

SOUTH SIERRA PLAZA

±1,211 SF FACING HIGH TRAFFIC SIERRA AVE

10660 Sierra Ave. STE K, Fontana, CA 92337

±1,211 SF
FOR LEASE

Sierra Ave ±27,082 CPD

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PROGRESSIVE
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Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale 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, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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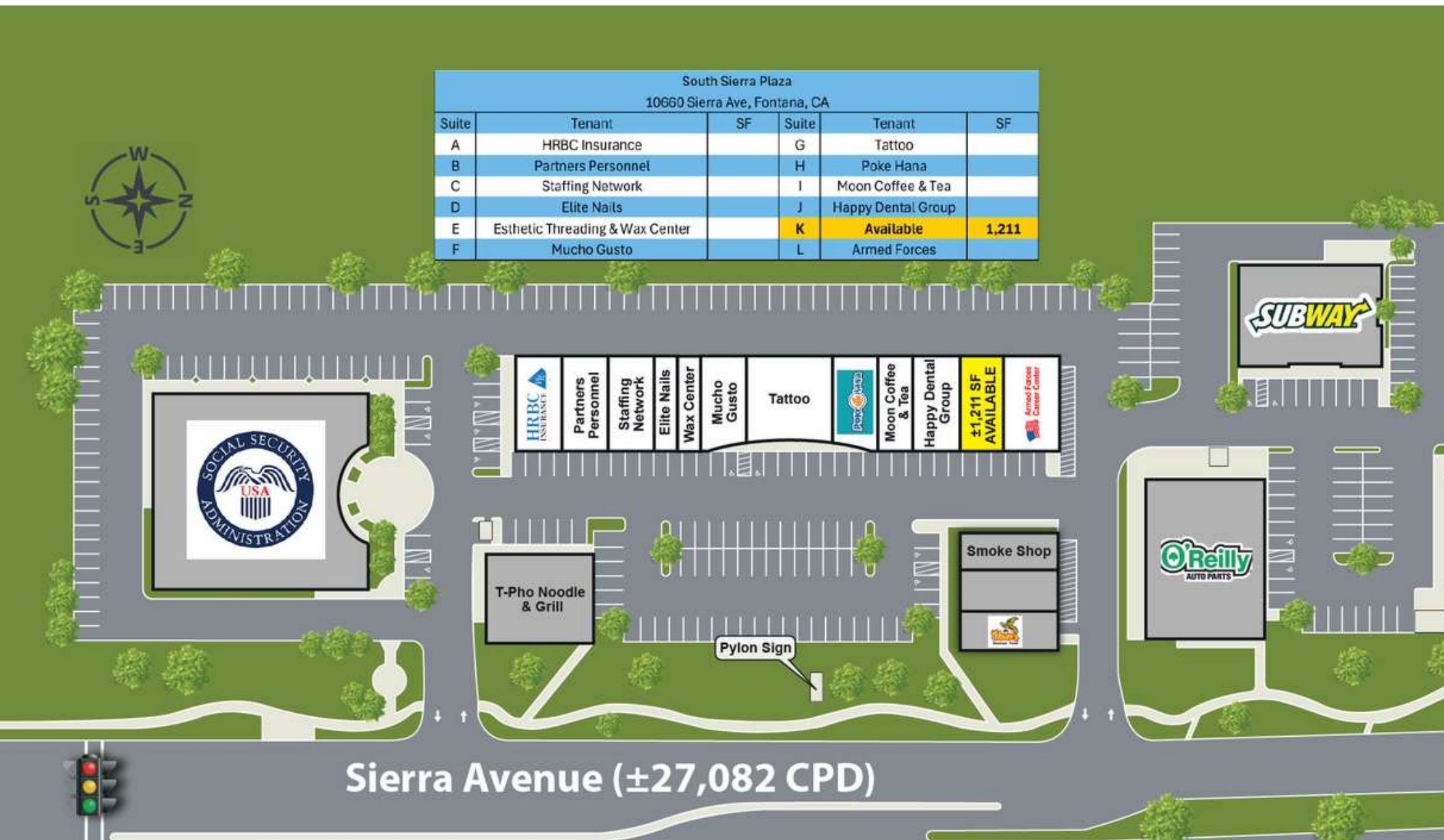
PROPERTY OVERVIEW



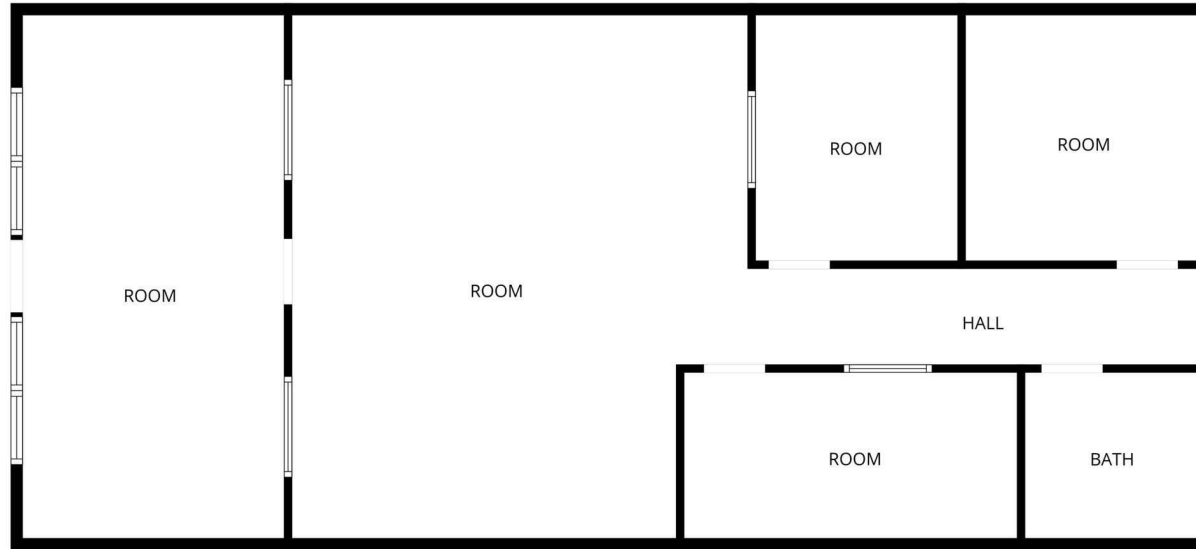
HIGHLIGHTS

- ±1,211 SF Retail Space Available for Lease
- Excellent visibility from Sierra Ave with ±27,082 cars per day.
- Solid daytime population with over 22,572 workers and an overall population of 115,431 within a 3-mile radius of the property.
- Join neighboring tenants such as: Target, 24 Hour Fitness, TJ Maxx, Ross, AutoZone, Kaiser Permanente, Hilton Garden Inn and many more!

SITE PLAN



SUITE K (±1,211 SF) - FLOOR PLAN & INTERIOR PHOTOS



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CLOSE UP AERIAL



RETAILER MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	8,652	115,431	310,210
2025 Total Households	3.7	3.9	3.8
2025 Average Household Size	2,305	29,812	81,417
2025 Median Age	33.2	31.5	32.1
<u>INCOME</u>			
2025 Average Household Income	\$109,208	\$105,973	\$110,062
2025 Median Household Income	\$94,678	\$88,895	\$91,639
2025 Per Capita Income	\$29,176	\$27,416	\$28,951
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	572	2,927	7,900
2025 Total Employees	4,546	22,572	73,509