

FONTANA PALM COURT

17030 - 17210 Slover Avenue
Fontana, CA 92337

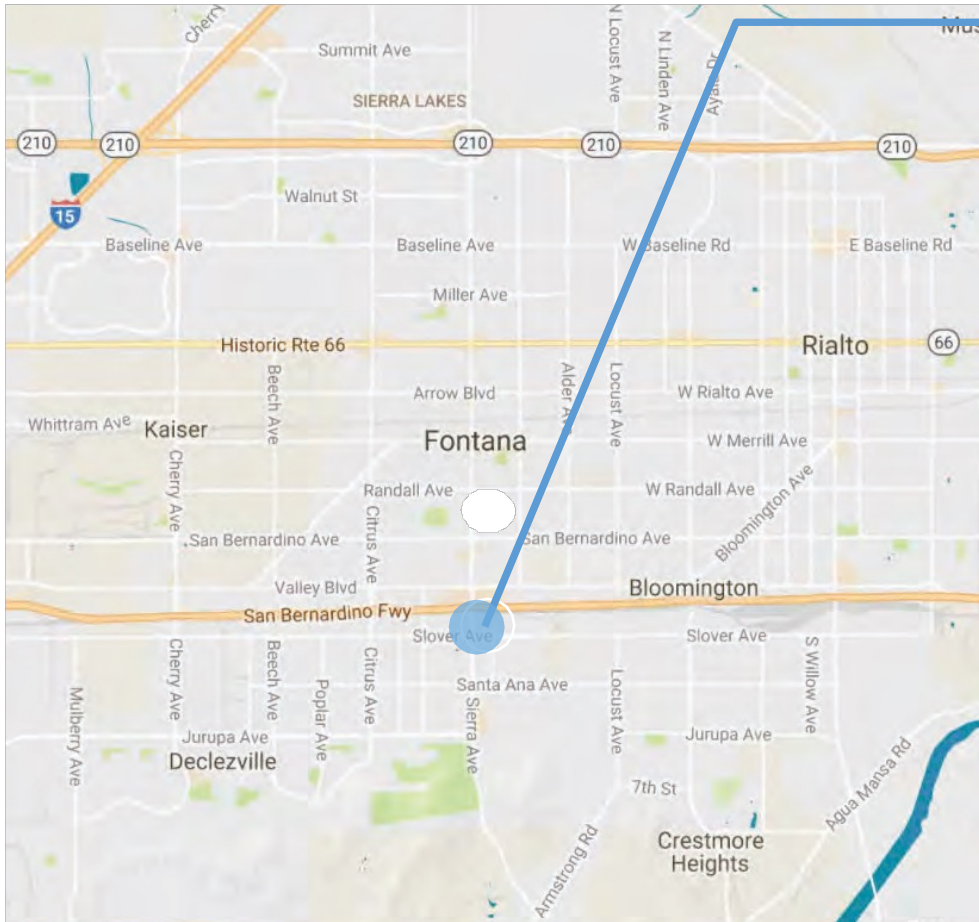


SIERRA AVENUE

SLOVER AVENUE

FOR LEASE

Fontana Palm Court
17030 - 17210 Slover Avenue | Fontana, CA



PROPERTY HIGHLIGHTS:

- 630,000 square foot mixed-use power center anchored by Target, Ross, TJ Maxx, Grocery Outlet, 24 Hour Fitness, Five Below, and Kaiser Permanente
- Other great supporting tenants include Chase Bank, Bath & Body Works, Fashion Q, Hibbett Sports, HearX, Auto Zone, Shakey's Pizza, Vision Works, Phenix Salons, and many more
- Freeway visible from I-10 with traffic counts over 204,401 ADT on I-10
- Pylon and Monument signage available
- High traffic intersection off Sierra and Slover with traffic counts over 70,015 ADT
- Strong daytime population with over 12,000 employees in a 1-mile radius
- Kaiser Permanente office at east end of the project with 1,000 employees creates fantastic built-in foot traffic for dining and shopping

DEMOGRAPHICS:

| 2022 Estimates | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 12,331 | 132,509 | 331,262 |
| AHH Income | \$80,646 | \$80,372 | \$85,413 |



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FOR LEASE

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| Suite No | Tenant |
|-----------|-----------------------|
| A101 | Bridal Shop |
| A103 | Available - 4,547 SF |
| A105 | |
| A106 | Bath & Body Works |
| B101 | Grocery Outlet |
| C101 | Hibbett Sports |
| C103 | Vision Works |
| C105 | Nothing Bundt Cakes |
| C106 | Final Choice |
| D101 | Five Below |
| D102 | Ross Dress for Less |
| E101 | Available - 4,006 SF |
| E104 | Available - 3,500 SF |
| E105 | Available - 2,990 SF |
| E106 | Denim Palace |
| F | T.J. Maxx |
| G | Fashion Q |
| 17204 | 24 Hour Fitness |
| I-A | KidzRock Daycare |
| I-B | KidzRock Daycare |
| J101 | Available - 10,299 SF |
| J104 | Spice Jar |
| J105 | Blazin Crab |
| J106 | Newlook Eyebrow |
| J108 | Tasty Goody |
| J109 | Oh La La Nails |
| J110/J111 | Spice Jar |
| K101 | Mexican Restaurant |
| K102 | Tutti Frutti Yogurt |
| K103 | Palm Court Dental |
| K104 | Golden Shears |
| K105 | H Massage |
| K106 | State Farm |
| K107 | Fontana Police |
| K108 | Mathnasium |
| K109A | Management Office |
| K109B | Chemical Guys |
| K110/111 | Salon Centric |
| K115 | Available - 1,335 SF |
| K114 | Exsalonce Salon |
| K115 | Staffmark |
| K117 | Boba Tea |
| L101A | Phenix Salons |
| L101B | Options for Youth |
| L102 | Options for Youth |
| Pad 1 | Shakey's Pizza |
| Pad 2 | Raising Canes |



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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.