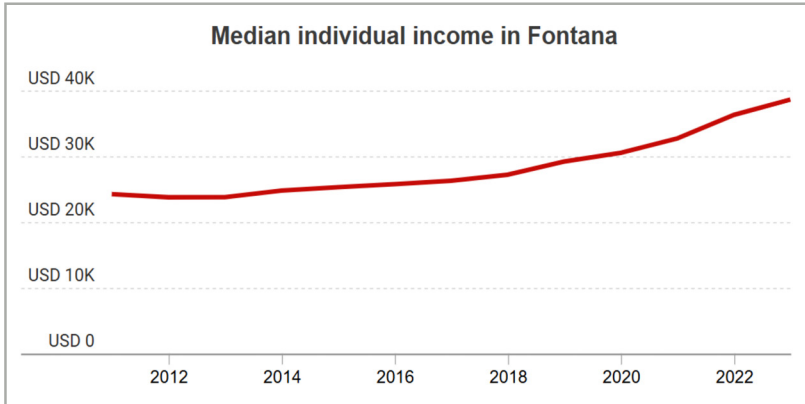
0191 - 01



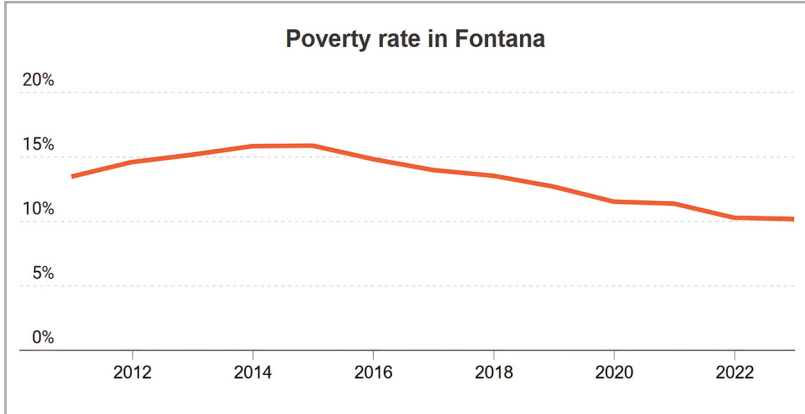
# FONTANA DEMOGRAPHICS



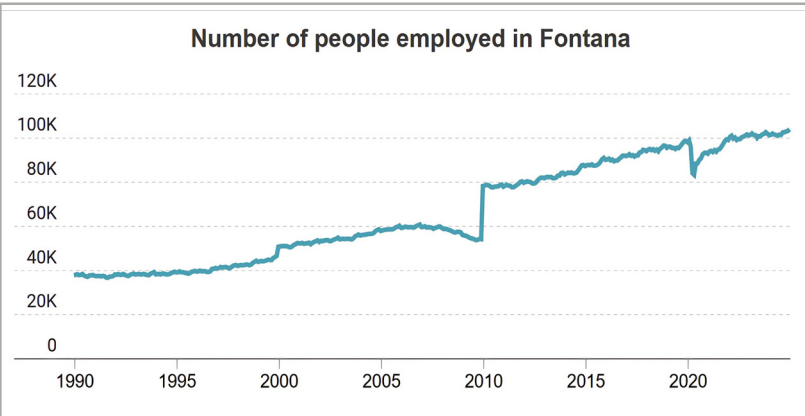
**Population is Increasing**



**Median Income is Increasing**



**Poverty Rate is Decreasing**



**Employment is Increasing**

Source: Data Commons



# PERMITTED USES

Sec. 30-359. - Uses permitted.

This section of the Form-Based Code establishes the permitted land uses in each district and the corresponding permit requirements. A parcel or building subject to the Form-Based Code shall be occupied with only the land uses allowed by Table 30-300.A—Land Uses. Definitions of allowed land uses are provided in [Section 30-632](#) List of definitions.

- (1) [Section 30-405](#)—Overall Form-Based Code district map illustrates the overall land use plan for the Form-Based Code areas.
- (2) If a land use is not defined in this section, the Director of Community Development may determine that the use is not permitted, or determine the appropriate definition and determine the proposed use to be permitted provided the Director of Community Development approves a Director's determination and makes the following findings in writing:
  - a. The land use will not impair the orderly implementation of the City of Fontana General Plan.
  - b. The land use is consistent with the purpose of the applicable zoning district.
  - c. The characteristics and activities associated with the proposed land use are similar to one or more of the listed land uses in Table 30-359.A—Land Uses and will not produce greater impacts than the land uses listed for the zoning district.
  - d. The land use will be compatible with the other land uses allowed in the zoning district.
  - e. The land use is not listed as allowed in another zoning district.
- (3) A "P" indicates a use is permitted by right subject to design review by the Planning Commission or administrative site plan review by the Director of Community Development.
- (4) An "M" indicates the use requires the granting of a minor use permit (MUP).
- (5) A "C" indicates the use requires the granting of a conditional use permit (CUP).
- (6) A "—" means the use is not permitted in that zoning district. Any use that is not listed is not permitted.
- (7) Uses marked with an asterisk "\*" indicate that the use is not permitted on the ground floor except on Sierra Avenue.
- (8) Uses marked with an S superscript " <sup>S</sup> " indicate that the use is subject to special use regulations in (reference specific use regulations) [Section 30-360](#).
- (9) Uses marked with a DT superscript " <sup>DT</sup> " indicate that the requirement pertains to parcels within the downtown boundary.

Table 30-359.A.—Land Uses

	Civic	Station Area	Downtown Gateway	Neighborhood	Multi-Family	Transitional	Sierra Gateway	Route 66 Gateway	Valley Gateway	Village
Administrative/Professional										
Architectural, design, and engineering services	P	P	P	—	—	P	P	P	P	P
Attorney/legal services	—	P	P	—	—	P	P	P	P	P
Banks/financial institutions, credit unions and remote ATMs (stand-alone facilities—without drive-thru)	—	P	P	—	—	P	P	P	P	P
Banks/financial institutions, credit unions and remote ATMs (with drive-thru)	—	—	M	—	—	M	P	P	P	P
Brokerage firms and financial institutions	—	P	P	—	—	P	P	P	P	M
Exhibit halls and galleries with 15% or less retail sales area	—	P	P	—	—	P	P	P	P	P
General administrative offices	—	P	P	—	—	P	P	P	P	P
Government offices	P	P	P	—	—	P	P	P	P	P
Insurance and accounting offices	—	P	P	—	—	P	P	P	P	P
Massage/acupressure as primary use	—	—	M	—	—	M <sup>DT</sup> C	C	C	C	M
Massage as ancillary use to primary permitted use—less than 40% of gross floor area of business	—	M	M	—	—	M	M	M	M	M

Real estate, escrow & property management offices	—	P	P	—	—	P	P	P	P	P
Recording/film studios	—	M	M	—	—	M	M	M	M	P
Animal Services										
Feed, tackle supplies for large animals	—	—	—	—	—	—	—	—	—	—
Pet boarding and kennels	—	M	M	—	—	M	M	M	M	—
Pet grooming	—	P	P	—	—	P	P	P	P	P
Veterinarian clinic and hospitals (with incidental boarding)	—	—	—	—	—	—	P	P	P	P
Pet sales and supplies (without outdoor storage)	—	—	P	—	—	P	P	P	P	P
Alcoholic Beverage Sales										
Alcoholic sales for off-site consumption, with or without tasting room	M	M	M	—	—	M	C	C	C	M
On-site sales in connection w/restaurant	M	M	M	—	—	M	C	C	C	M
Restaurant and café with entertainment and/or dancing	—	M	M	—	—	—	—	—	—	—
Manufacturing, including winery or micro-brewery with tasting room and no restaurant	M	M	M	—	—	M	C	C	C	M
Micro-breweries in connection with restaurant (Brew Pub)	M	M	M	—	—	M	C	C	C	M
Micro-breweries without tasting room	—	—	—	—	—	—	—	—	C	—
Educational/Instructional/Day Care Uses										
Adult day care	—	—	M	—	—	M	C	C	C	M
Children tutorial classes	—	—	M	—	—	M	M	M	M	M
Colleges—public and private	M	M	M	—	—	M	C	C	C	C
Schools—elementary, middle, secondary, high, private	M	M	M	M <sup>DT</sup> C	M <sup>DT</sup> C	M	C	C	C	C
Studio—Art, Dance, Martial Arts, Music (School) with greater than 1,500 sq. ft. GFA	P	M	M	—	—	P	M	M	M	M
Studio—Art, Dance, Martial Arts, Music (School)with less than 1,500 sq. ft. GFA	P	P	P	—	—	M	M	M	M	M
Licensed nurseries, pre-schools and day care facilities for children	—	M	M	—	—	M	M	M	M	M
Adult vocational classes, trade schools, computer training	—	—	M	—	—	M <sup>DT</sup> C	M	C	C	C

Traffic and automobile driving schools	—	—	—	—	—	— <sup>DT</sup> C	C	C	C	C
Food/Restaurants/Eating Establishments										
Bakery—primarily retail sales	P	P	P	—	—	P	P	P	P	P
Banquet Hall as ancillary use to primary permitted use	M	M	M	—	—	—	C	C	C	C
Catering services as primary use—may include on-site dining facilities	—	—	—	—	—	M <sup>DT</sup> P	P	P	P	—
Ice cream, juice, tea and candy shops	P	P	P	—	—	P	P	P	P	P
Restaurant/coffee shop with drive thru	—	—	—	—	—	—	M S	M	M	—
Restaurant/coffee shop without drive thru facilities or alcohol sales	P	P	P	—	—	P	P	P	P	P
Outdoor dining in public right-of-way	p <sup>S</sup>	p <sup>S</sup>	p <sup>S</sup>	—	—	p <sup>S-DT</sup>	—	—	—	—
General Merchandise/Retail Trade										
Antiques retail sales (excludes pawn shop)	—	P	P	—	—	P	P	P	P	P
Consumer electronics, computer and phone equipment retail sales	—	P	P	—	—	P	P	P	P	P
Art gallery with retail sales (If retail sales area is less than 15%, see exhibit hall and gallery under Administrative/Professional)	—	P	P	—	—	P	P	P	P	P
Art supplies, framing	—	P	P	—	—	P	P	P	P	P
Beauty supplies	—	P	P	—	—	P	P	P	P	P
Books and magazines	—	P	P	—	—	P	P	P	P	P
Camera and photographic supplies	—	P	P	—	—	P	P	P	P	P
Clothing/shoe stores	—	P	P	—	—	P	P	P	P	P
Cigar/cigarette/smoke shops/electronic cigarettes as a primary use	—	—	—	—	—	—	C	C	C	—
Consignment clothing sales	—	P	P	—	—	P	P	P	P	P
Farmer's Market	M <sup>S</sup>	M <sup>S</sup>	M <sup>S</sup>	—	—	—	—	—	—	—
Convenience stores	—	—	—	—	—	—	P	P	P	P
Floor covering (carpet, tile, and similar)	—	—	—	—	—	—	P	P	P	—
Florists	—	P	P	—	—	P	P	P	P	P
Food/drug store (less than 5,000 square feet GFA)	—	P	P	—	—	P	P	P	P	P







Assisted living facilities	—	M	M	C	C	C M <sup>DT</sup>	C	C	C	C
Accessory dwelling units	P	P	P	P	P	P	P	P	P	P
Junior accessory dwelling units	—	—	—	P	—	P	—	—	—	P
Parolee home	—	—	—	—	—	—	—	—	—	—
Residential care facility (6 or fewer persons)	—	P	P	P	P	P	P	P	P	P
Residential care facility (7 or more persons)	—	M	M	M	M	M	M	M	M	M
Multiple-family development	—	P	P	—	P	P	P	P	P	P
Residential within mixed-use development having a commercial component (may include senior, affordable, market rate, etc.)	—	P	P	—	—	P	P	P	P	P
Senior housing	—	M	M	M	M	M	M	M	M	M
Live/work (as a part of a mixed-use development or stand-alone)	—	M <sup>S</sup>	M <sup>S</sup>	—	—	M <sup>S</sup>	M <sup>S</sup>	M <sup>S</sup>	M <sup>S</sup>	—
Detached, single-family dwellings	—	—	—	P	—	P	—	—	—	P
Student housing/dormitory/group quarters	—	M	M	—	M <sup>DT</sup> C	M <sup>DT</sup> C	C	C	C	—
Small family childcare (1 to 6 children)	—	P	P	P	P	P	P	P	P	P
Large family childcare (7 to 14 children)	—	—	—	M	M	—	—	—	—	M
Service/Non-Profit Organizations										
Civic buildings/uses	P	P	P	P	P	P	P	P	P	P
Offices for philanthropic, charitable, civic and service organizations	—	P	P	—	—	P	P	P	P	P
Temporary political campaign offices and headquarters	P	P	P	—	—	P	P	P	P	P
Miscellaneous										
Industrial uses	—	—	—	—	—	—	—	—	—	—
Adult-oriented uses	—	—	—	—	—	—	—	—	—	—

P=Permitted; M=Minor Use Permit; C=Conditional Use Permit; "—"=Not Permitted; "\*"="Not permitted on the ground floor, except on Sierra Avenue; " S " =Special use regulations; " DT " =Pertaining to parcels within the Downtown boundary

# PROJECTS NEARBY

## FONTANA DEVELOPMENT PROJECTS



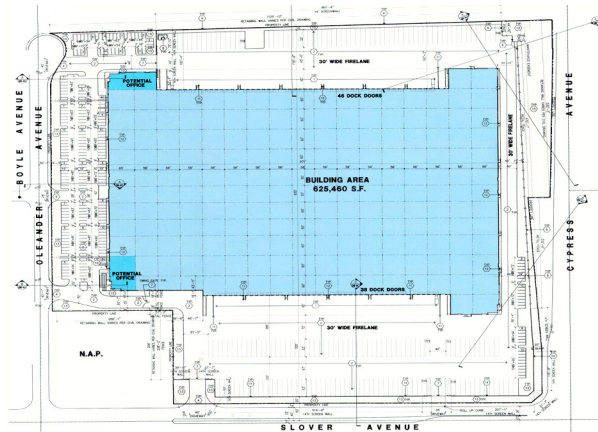
**Over 1000+ New Residential Units Coming Online Within 1 Mile**

Position your business now to benefit from the increasing population and density of Fontana!

## PROLOGIS WAREHOUSE

Approved under Design Review Project No. 21-013 is a planned 623,460-square-foot warehouse and distribution facility located at the northwest corner of Slover Avenue and Cypress Avenue in Fontana, California. The development includes 609,460 square feet dedicated to warehouse operations and 14,000 square feet allocated for office/mezzanine space. The facility is designed with 83 dock doors, 125 trailer stalls, and 235 automobile parking stalls, situated on a 30-acre site.

Sources: <https://fontana.legistar.com/>,  
<https://experience.arcgis.com/>





Downtown Fontana



Subject Property

Foothill Blvd. / Historic Rte. 66  
30,700 ADT



Citrus Ave.



SCAN FOR  
AERIAL VIDEO



**Marcus & Helen Ibrahim**  
(626) 605-1840  
REALTOR, DRE# 02103911  
marcus@teamibrahim.com  
www.teamibrahim.com

