

# ±10,568 RSF MEDICAL/RETAIL BUILDING FOR LEASE OR SALE

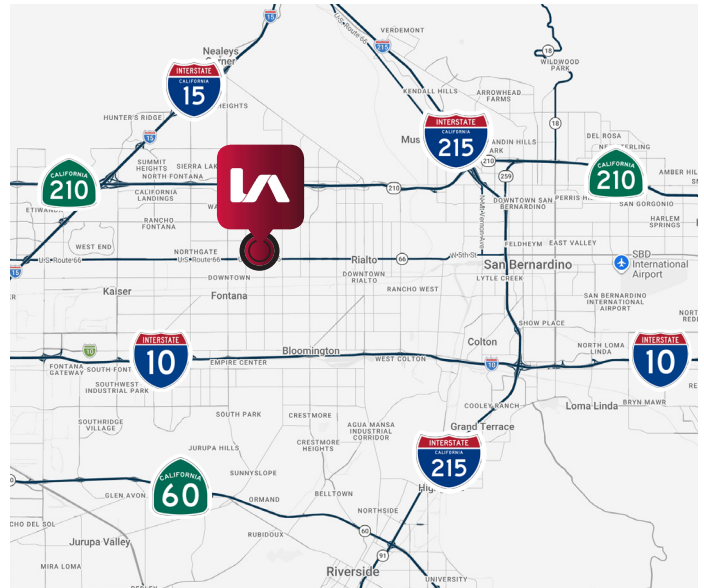
17590 Foothill Boulevard | Fontana CA



## PROPERTY HIGHLIGHTS

- Freestanding Fully Improved Medical Office Building
- High Identity Foothill Blvd. Location
- Prime Retail Corridor
- Excellent for Urgent Care, Multi-discipline Medical, Retail
- Large ±1.23 Acre Lot
- Abundant Parking
- Located in Rapidly Growing City of Fontana
- **SALES PRICE:** \$3,950,000.00
- **LEASE RATE:** \$2.25 NNN
- 10% Down Payment SBA Loan Possible

## LOCATION MAP



### GREG MARTIN

D (909) 373-2904  
gmartin@lee-assoc.com  
DRE #01001749

### LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard  
Ontario, CA 91764  
(909) 989-7771  
Corporate ID: 00976995



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COMMERCIAL REAL ESTATE SERVICES

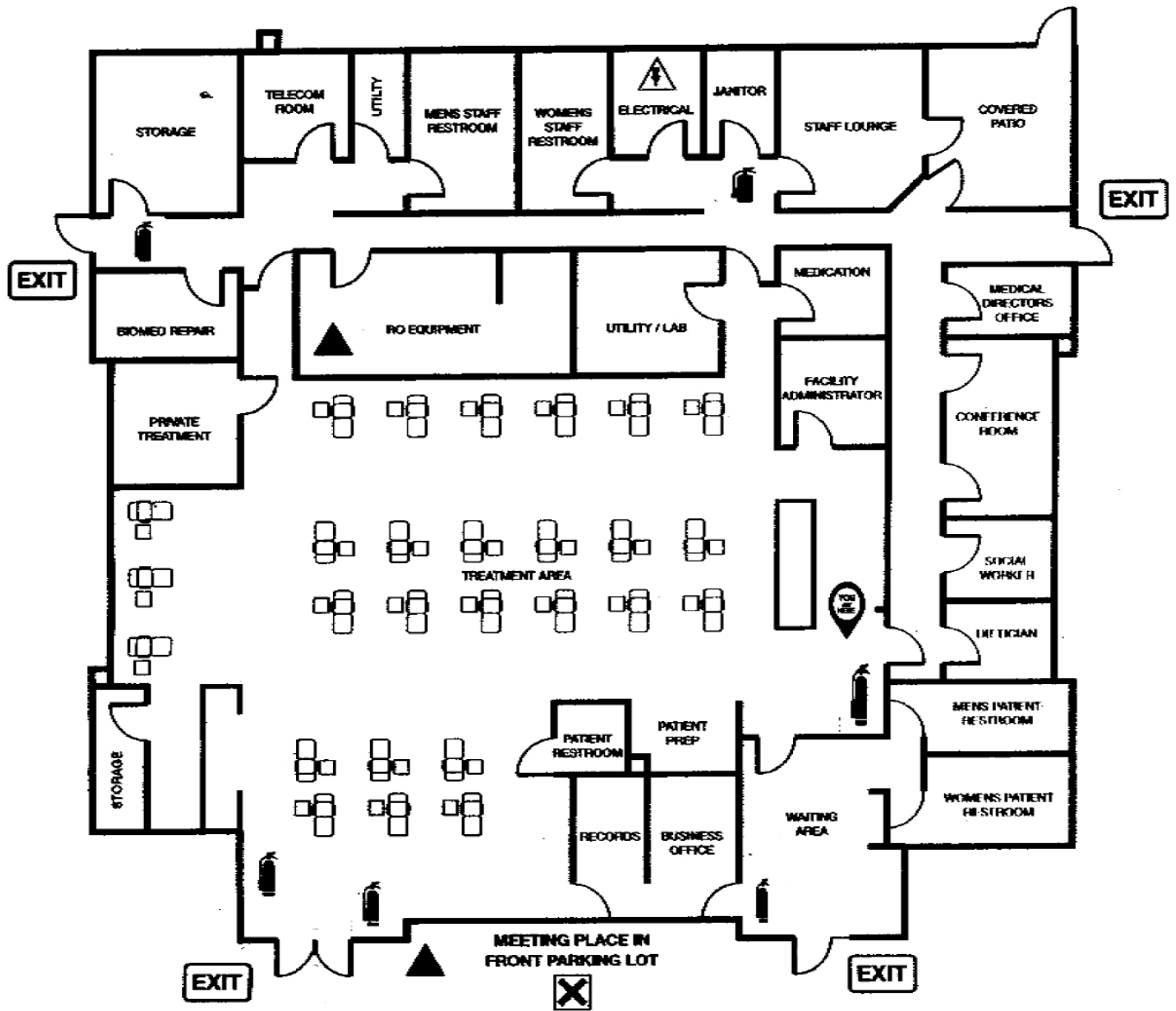
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## FLOOR PLAN/SITE PLAN



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DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
<b>POPULATION</b>			
Estimated Population (2025)	23,764	178,816	360,242
Projected Population (2030)	23,606	180,076	369,495
Census Population (2020)	25,401	187,288	367,007
Census Population (2010)	24,321	174,718	347,180
Projected Annual Growth (2025-2030)	-157	1,260	9,253
Historical Annual Growth (2020-2025)	-1,637	-8,473	-6,765
Historical Annual Growth (2010-2020)	1,079	12,570	19,827
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	6,404	47,627	95,097
Projected Households (2030)	6,471	48,830	99,403
Census Households (2020)	6,598	48,206	93,949
Census Households (2010)	6,050	43,184	85,587
Projected Annual Growth (2025-2030)	67	1,203	4,306
Historical Annual Change (2010-2025)	355	4,442	9,510
<b>INCOME</b>			
Estimated Average Household Income (2025)	\$95,551	\$106,809	\$117,088
Projected Average Household Income (2030)	\$95,253	\$106,950	\$118,095
Census Average Household Income (2010)	\$53,241	\$56,769	\$62,201
Census Average Household Income (2000)	\$42,149	\$45,822	\$49,038
Projected Annual Change (2025-2030)	-\$298	\$141	\$1,007
Historical Annual Change (2000-2025)	\$53,402	\$60,986	\$68,050

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