

# Fontana Commercial Land

15035 S. Highland Avenue, Fontana, CA 91739

IMPROVING  
OUR COMMUNITIES  
ONE PROPERTY  
AT A TIME  
*We understand  
We care*



DEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM



## CONFIDENTIALITY AGREEMENT

This Offering Memorandum was prepared by STC Management (“Broker”) solely for the use of prospective purchasers 15035 S. Highland Avenue, Fontana, CA (the “Property”). Neither the Broker nor the Owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time of this Offering Memorandum. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum does not constitute an offer, and does not create or give rise to any agreement or contract, express, implied or in any other manner. Nothing in this Offering Memorandum creates any right or obligation. Only a written Purchase and Sale Agreement executed by all necessary parties will create any binding agreement.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (1) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (2) that you will not photocopy or duplicate any part of the Offering Memorandum, (3) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (4) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

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**EXCLUSIVELY MARKETED  
BY STC MANAGEMENT**

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# INVESTMENT SUMMARY

Offering Price	\$2,500,000
Land Area	6.88 acres
Price / SF	\$8.34 / SF
Price / Acre	\$363,372 / acre
Ground Lease	Negotiable
Zoning	C2 - Commercial
APN	0228-021-09

## Permitted Usages (Partial List)

Restaurant (with or w/o drive-thru)

Department Store

Grocery Store

Administrative & Professional Offices

Banks

Medical Office

Pharmacy



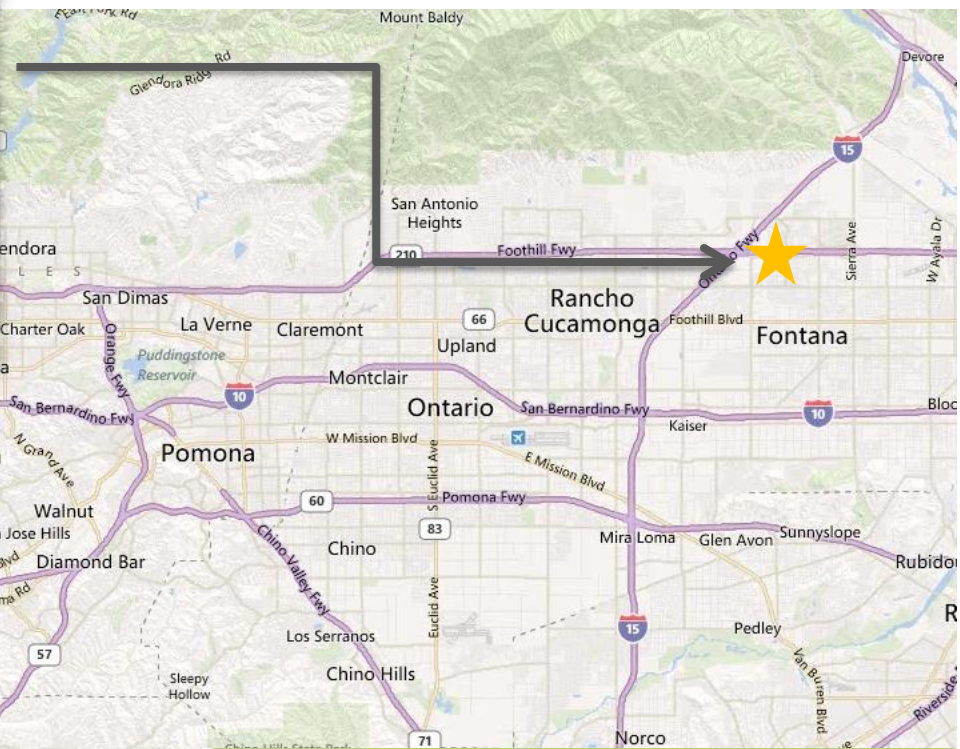
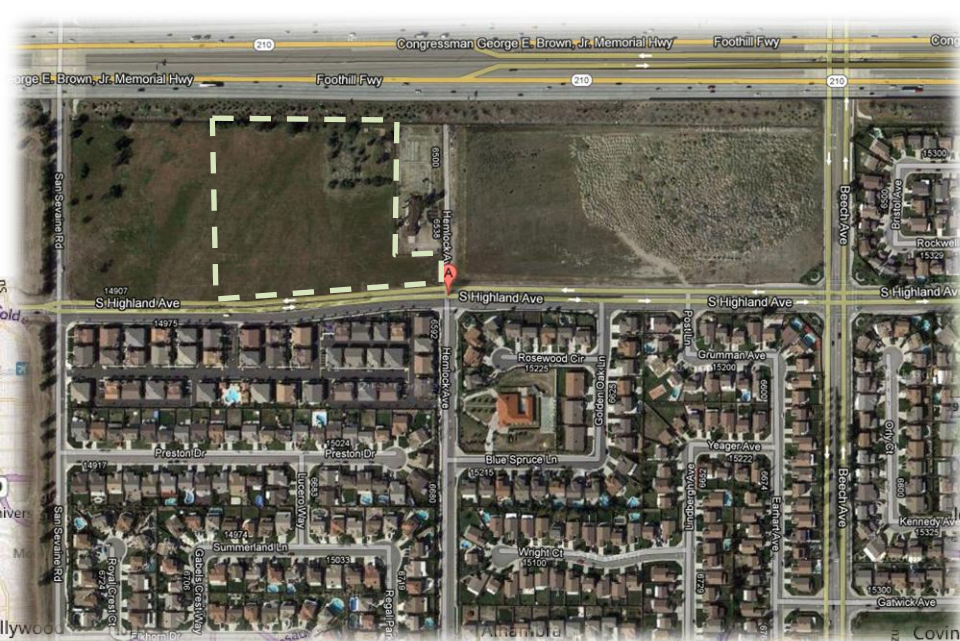
# INVESTMENT HIGHLIGHTS

- Excellent visibility from Fwy 210
- Corner location on South Highland Avenue and Hemlock
- Adjacent to a new self storage & commercial development – 60,000SF of storage facility and 19,000SF of stores and offices (Coming Soon)
- Demand for retail much higher than supply
- All commercial usages permitted – C2 Commercial Zoning
- Less than a mile away from major developments – Newly developed Fontana Auto Center and Sierra Lakes Golf Club
- Across from newly developed and full occupied townhouse community
- Population growth rate much higher than state and country average



# PROPERTY LOCATION AND DESCRIPTION

15035 S. Highland Avenue, Fontana, CA 91739



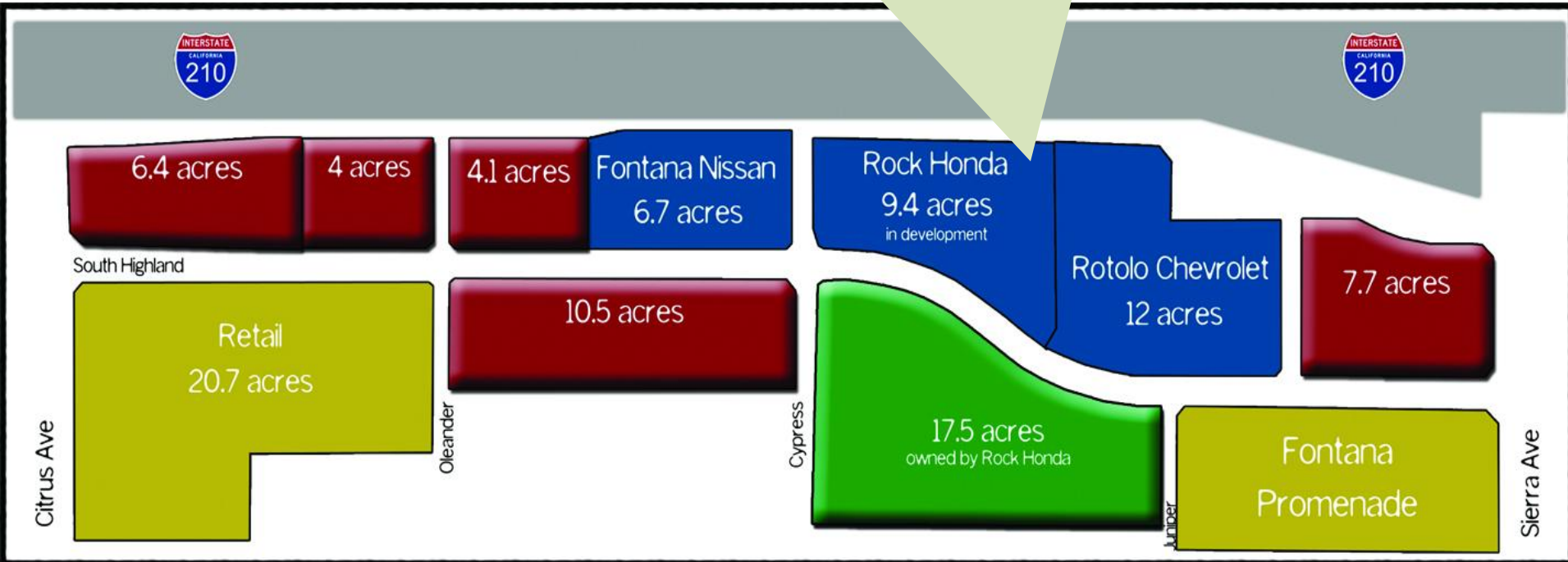
<b>APN #</b>	<b>0228-021-09</b>
<b>Address:</b>	<b>15035 S. Highland Avenue, Fontana, CA 91739</b>
<b>Zoning:</b>	<b>C2 – Commercial</b>

# AREA OVERVIEW



# THE FONTANA AUTO CENTER

- Located along the south side of 210 Freeway between Sierra Avenue and Citrus Avenue. This large multi-acre development area has been zoned specifically for automotive sales and will accommodate as many as 12 dealerships, bringing together some of the finest automotive facilities in the Inland Empire.
- Fontana Nissan and Rotolo Chevrolet constructed two new luxury facilities within the auto center and Rock Honda is currently under construction.
- Rock Honda has been an excellent community partner creating a state of the art facility with 53,000 square feet of new building construction and 134,000 square feet of display parking.





## CORPORATE CORRIDOR

- The plan incorporates mid-rise office and hospitality elements and the project are in close proximity to executive homes, I-10, I-15 and the 210 freeways, just minutes away from the LA/Ontario International Airport.



# FONTANA DEMOGRAPHICS

## Racial Makeup

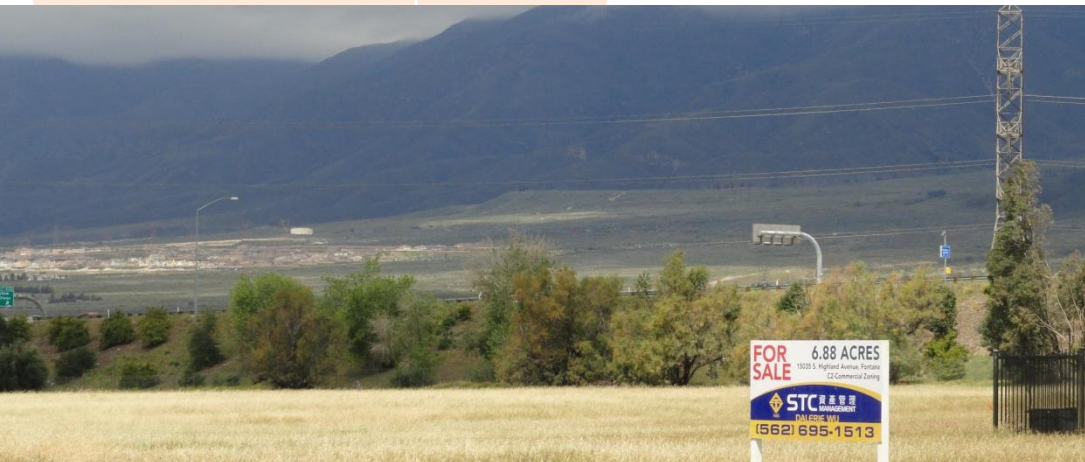
### % of Total

White	48.7%
African American	1.8%
Native American	2.0%
Asian	0.9%
Pacific Islander	0.1%
Other Races	40.5%
Two or More Races	6.0%

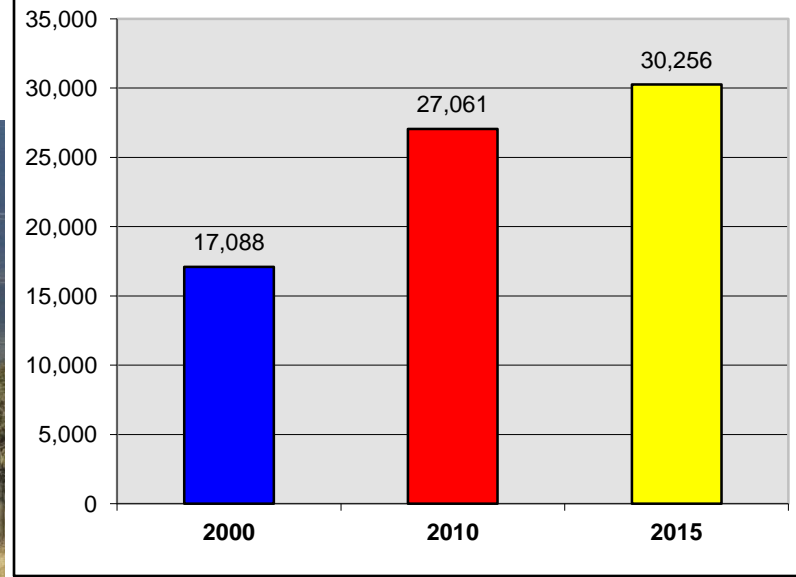


## Population Stats

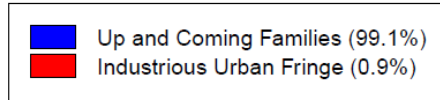
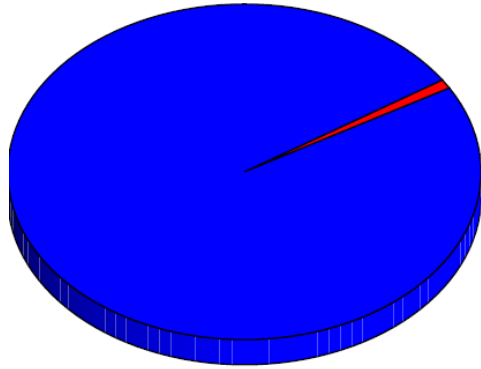
Average Family Income	\$78,097
Number of Households	27,061
Owner-occupied Housing Units	72.2%
Renter-occupied Housing Units	22.5%
Median Age	28 years



## Households



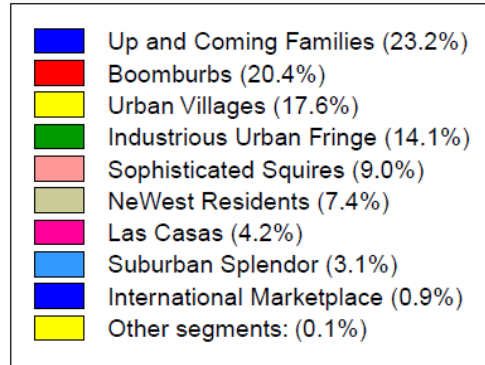
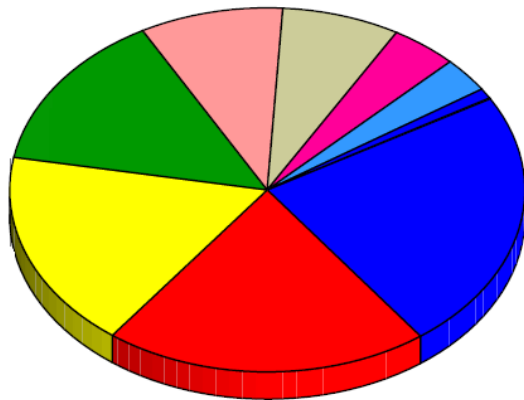
# COMMUNITY LIFESTYLE INSIGHTS



## Up and Coming Families

Up and Coming Families represents the **second highest household growth market** and, with a median age of 31.9 years, is the youngest of Community Tapestry's affluent family markets. The profile for these neighborhoods is young, **affluent families** with young children.

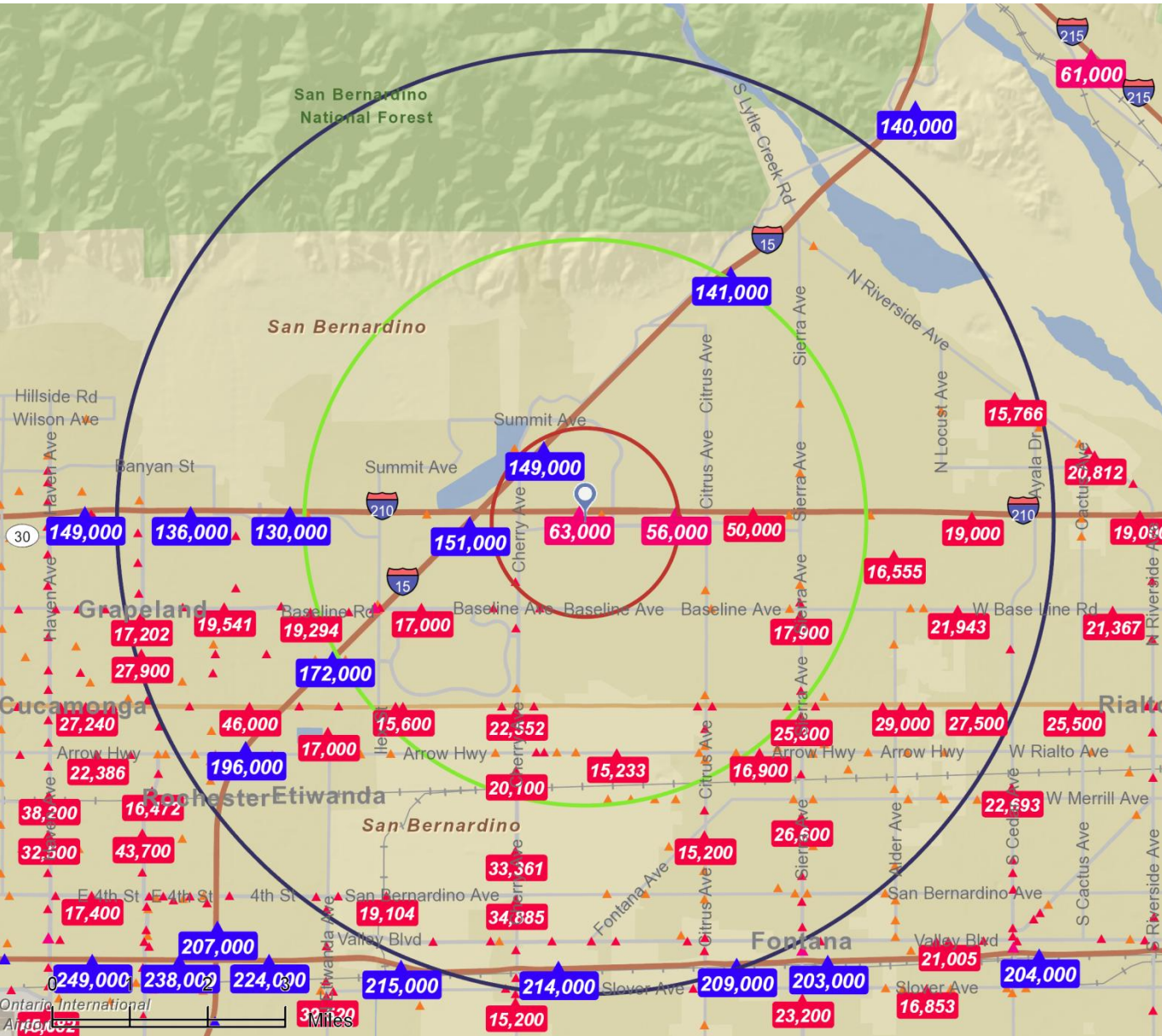
Approximately half of the households are concentrated in the South, with another half in the West and Midwest. Neighborhoods are located in suburban outskirts of midsized metropolitan areas. The homes are newer, with a median value of \$213,306. Because family and home priorities dictate their consumer purchases, they frequently shop for baby and children's products and household furniture.



## Boomburbs

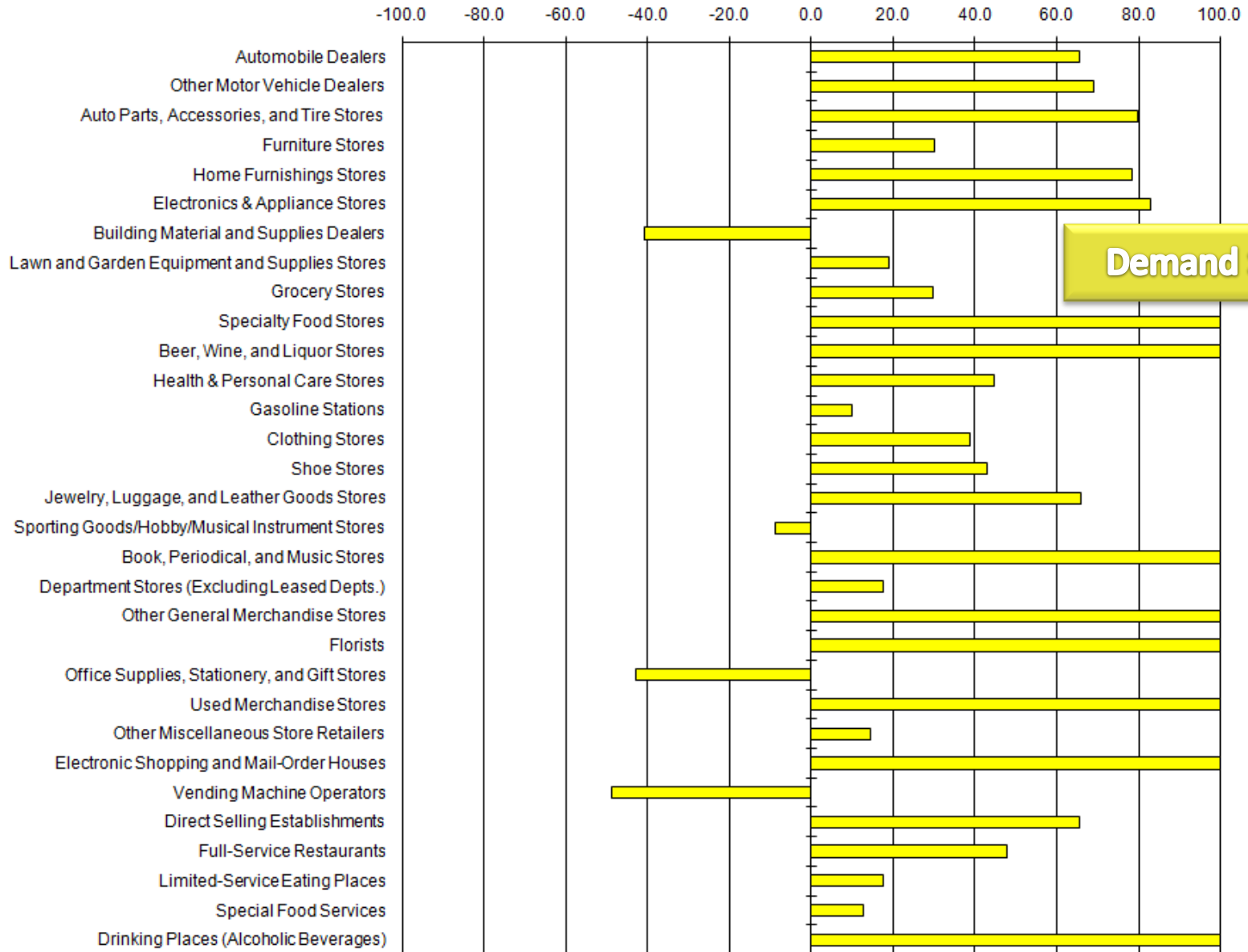
The newest additions to the suburbs, Boomburbs communities are home to younger families who live a busy, **upscale lifestyle**. The median age is 33.7 years. This market has the **highest population growth** at 5.3 percent annually more than four and one-half times the national figure. The median home value is \$334,829, and most households have two earners and two vehicles.

# TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

# RETAIL PROFILE (1 – Mile Radius)



**Demand > Supply**



STC

資產管理  
MANAGEMENT

Lic. No. 01299442



## About Us

STC, also known as "Sung Tien Collaboration", aims to bring people together in synergistic ways so that the whole is much more than the sum of its parts.

"Sung Tien" is a Chinese saying for following the heavens. We believe that doing good naturally brings good outcomes, and through the process, we can have a positive impact on those around us.

Our expertise and people-oriented philosophy have proven to be key in successfully connecting members of our community so that each can benefit from the others and ultimately promote the well-being of everyone. As a result, Sung Tien Collaboration has swelled in numbers.

As both real estate experts and members of the community, STC Management strives to educate its clients and give them with the best advantage possible in today's economy.

As an Accredited Management Organization (AMO), we create value for clients through a combination of managing, leasing and brokering real estate investments. Our affiliations include CCIM, ICSC, AIR, IREM, AOA, MRMLS, NAR, CoStar, LoopNet, CAR, etc. Together, our network provides us with the opportunities and resources necessary in developing creative and valuable solutions for clients.

STC又名“順天聯合”，旨在集合人力資源進而獲得更大的團結力量，達到一加一大於二的效果。“順天”意為順從天意，我們相信善有善報，而我們的與人為善也能夠對周圍環境產生正面的影響。我們有的不只是專業技術，我們用以為人本的理念與對生命積極的態度也影響了我們周遭的朋友，改善我們的社區及環境。順天聯合已經吸收了與我們志同道合的朋友和組織加入我們STC大家庭。

身兼地產專家和社區成員的雙重身份，STC資產管理致力於用經驗與專業來保護及帶領客戶們應對當今的經濟形勢。作為一家國際認證的管理組織（AMO），我們通過資產管理，租賃計畫和地產投資策略的精心組合為客戶創造價值。我們的指定認證背景包括：國際註冊商業地產投資師CCIM，國際購物中心理事會ICSC，美國工業地產協會成員AIR，國際資產管理協會IREM，公寓業主協會AOA，全國房地產經紀人協會NAR，加州房地產經紀人協會CAR，Loopnet, CoStar, MRMLS等網絡。我們的網絡為我們提供的機遇和必要的資源，從而為客戶推出新穎和有價值的解決方案。