



KOREK LAND COMPANY, INC.

**MIXED USE / SENIOR
HOUSING / MEDICAL-OFFICE**

2.83± COMMERCIAL ACRES
FONTANA, CA

- LOCATION:** East side of Sierra Avenue, just south of Miller Avenue between Foothill Blvd and State Hwy 210, Fontana 92336. Sierra Avenue is a main north/south arterial through Fontana connecting I-10 to State Hwy 210.
- APN/SIZE:** 0190-171-69/70 & 71/72 = 2.83± acres (123,275± SF). There are four APN's for two parcels.
- TOPO:** Basically flat with approximately 390' of frontage on Sierra Avenue.
- ZONE:** C-1 (Community Commercial). General Plan: C-C (Community Commercial). Subject is also located within the Boulevard Overlay district. FAR = 0.1 – 1.0. Zoning allows for retail development including shopping centers, restaurants, and the like to serve the needs of Fontana residents. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**
- POTENTIAL:** The Blvd Overlay District states that “*single-family residential development such as townhomes or other forms of boulevard style housing may be developed at a density of 5 to 24 dwelling units per acre.*” Offices and businesses including medical offices and clinics; mixed use or live/work units; and senior housing may also be permitted subject to conditions.
- UTILITIES:** In the area.
- MISC:** Located near several new home communities including Lennar Homes' Celebration Park and Express Homes' (D R Horton) Adler Pointe and Cypress Pointe – this is a prime growth location!
- PRICE:** Asking \$1,150,000.
- CONTACT:** Deanne Boublis CalDRE #00970999 at deanne.boublis@korekland.com or (818) 787-3077 for additional information

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. (“KLC”). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992