



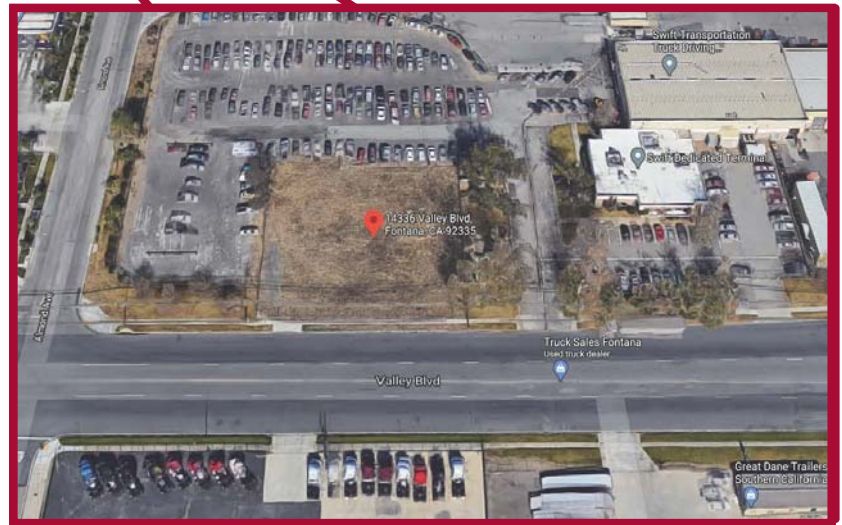
# For Ground Lease

14336 Valley Blvd, Fontana CA 92335

Valley Blvd Frontage



	1 Mile	3 Miles	5 Miles
2020 Est. Population	4,002	97,338	278,793
Daytime Population	4,486	31,428	127,240
Household Income	\$67,244	\$81,567	\$87,580



## Features:

- Ⓞ One of the Last Undeveloped Land Parcels
- Ⓞ Located on Valley Boulevard East of Almond Ave
- Ⓞ Zoned: Southwest Industrial Park Specific Plan Which Allows for Fast Food, Retail and Office Uses
- Ⓞ Easy Access to I-10 Freeway
- Ⓞ Lot Size: Approximately .45 Acres (19,502 sf)
- Ⓞ CPD: 17,562 Traffic on Valley Blvd
- Ⓞ **Seeking Drive Thru Restaurant**
- Ⓞ Site Plan Can Be Modified

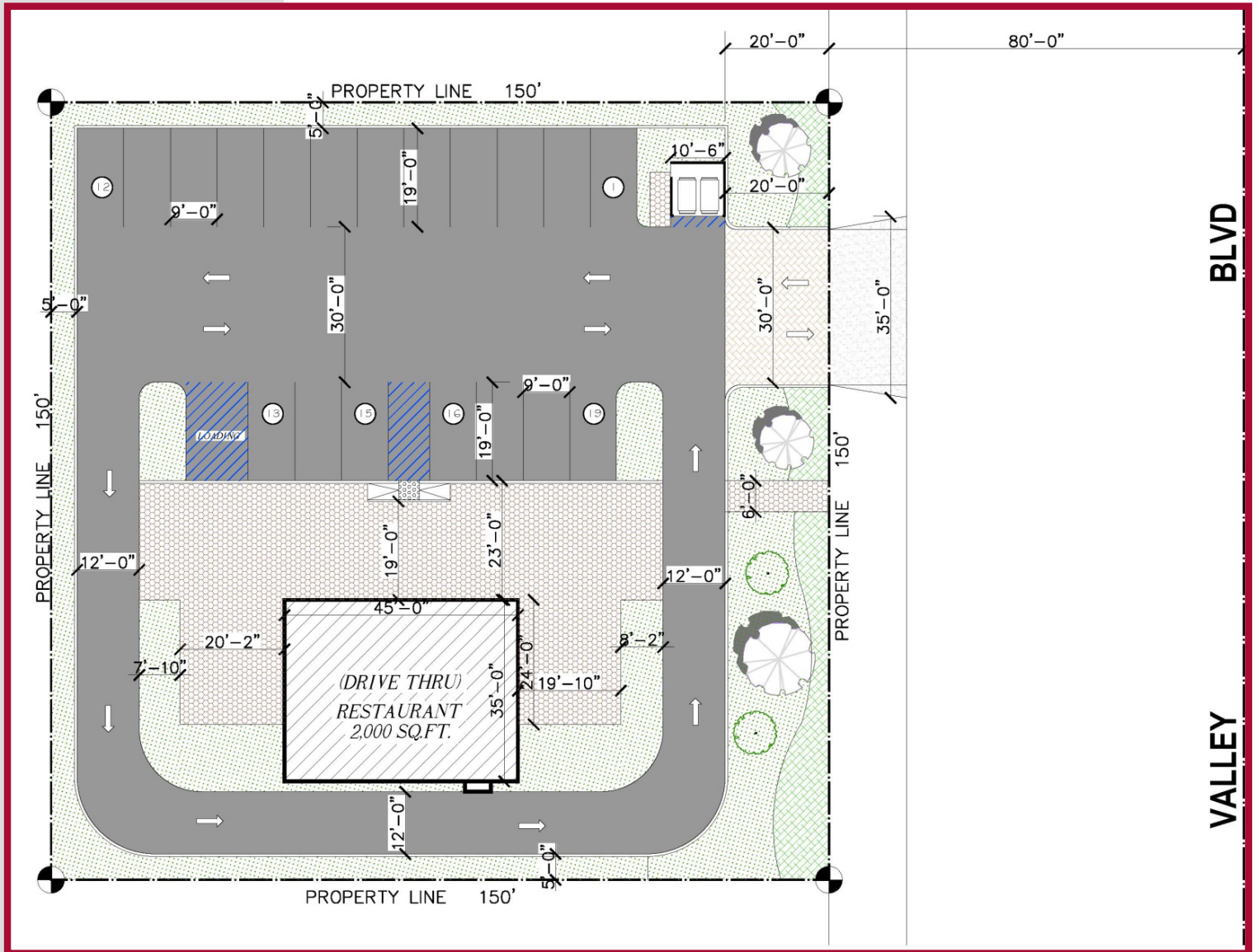


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# Site Plan

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