



±1,528 SF

AVAILABLE SPACE

\$4.00/SF/Mo

ASKING RATE • NNN

±\$0.98/SF/Mo

EST. NNN/CAM

DEC 2026

AVAILABILITY

SPACE HIGHLIGHTS

±1,528 SF inline restaurant suite

Former restaurant use in an established QSR row. Available December 2026.

Prime Foothill Blvd frontage

Foothill-facing building at the signalized hard corner of Foothill Blvd & Citrus Ave. Monument signage available on the Foothill Blvd pylon.

Established QSR cluster

Adjacent Fresh Wok and WaBa Grill, flanked by AT&T. Strong co-tenancy driving daily lunch and dinner visits.

Directly across from Cardenas Markets

The ±46,954 SF grocery anchor generates consistent high-frequency daily foot traffic to the center.

ASKING RATE

\$4.00 / SF / Mo NNN

±\$6,112 / month

Est. NNN ±\$0.98/SF/Mo (CAM, taxes & insurance)

LOCATION

Foothill Plaza sits at the NE corner of Foothill Blvd & Citrus Ave in Fontana -- a signalized hard corner on Historic Route 66 with ±30,700 vehicles per day. Suite B occupies the Foothill Blvd-facing building immediately adjacent to Fresh Wok and WaBa Grill, directly across from the Cardenas Markets grocery anchor.

±30,700 vpd

Foothill Blvd Traffic
(Historic Route 66)

±389,000

5-Mile
Population

±\$98,000

5-Mile Avg.
HH Income

±\$347M

5-Mile Annual
Dining Spend

Demographics: Esri, 2026 (Fontana / 92335 trade area).

16232 Foothill Blvd, Fontana CA 92335 | Suite B



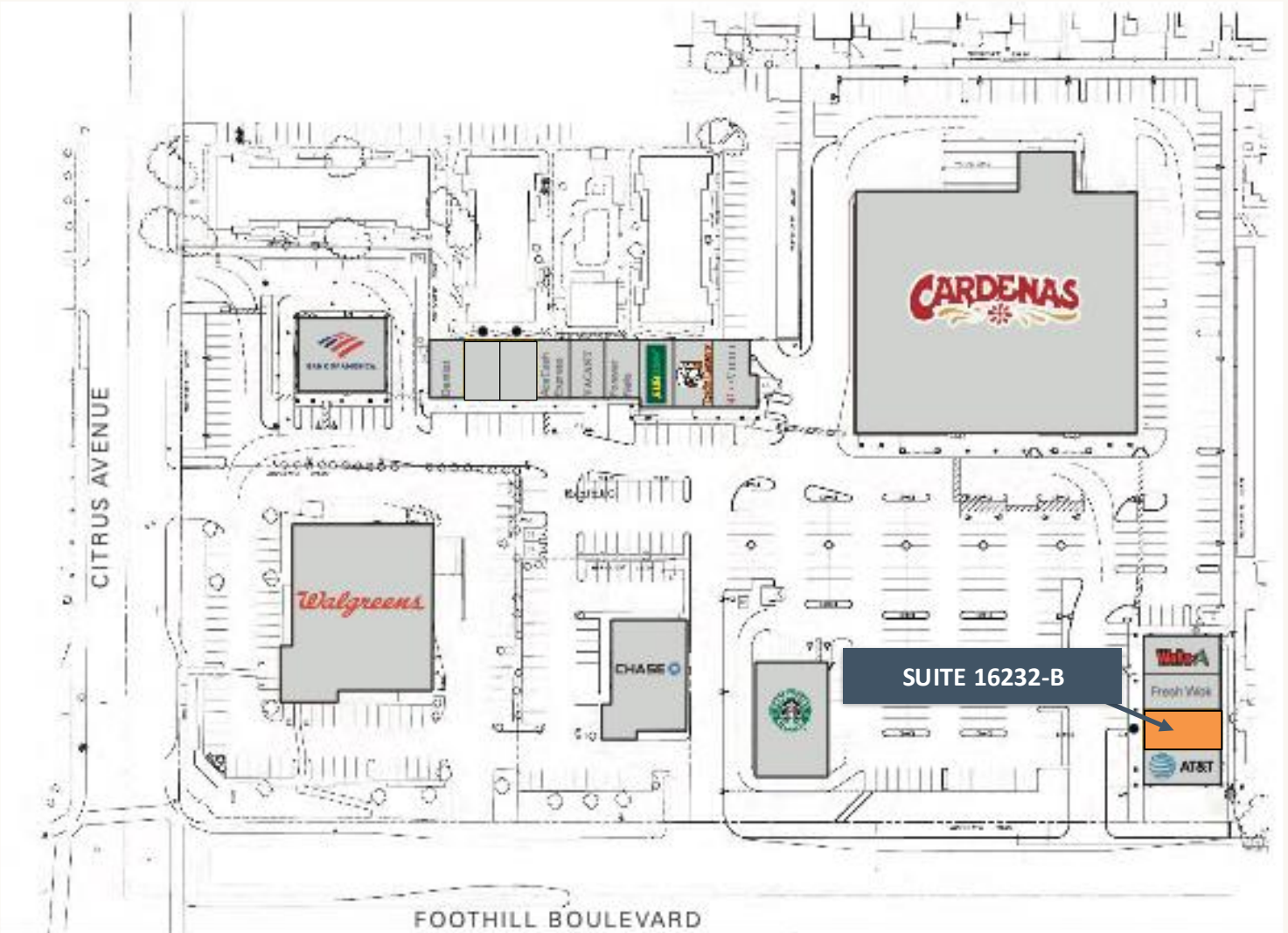


Foothill Plaza CoTenants



Foothill Blvd Pylon Signage

SITE PLAN | SUITE B HIGHLIGHTED



KEY TENANTS AT FOOTHILL PLAZA

Cardenas	Starbucks
Bank of America	WaBa Grill
Fresh Wok	Little Caesars
AT&T	T-Mobile
Dentist	Ace Cash Express
Chase Bank	Walgreens
(shadow)	(shadow)

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