

North Fontana, CA

40,100 SF Prime Retail Space for Sublease



Citrus Crossings

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Project Highlights

- Highly visible location off the 210 Fwy with both building and pylon signage
- Center was recently completed in 2023
- Located at a major on/off ramp from the Foothill (210) Freeway
- High growth trade area

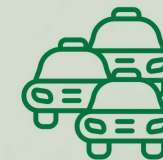
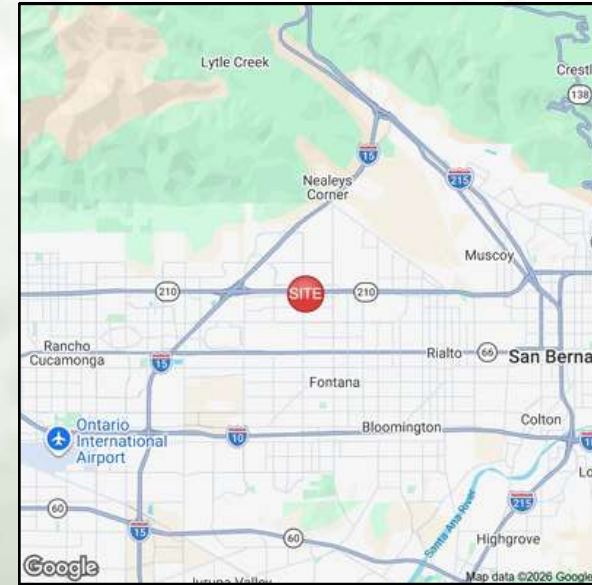


Demographics

| (2025 Estimates) | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|---------------------------|---------------|----------------|----------------|
| Population | 18,125 | 131,703 | 312,371 |
| Avg. HH Income | \$148,407 | \$142,950 | \$136,283 |
| Daytime Population | 2,987 | 20,128 | 54,500 |



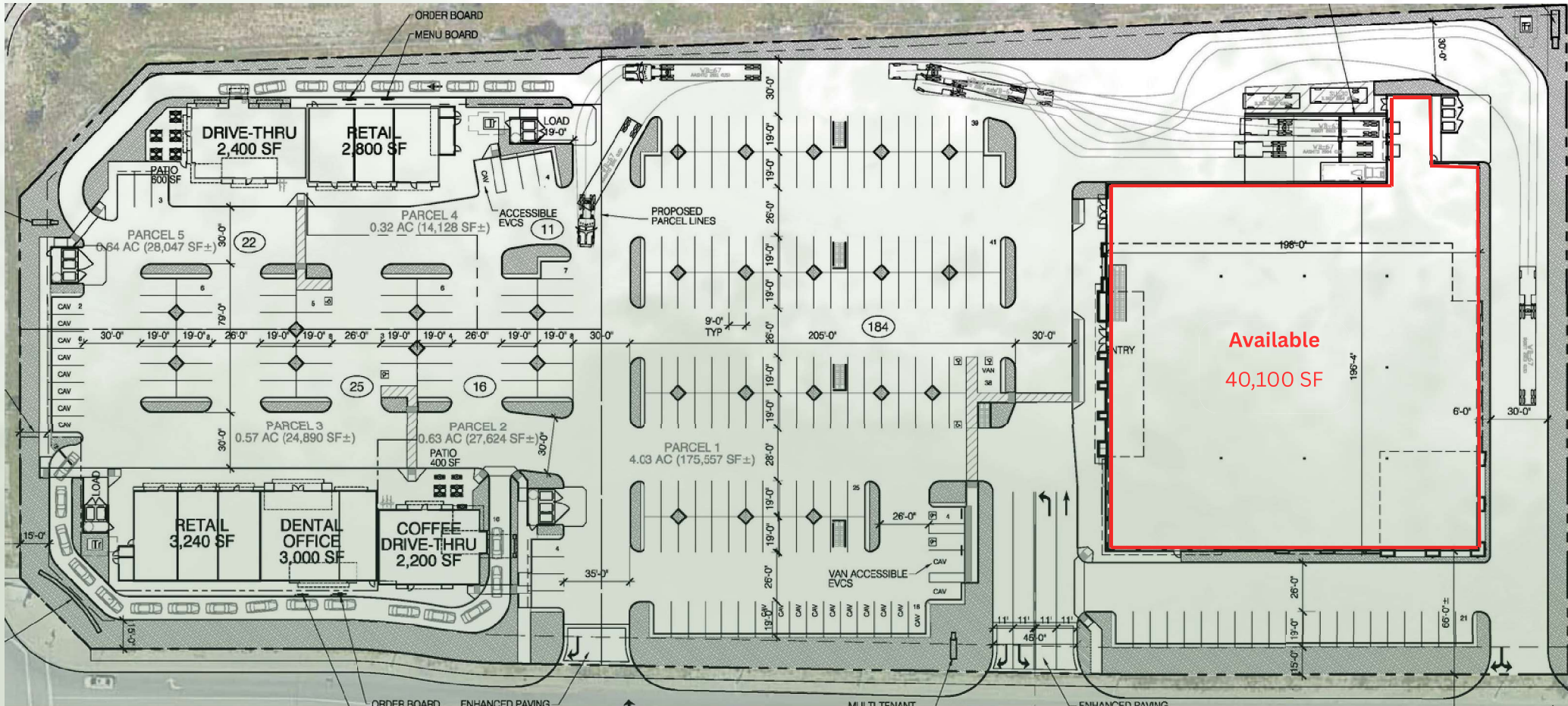
Project Location



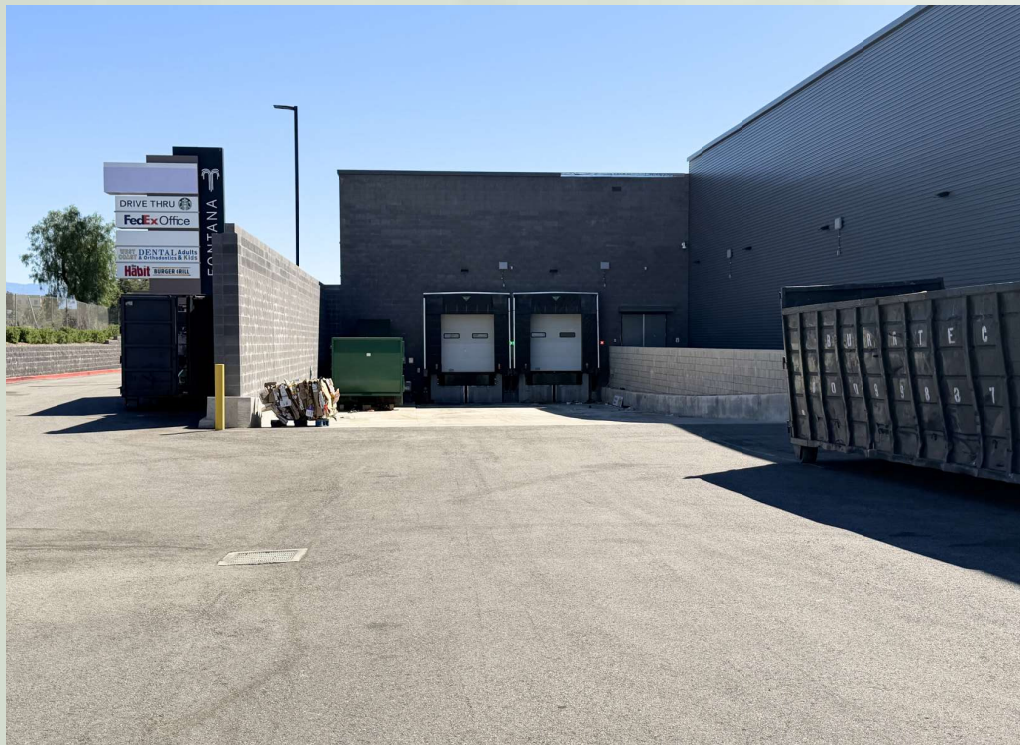
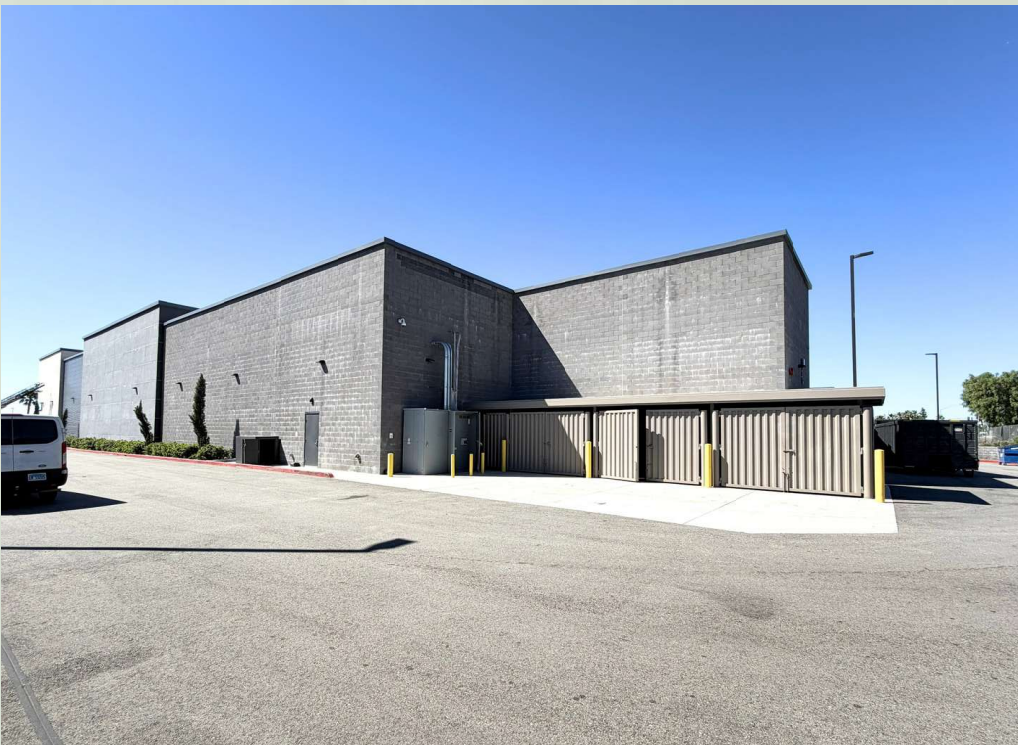
Traffic Counts

- Highland Ave - 10,500 ADT
- Citrus Ave - 22,700 ADT
- 210 Fwy - 113,500 ADT

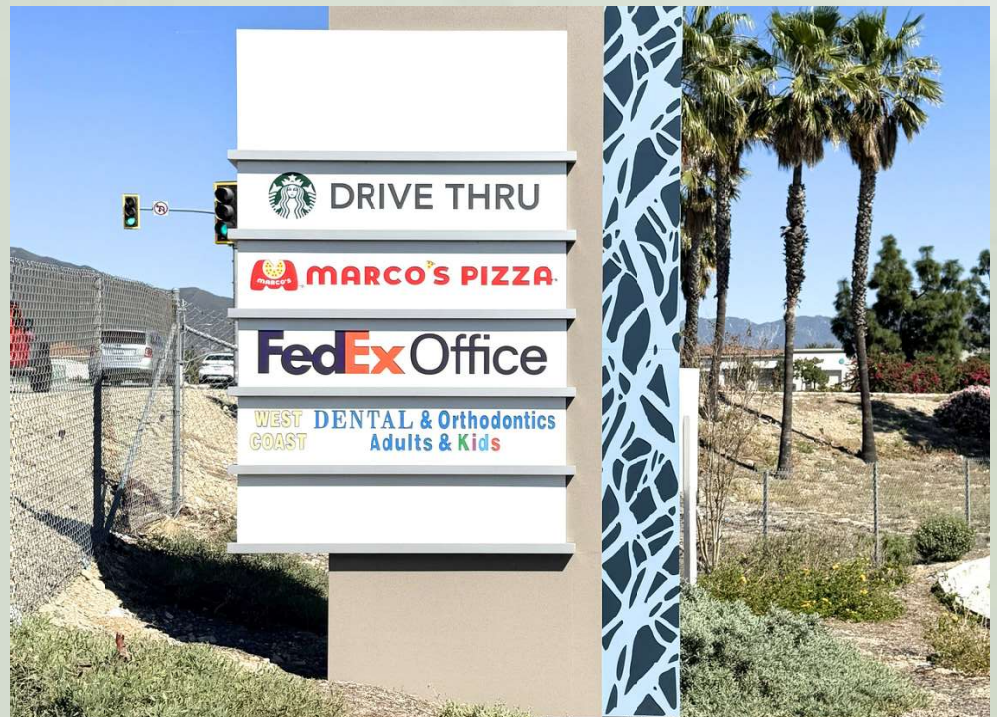
Site Plan



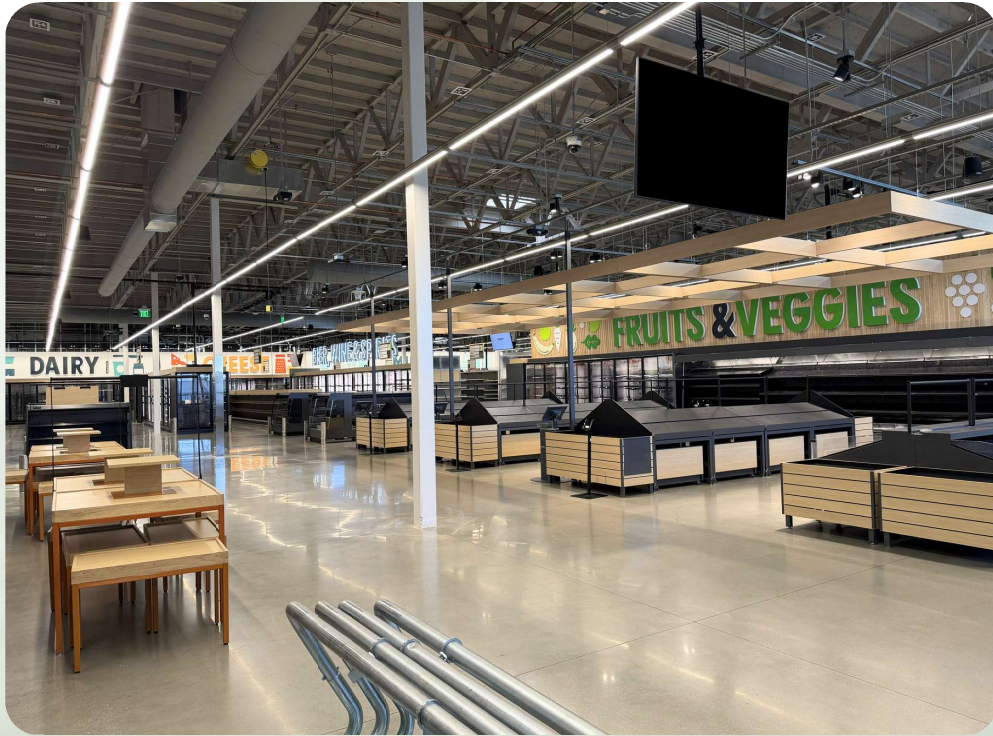
Exterior Photos



Exterior Photos



Interior Photos



Market Aerial



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