

17736 San Bernardino Ave., Fontana CA 92335



OFFERING MEMORANDUM

**PEAK**  
COMMERCIAL



*Exclusively Marketed by:*

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5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

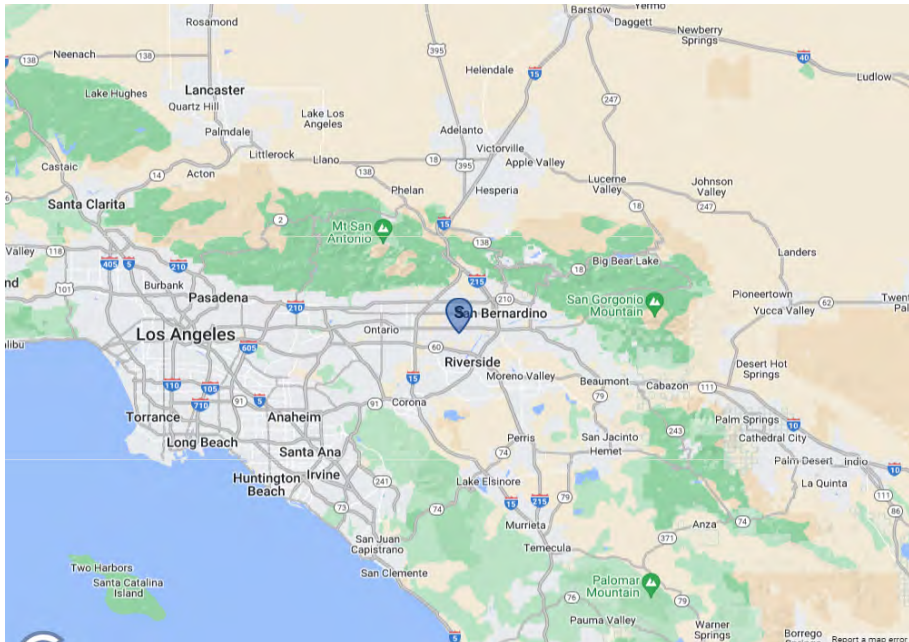
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## INVESTMENT HIGHLIGHTS

OFFERING PRICE	<b>\$1,875,000</b>
Year Built	<b>1952</b>

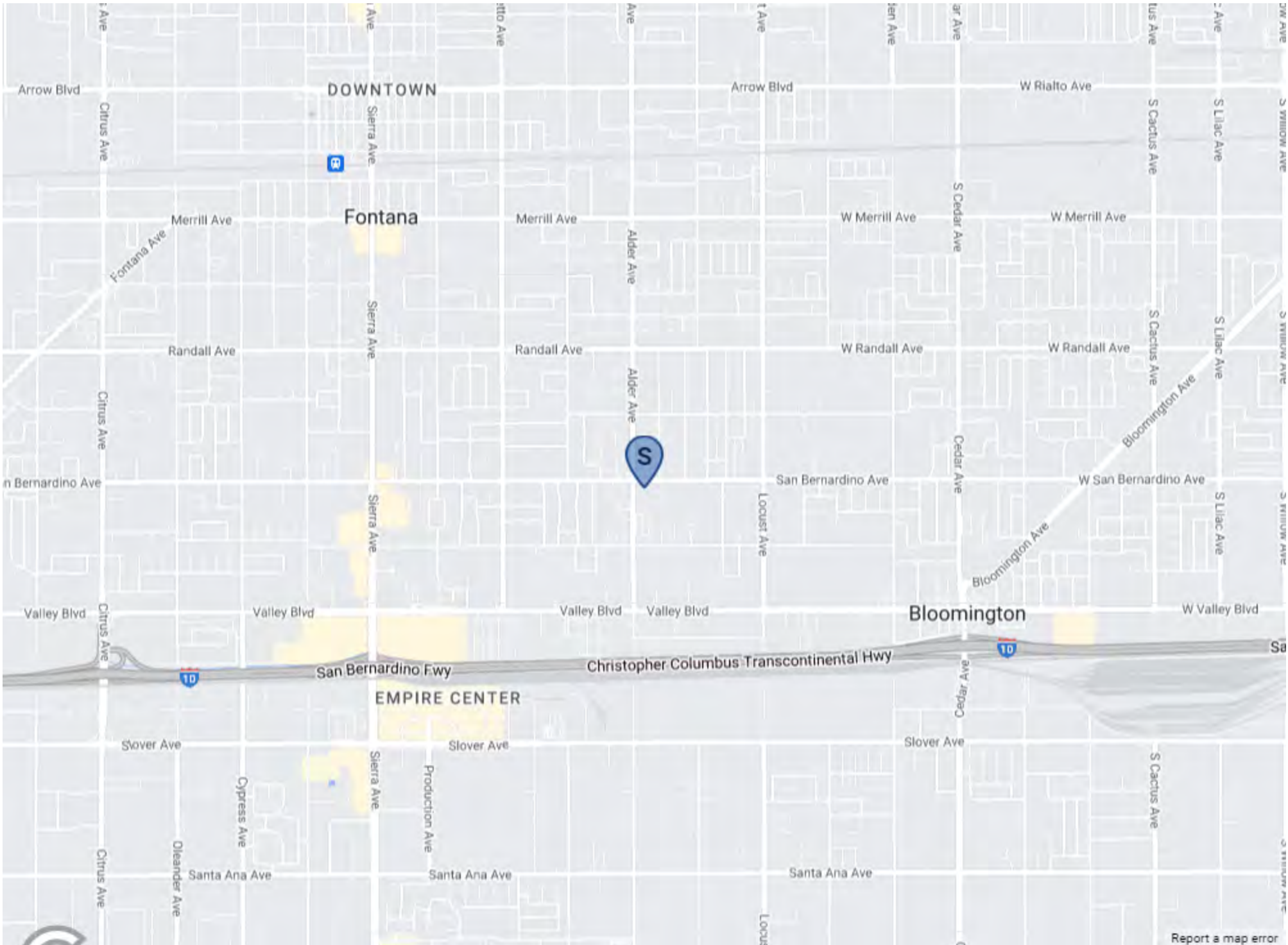
## Property Features

BUILDING SF	<b>2,828</b>
LAND SF	<b>7,540</b>
LAND ACRES	<b>0.17</b>
YEAR BUILT	<b>1952</b>
# OF PARCELS	<b>1</b>
NUMBER OF BUILDINGS	<b>1</b>
NUMBER OF STORIES	<b>1</b>
ZONING TYPE	<b>BL/RS</b>

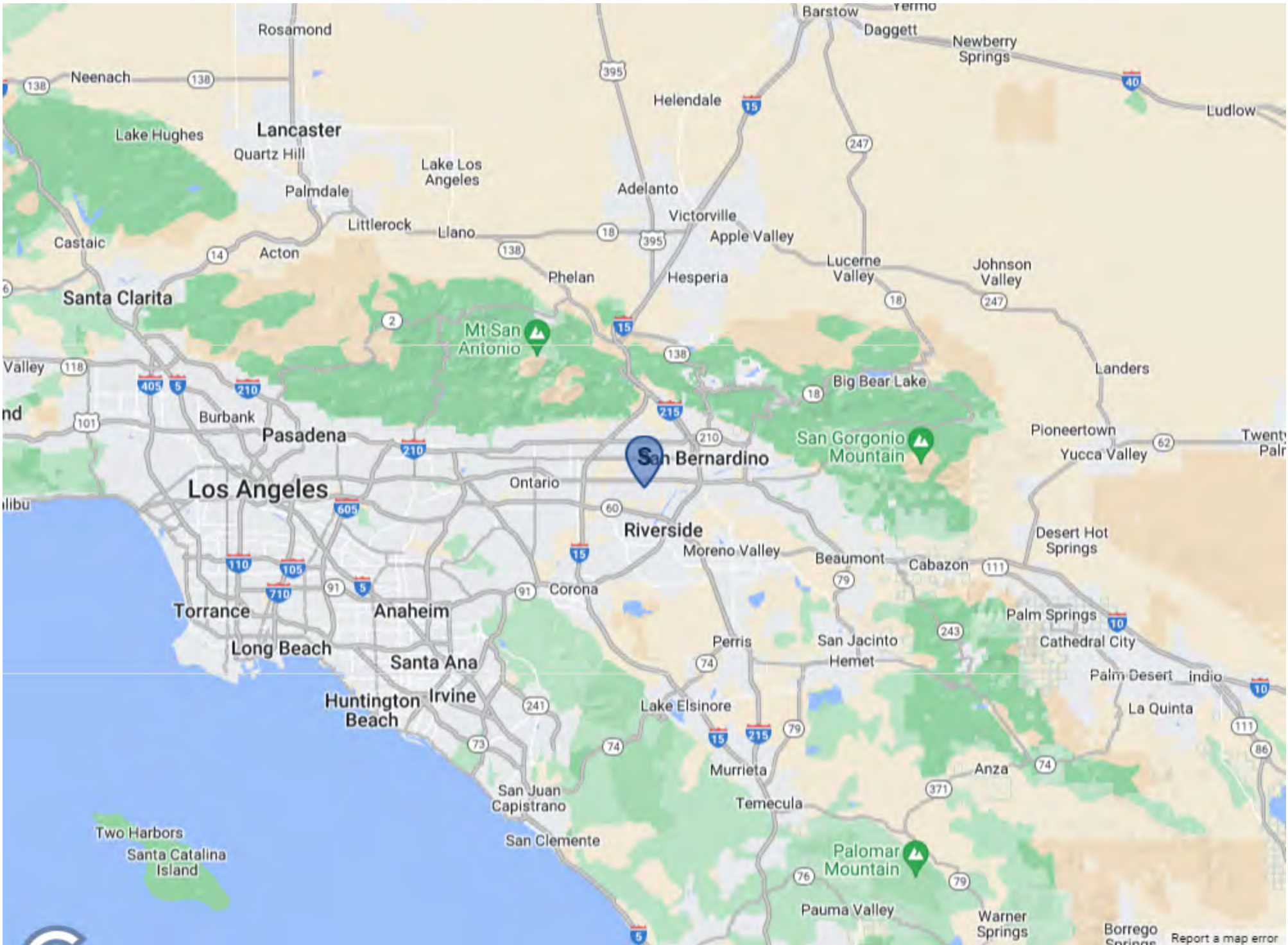


## Description

- Rare opportunity to purchase a practice and the real estate in the heart of Fontana, located south of Foothill Blvd and north of the 10 FWY.
- Dental Practice Business for sale for \$625,000. Real estate for Sale is \$1,250,000. Total \$1,875,000.
- It is a freestanding building with its own parking.
- Existing practice with all Dental Improvements and equipment in good condition.
- Located on the corner of San Bernardino Ave. Alder St. Fontana Medical Center.
- Great Dental Office with 4 Operatories and a lab
- And additional 2 plumbed stations
- Plus Private Office, Lounge, Reception and Storage
- Office 2,828 Sqft building with building & street parking

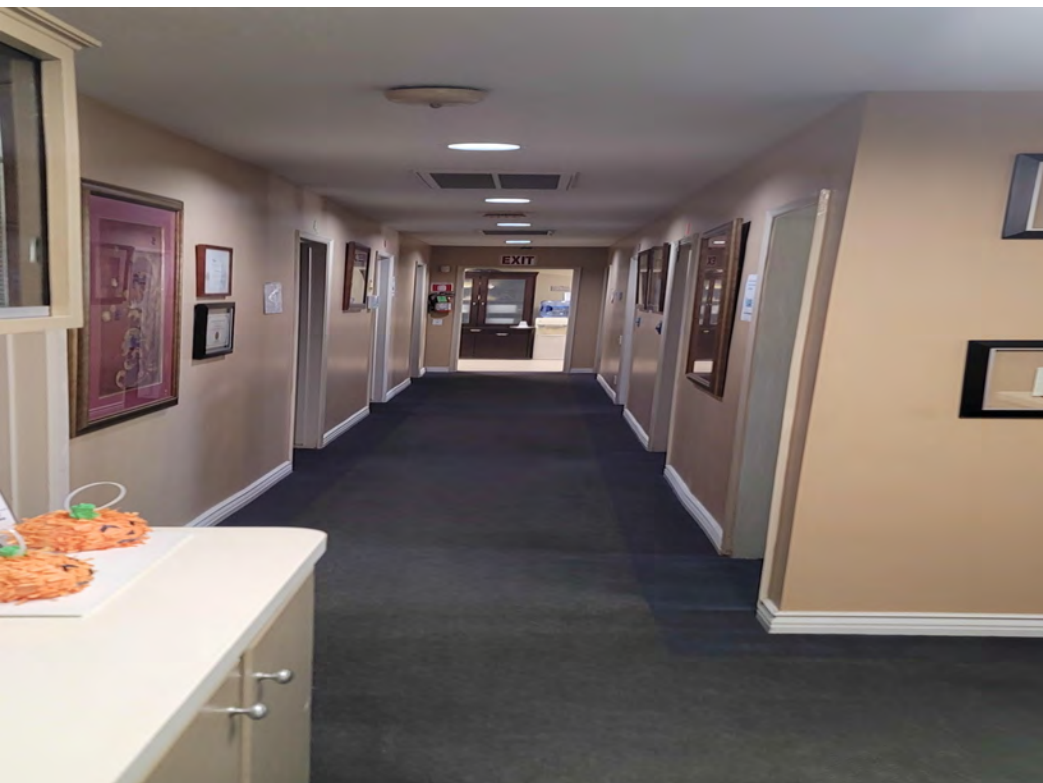


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	16,310	139,332	284,950
2010 Population	18,667	162,308	339,603
2022 Population	19,417	164,922	353,342
2027 Population	19,421	166,266	356,265
2022 African American	760	10,489	27,685
2022 American Indian	553	4,607	9,143
2022 Asian	294	4,798	16,378
2022 Hispanic	15,522	133,475	271,783
2022 Other Race	9,401	80,214	159,827
2022 White	4,785	34,005	72,972
2022 Multiracial	3,567	30,280	66,266
2022-2027: Population: Growth Rate	0.00 %	0.80 %	0.80 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	450	3,168	5,443
\$15,000-\$24,999	468	3,292	5,695
\$25,000-\$34,999	347	3,723	7,244
\$35,000-\$49,999	759	5,740	10,892
\$50,000-\$74,999	1,243	8,817	17,973
\$75,000-\$99,999	788	7,127	15,840
\$100,000-\$149,999	869	7,272	17,499
\$150,000-\$199,999	180	2,488	6,466
\$200,000 or greater	133	1,274	4,127
Median HH Income	\$59,241	\$63,239	\$71,787
Average HH Income	\$75,100	\$80,262	\$89,323

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	5,063	38,893	79,112
2010 Total Households	4,849	39,456	83,268
2022 Total Households	5,237	42,902	91,177
2027 Total Households	5,265	43,440	92,305
2022 Average Household Size	3.69	3.83	3.86
2000 Owner Occupied Housing	3,430	21,980	49,909
2000 Renter Occupied Housing	1,385	14,793	24,701
2022 Owner Occupied Housing	3,646	24,205	58,412
2022 Renter Occupied Housing	1,591	18,697	32,765
2022 Vacant Housing	117	1,126	2,281
2022 Total Housing	5,354	44,028	93,458
2027 Owner Occupied Housing	3,670	24,606	59,391
2027 Renter Occupied Housing	1,595	18,835	32,914
2027 Vacant Housing	149	1,230	2,479
2027 Total Housing	5,414	44,670	94,784
2022-2027: Households: Growth Rate	0.55 %	1.25 %	1.25 %

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,619	13,945	30,610
2022 Population Age 35-39	1,278	10,768	23,581
2022 Population Age 40-44	1,115	9,247	20,425
2022 Population Age 45-49	1,049	8,723	19,397
2022 Population Age 50-54	1,060	8,660	19,115
2022 Population Age 55-59	952	7,725	17,387
2022 Population Age 60-64	917	6,881	15,389
2022 Population Age 65-69	727	5,382	11,852
2022 Population Age 70-74	524	3,851	8,406
2022 Population Age 75-79	369	2,500	5,419
2022 Population Age 80-84	215	1,457	3,118
2022 Population Age 85+	211	1,325	2,741
2022 Population Age 18+	13,879	115,912	250,629
2022 Median Age	31	29	30

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,607	\$66,385	\$74,098
Average Household Income 25-34	\$75,270	\$80,231	\$88,312
Median Household Income 35-44	\$69,319	\$74,046	\$81,692
Average Household Income 35-44	\$85,873	\$89,900	\$101,359
Median Household Income 45-54	\$65,126	\$72,803	\$80,558
Average Household Income 45-54	\$82,495	\$88,188	\$99,070
Median Household Income 55-64	\$61,884	\$66,844	\$75,428
Average Household Income 55-64	\$77,336	\$83,454	\$92,178
Median Household Income 65-74	\$51,472	\$50,019	\$53,906
Average Household Income 65-74	\$68,133	\$69,537	\$74,544
Average Household Income 75+	\$46,700	\$48,653	\$52,307

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,635	14,288	31,653
2027 Population Age 35-39	1,568	13,094	30,105
2027 Population Age 40-44	1,232	10,285	22,728
2027 Population Age 45-49	1,071	8,975	19,552
2027 Population Age 50-54	971	8,090	17,718
2027 Population Age 55-59	967	7,833	17,235
2027 Population Age 60-64	869	6,820	15,103
2027 Population Age 65-69	780	5,926	13,077
2027 Population Age 70-74	611	4,534	9,785
2027 Population Age 75-79	430	3,107	6,724
2027 Population Age 80-84	267	1,880	3,983
2027 Population Age 85+	224	1,462	3,049
2027 Population Age 18+	13,975	117,786	254,469
2027 Median Age	33	31	32

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,716	\$76,807	\$81,991
Average Household Income 25-34	\$86,294	\$92,477	\$102,082
Median Household Income 35-44	\$80,760	\$83,916	\$92,926
Average Household Income 35-44	\$100,944	\$105,548	\$118,992
Median Household Income 45-54	\$76,054	\$81,902	\$89,714
Average Household Income 45-54	\$96,443	\$102,744	\$114,301
Median Household Income 55-64	\$74,028	\$78,353	\$85,458
Average Household Income 55-64	\$92,257	\$98,329	\$108,217
Median Household Income 65-74	\$57,900	\$62,358	\$68,788
Average Household Income 65-74	\$80,759	\$85,704	\$91,755
Average Household Income 75+	\$58,798	\$62,579	\$68,426

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