

# Prime Development Opportunity

13381 Foothill Blvd, Fontana, CA 92335

ONLY \$279,000!

## Lot Size:

- 27,015 SF

## Features & Highlights:

- Flat Lot
- 100 Feet of Frontage
- Tear-down building, though could be salvaged
- On border of Rancho
- Land appraised in 2010 at \$433,000
- Easy Access from I-15 Freeway
- On a Main East-West Thoroughfare in Fontana
- 40,744 Cars Per Day Traffic Counts
- General Commercial (GC) Zoning
- Could Allow for Retail, Wholesale, Service, Office, Medical, and More...



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2012 Population	18,223	99,719	293,038
Avg. HH Income	\$84,404	\$84,219	\$77,832
Households	5,120	27,073	83,044

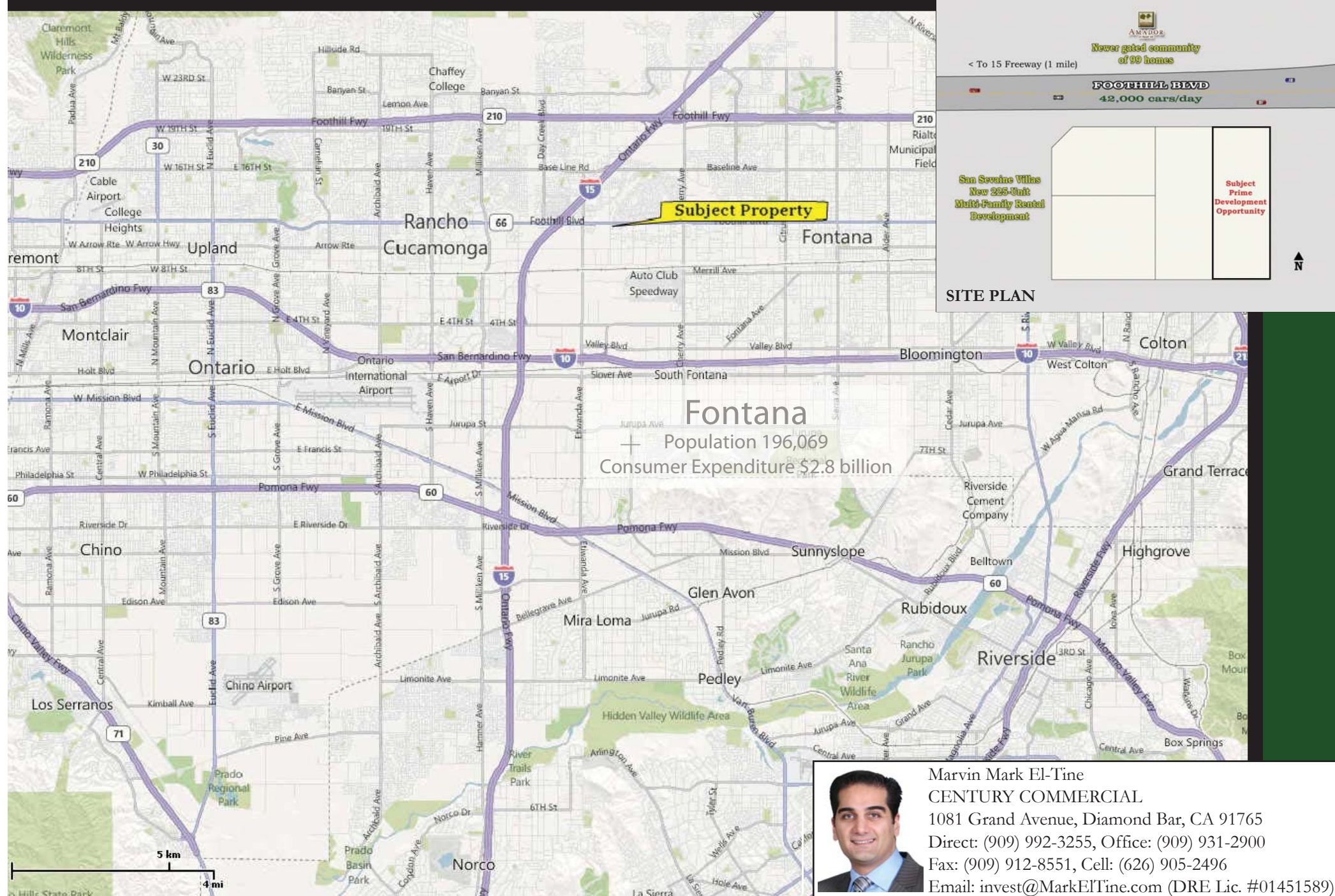



Marvin Mark El-Tine  
 CENTURY COMMERCIAL  
 1081 Grand Avenue, Diamond Bar, CA 91765  
 Direct: (909) 992-3255, Office: (909) 931-2900  
 Fax: (909) 912-8551, Cell: (626) 905-2496  
 Email: invest@MarkElTine.com (DRE Lic. #01451589)

# Prime Development Opportunity

13381 Foothill Blvd, Fontana, CA 92335

ONLY \$279,000!



  
 Newer gated community of 99 homes  
 < To 15 Freeway (1 mile)  
**FOOTHILL BLVD**  
 42,000 cars/day  
**San Savaine Villas**  
 New 295-Unit Multi-Family Rental Development  
 Subject Prime Development Opportunity  
 N

**Fontana**  
 + Population 196,069  
 Consumer Expenditure \$2.8 billion



Marvin Mark El-Tine  
 CENTURY COMMERCIAL  
 1081 Grand Avenue, Diamond Bar, CA 91765  
 Direct: (909) 992-3255, Office: (909) 931-2900  
 Fax: (909) 912-8551, Cell: (626) 905-2496  
 Email: invest@MarkElTine.com (DRE Lic. #01451589)