

# FOR SALE ±2.4 Acres Land

8162 CALABASH AVE | FONTANA CA 92336

**REDUCED PRICE: \$790,000 (\$7.55/SF)**



**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

For more information, contact:

**LEE SPENCE**

Office: 909.652.9044 | Cell: 909.969.8800

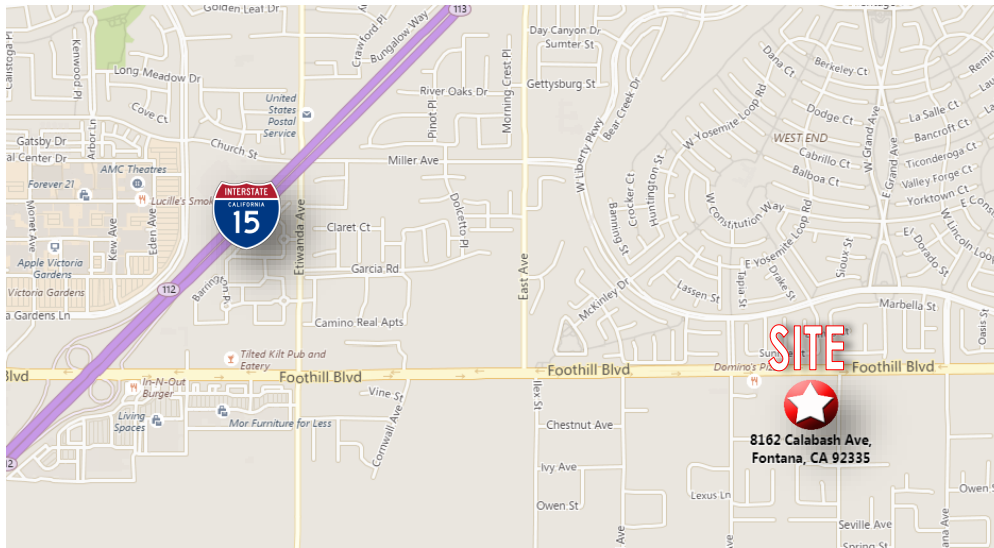
lee.spence@daumcommercial.com

CA License #00954487

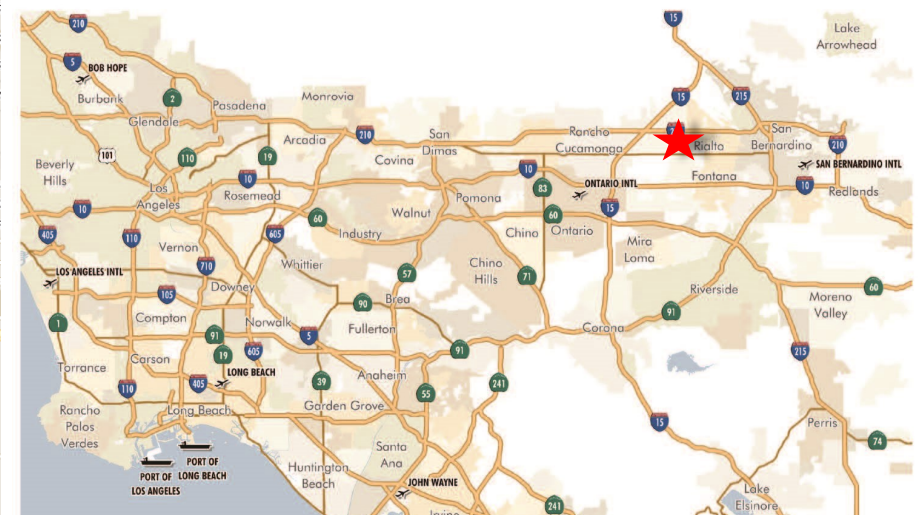
# FOR SALE ±2.4 Acres Land

## PROPERTY FEATURES

- List Price: \$790,000.00 (\$7.55/SF)
- Approximately ±2.4 Acres Land
- Residential Land in Growing Fontana
- APN : 0230-011-36



REGIONAL MAP



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

For more information, contact:

**LEE SPENCE**

Office: 909.652.9044 | Cell: 909.969.8800

lee.spence@daumcommercial.com

CA License #00954487

# FOR SALE ±2.4 Acres Land



**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

For more information, contact:

**LEE SPENCE**

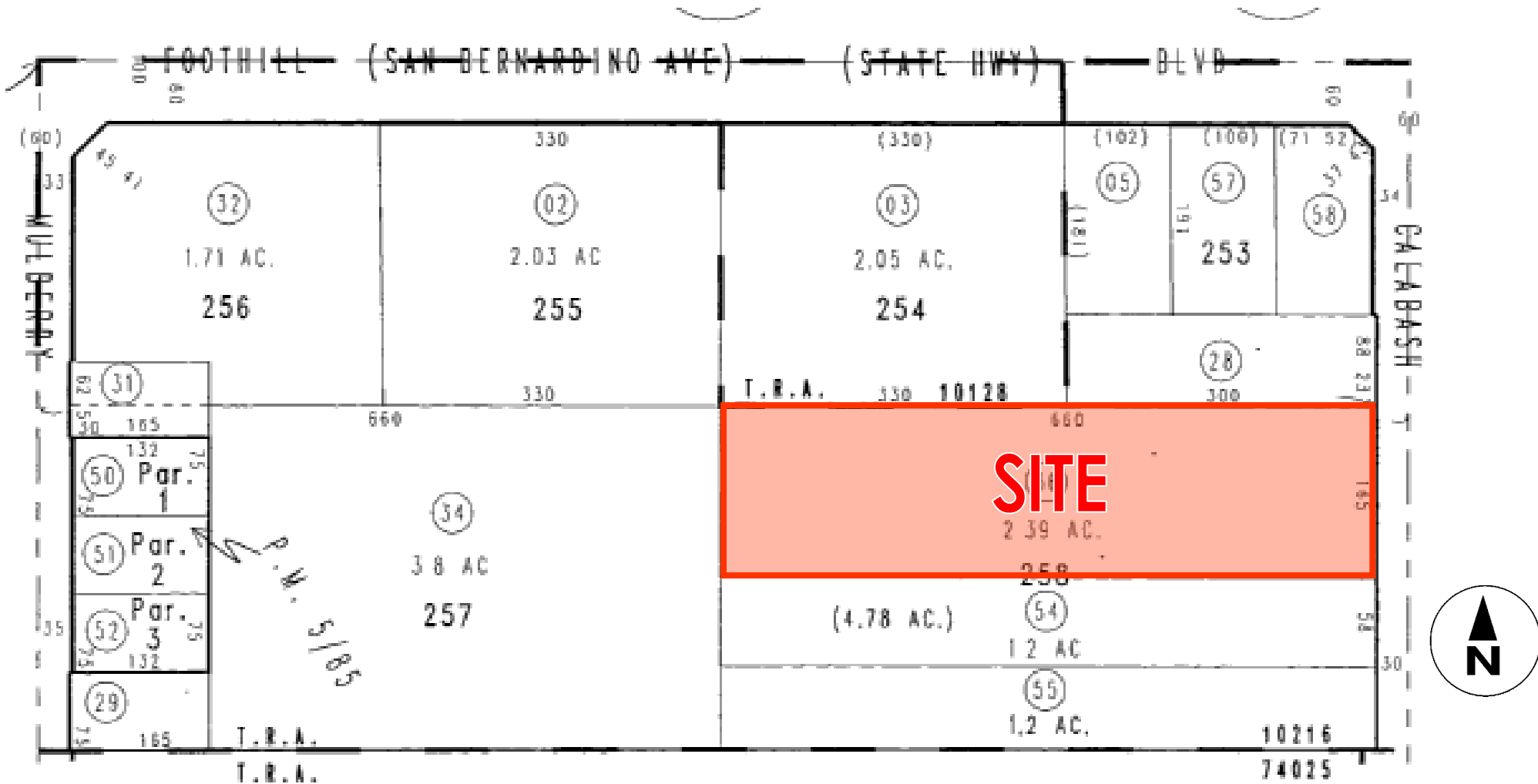
Office: 909.652.9044 | Cell: 909.969.8800

lee.spence@daumcommercial.com

CA License #00954487

# FOR SALE ±2.4 Acres Land

## Parcel Map



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

For more information, contact:

**LEE SPENCE**

Office: 909.652.9044 | Cell: 909.969.8800

lee.spence@daumcommercial.com

CA License #00954487

# FOR SALE ±2.4 Acres Land

## Property Photos



D/IAQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

For more information, contact:

**LEE SPENCE**

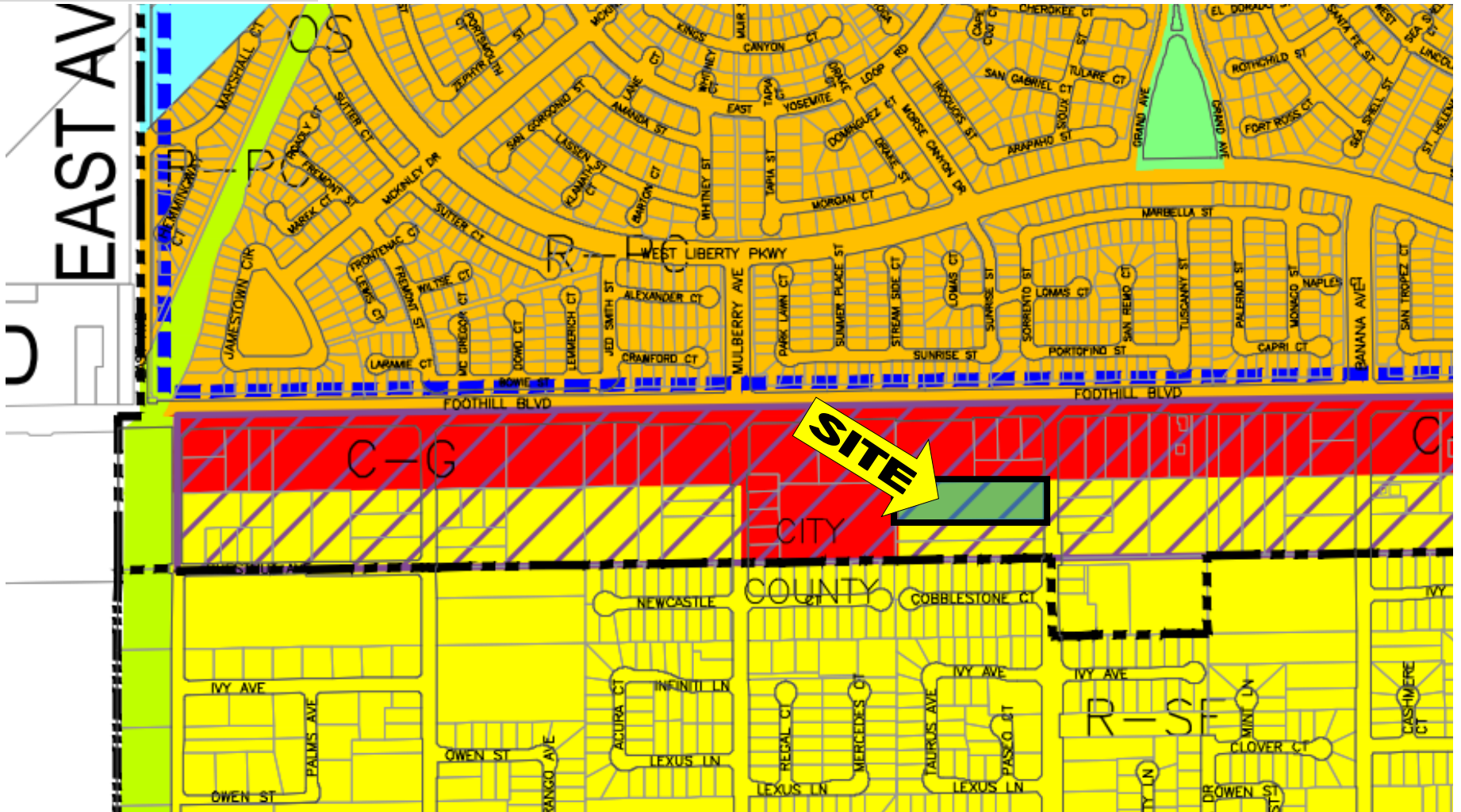
Office: 909.652.9044 | Cell: 909.969.8800

lee.spence@daumcommercial.com

CA License #00954487

# FOR SALE ±2.4 Acres Land

## Zoning Map



**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

D/IAQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

For more information, contact:

**LEE SPENCE**

Office: 909.652.9044 | Cell: 909.969.8800

lee.spence@daumcommercial.com

CA License #00954487

# FOR SALE ±2.4 Acres Land

## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population 2016 (Est)	20,175	114,560	315,742
Median HH Income	\$86,897	\$93,272	\$88,078

Traffic Counts 10 Freeway	<u>Traffic Volume</u>
Foothill & Calabash	40,000
Cobblestone & Calabash	419



## FONTANA ECONOMICS

*The Economic Development Department is committed to the expansion of Fontana's sales tax base and improving the number of quality jobs in the City through office, retail, and industrial development. We are dedicated to the removal of blight through the reinvestment of sales tax revenue gained from the many high-quality retail developments in the Fontana community.*

*The Economic Development staff envisions, attracts, and facilitates projects that improve the business environment of the City of Fontana. The Division researches, identifies, and markets opportunities for retail, manufacturing, and point of sales activity through the creation of specific project strategies.*



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

For more information, contact:

**LEE SPENCE**

**Office: 909.652.9044 | Cell: 909.969.8800**

[lee.spence@daumcommercial.com](mailto:lee.spence@daumcommercial.com)

CA License #00954487

# FOR SALE ±2.4 Acres Land

## City of Fontana

Since the year 2000, Fontana has been one of the fastest growing cities in Southern California (Los Angeles Times). During these years, new ideas and concepts were realized. Fontana constructed the largest library in San Bernardino County, built state-of-the-art facilities, and parks that are unparalleled by any city around. A renovated performing arts theater, a multi-regional mixed use trail, a newly renovated police station and a new fire station grace the downtown area. The City has developed a safe community, with development, facilities, and services to provide the quality of life residents expect and deserve.

In 2008, after reviewing data from the [United States Census Bureau](#), the [National Center for Education Statistics](#), the [National Center for Health Statistics](#), and the [American Bar Association](#), Best Life magazine deemed Fontana the 24th best place to raise a family in the United States.

Fontana was named one of the Nation's 100 Best Communities for Young People by America's Promise Alliance and ING in 2008 and again in 2010.

In 2014, Fontana was named in the Top 20 Safest Cities in the Nation by Business Insider and in 2017 Fontana was named the second strongest City financially by the Fiscal Times.

Fontana continues to grow and prosper and has many new residential and commercial developments planned in the near future. Fontana expects to approach build-out of the 45 square miles in the next fifteen years.

Address:  
8353 Sierra Avenue  
Fontana, California 92335  
P: (909) 350-7600

City Hall Business Hours  
8:00 am to 6:00 pm, Monday through Thursday



D/IAQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

For more information, contact:

**LEE SPENCE**

**Office: 909.652.9044 | Cell: 909.969.8800**

[lee.spence@daumcommercial.com](mailto:lee.spence@daumcommercial.com)

CA License #00954487