

for lease

9885 SIERRA AVE

9885 SIERRA AVENUE | FONTANA, CA | 92335



EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

- 1,100 SF Available
- Located at one of the busiest intersections in Fontana
- Across from Kaiser Permanente Hospital & Medical Campus home to 5,600 employees
- Tenants in Center:  **STARBUCKS**   **AT&T**

TRAFFIC COUNTS

- Sierra Ave: 42,300 ADT
- Valley Blvd: 38,400 ADT
- San Bernardino Ave: 12,600 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	21,505	150,382	334,712
AHH Income	\$88,725	\$98,797	\$108,785
Daytime Pop.	6,051	29,378	81,040

TENANTS IN AREA



SITE PLAN

SUITE	TENANT	SQ. FT.
100	Dave's Hot Chicken	1,991
200	La Carniceria Market	1,631
300	Fred Loya Insurance	802
400	AT&T	1,500
500	Fontana Pizza Company	1,433
550	AVAILABLE	1,100
600	Starbucks	1,274



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AERIAL



GALLERY



DEMOGRAPHICS

1Mile

3Mile

Demographic and Income Profile

9885 Sierra Ave, Fontana, California, 92335

Ring: 1 mile radius



Latitude: 34.07443, Longitude: -117.43527

Summary	Census 2010	Census 2020	2025	2030		
Population	20,938	22,441	21,505	21,377		
Households	5,388	6,067	6,125	6,200		
Families	4,395	-	4,890	4,946		
Average Household Size	3.88	3.69	3.50	3.44		
Owner Occupied Housing Units	2,650	-	2,625	2,743		
Renter Occupied Housing Units	2,738	-	3,500	3,457		
Median Age	27.7	-	32.2	33.4		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	-0.12%	0.07%	0.30%			
Households	0.24%	0.33%	0.49%			
Families	0.23%	0.32%	0.44%			
Owner HHs	0.88%	0.49%	0.66%			
Median Household Income	1.23%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	451	7.4%	410	6.6%		
\$15,000 - \$24,999	430	7.0%	353	5.7%		
\$25,000 - \$34,999	538	8.8%	455	7.3%		
\$35,000 - \$49,999	617	10.1%	568	9.2%		
\$50,000 - \$74,999	994	16.2%	957	15.4%		
\$75,000 - \$99,999	1,257	20.5%	1,292	20.8%		
\$100,000 - \$149,999	1,018	16.6%	1,153	18.6%		
\$150,000 - \$199,999	419	6.8%	508	8.2%		
\$200,000+	400	6.5%	504	8.1%		
Median Household Income	\$75,438		\$80,198			
Average Household Income	\$88,725		\$96,386			
Per Capita Income	\$25,477		\$28,176			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,006	9.6%	1,463	6.8%	1,443	6.8%
5 - 9	1,916	9.2%	1,467	6.8%	1,401	6.6%
10 - 14	1,864	8.9%	1,610	7.5%	1,425	6.7%
15 - 19	1,968	9.4%	1,897	8.8%	1,562	7.3%
20 - 24	1,816	8.7%	1,772	8.2%	1,862	8.7%
25 - 34	3,155	15.1%	3,491	16.2%	3,537	16.5%
35 - 44	2,831	13.5%	2,864	13.3%	3,002	14.0%
45 - 54	2,376	11.3%	2,440	11.3%	2,459	11.5%
55 - 64	1,525	7.3%	2,148	10.0%	2,073	9.7%
65 - 74	817	3.9%	1,444	6.7%	1,531	7.2%
75 - 84	513	2.5%	703	3.3%	853	4.0%
85+	151	0.7%	206	1.0%	229	1.1%

Demographic and Income Profile

9885 Sierra Ave, Fontana, California, 92335

Ring: 3 mile radius



Latitude: 34.07443, Longitude: -117.43527

Summary	Census 2010	Census 2020	2025	2030		
Population	152,994	154,982	150,382	150,013		
Households	36,567	39,301	39,737	40,328		
Families	31,121	-	33,225	33,693		
Average Household Size	4.17	3.93	3.77	3.71		
Owner Occupied Housing Units	21,417	-	22,490	23,168		
Renter Occupied Housing Units	15,150	-	17,247	17,160		
Median Age	27.3	-	32.7	34.3		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	-0.05%	0.07%	0.30%			
Households	0.30%	0.33%	0.49%			
Families	0.28%	0.32%	0.44%			
Owner HHs	0.60%	0.49%	0.66%			
Median Household Income	1.69%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	2,381	6.0%	2,174	5.4%		
\$15,000 - \$24,999	2,046	5.1%	1,660	4.1%		
\$25,000 - \$34,999	2,465	6.2%	2,085	5.2%		
\$35,000 - \$49,999	3,577	9.0%	3,173	7.9%		
\$50,000 - \$74,999	6,638	16.7%	6,164	15.3%		
\$75,000 - \$99,999	7,387	18.6%	7,418	18.4%		
\$100,000 - \$149,999	8,018	20.2%	8,614	21.4%		
\$150,000 - \$199,999	4,315	10.9%	5,153	12.8%		
\$200,000+	2,910	7.3%	3,886	9.6%		
Median Household Income	\$82,456		\$89,671			
Average Household Income	\$98,797		\$107,955			
Per Capita Income	\$26,185		\$29,113			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,967	9.1%	9,875	6.6%	9,825	6.5%
5 - 9	13,845	9.0%	10,038	6.7%	9,520	6.3%
10 - 14	14,459	9.5%	10,896	7.2%	9,785	6.5%
15 - 19	15,555	10.2%	12,196	8.1%	10,490	7.0%
20 - 24	13,271	8.7%	12,035	8.0%	11,808	7.9%
25 - 34	22,271	14.6%	25,990	17.3%	25,422	16.9%
35 - 44	21,097	13.8%	19,773	13.1%	22,100	14.7%
45 - 54	18,238	11.9%	17,365	11.5%	16,784	11.2%
55 - 64	11,128	7.3%	16,042	10.7%	15,405	10.3%
65 - 74	5,355	3.5%	10,542	7.0%	11,764	7.8%
75 - 84	2,976	1.9%	4,365	2.9%	5,643	3.8%
85+	831	0.5%	1,265	0.8%	1,468	1.0%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

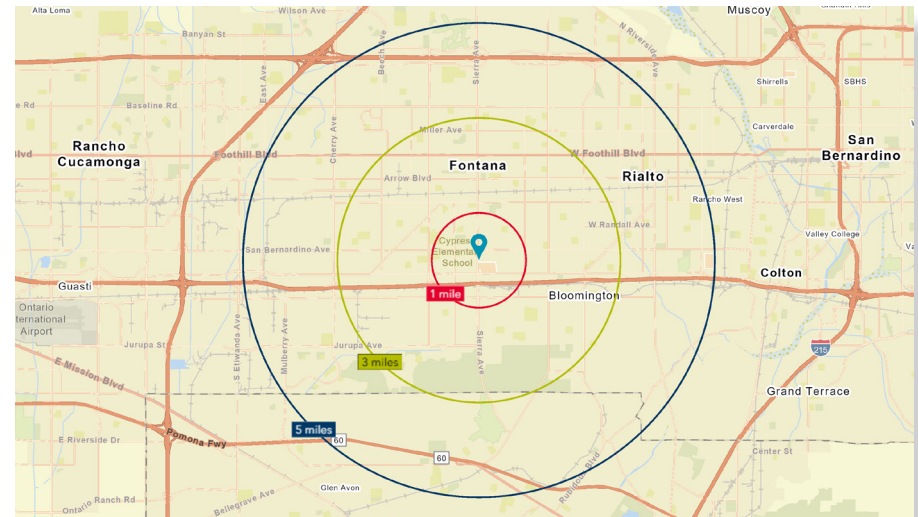
9885 Sierra Ave, Fontana, California, 92335

Ring: 5 mile radius



Latitude: 34.07443, Longitude: -117.43527

Summary	Census 2010	Census 2020	2025	2030		
Population	322,718	335,725	334,712	337,649		
Households	78,816	85,914	88,677	91,000		
Families	67,415	-	74,474	76,359		
Average Household Size	4.08	3.89	3.76	3.70		
Owner Occupied Housing Units	51,178	-	56,646	58,799		
Renter Occupied Housing Units	27,638	-	32,031	32,201		
Median Age	28.0	-	33.5	35.1		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.17%	0.07%	0.30%			
Households	0.52%	0.33%	0.49%			
Families	0.50%	0.32%	0.44%			
Owner HHS	0.75%	0.49%	0.66%			
Median Household Income	2.26%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	4,735	5.3%	4,306	4.7%		
\$15,000 - \$24,999	4,032	4.5%	3,318	3.6%		
\$25,000 - \$34,999	5,289	6.0%	4,519	5.0%		
\$35,000 - \$49,999	7,339	8.3%	6,596	7.2%		
\$50,000 - \$74,999	13,461	15.2%	12,333	13.6%		
\$75,000 - \$99,999	14,583	16.4%	14,407	15.8%		
\$100,000 - \$149,999	19,407	21.9%	20,721	22.8%		
\$150,000 - \$199,999	11,055	12.5%	13,053	14.3%		
\$200,000+	8,776	9.9%	11,746	12.9%		
Median Household Income	\$89,473		\$100,034			
Average Household Income	\$108,785		\$119,378			
Per Capita Income	\$28,826		\$32,173			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	28,350	8.8%	21,169	6.3%	21,243	6.3%
5 - 9	28,777	8.9%	22,011	6.6%	21,021	6.2%
10 - 14	30,607	9.5%	23,704	7.1%	21,903	6.5%
15 - 19	32,405	10.0%	26,407	7.9%	22,672	6.7%
20 - 24	26,986	8.4%	25,553	7.6%	24,729	7.3%
25 - 34	45,984	14.2%	56,826	17.0%	56,589	16.8%
35 - 44	45,547	14.1%	44,852	13.4%	50,246	14.9%
45 - 54	39,986	12.4%	39,924	11.9%	39,054	11.6%
55 - 64	24,752	7.7%	36,216	10.8%	35,672	10.6%
65 - 74	11,575	3.6%	24,795	7.4%	27,546	8.2%
75 - 84	5,954	1.8%	10,424	3.1%	13,488	4.0%
85+	1,796	0.6%	2,832	0.8%	3,484	1.0%



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