



*Citrus Square*

*Fontana, California*

*Now Leasing*

*Southeast Corner  
Citrus & Slover Avenues*



New Funded 2000 Student  
High School Campus  
Est.: 2010

**SITE**

New Interstate 10  
& Citrus Ave. Interchange  
Est. 2010

This information is gathered from reliable sources, not guaranteed, for informational purposes only and should not be relied upon.

*Project by:*  
DW Development

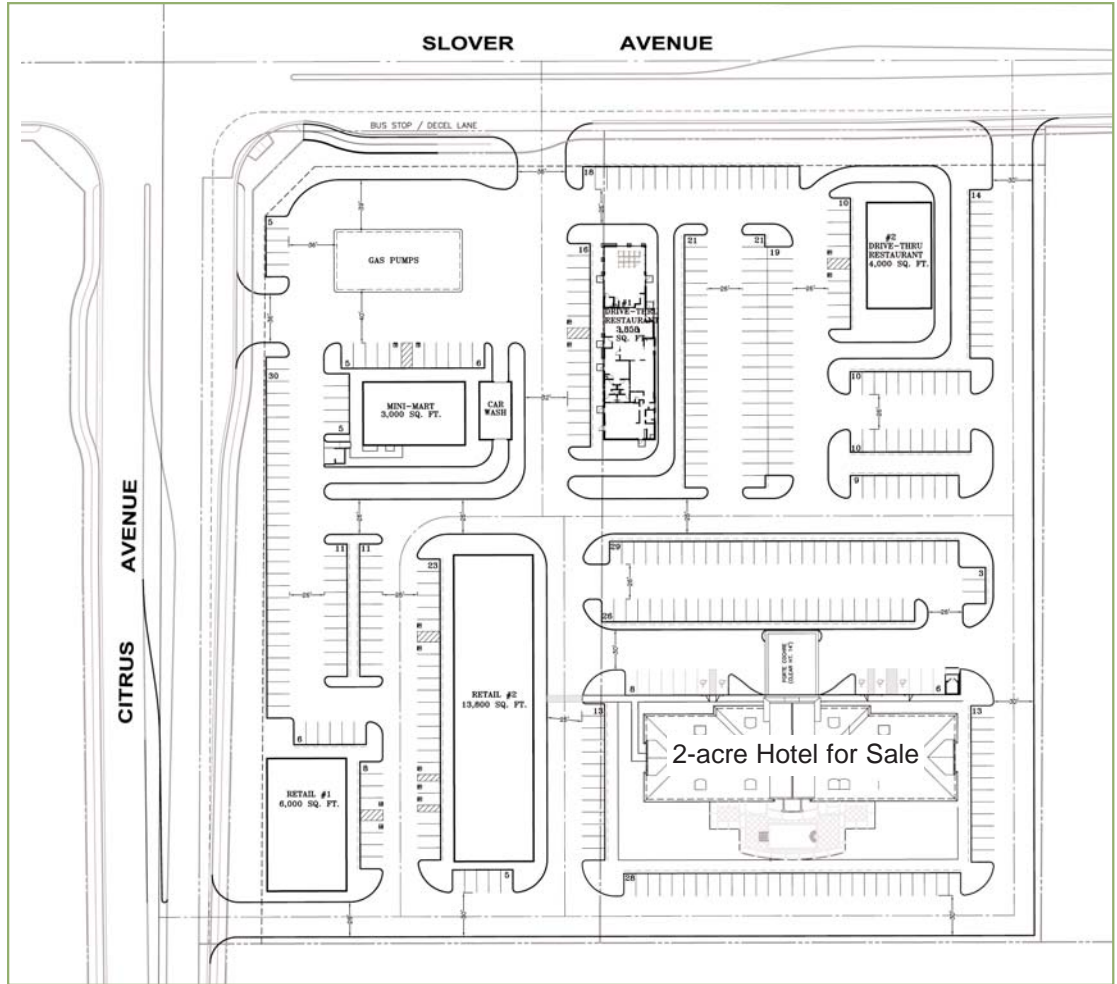
*Now Leasing:*  
1,200 - 30,000 SF  
Build-to-Suit Ground Leases Available

*For Further Information:*  
Please contact  
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Southeast Corner Citrus & Slover Avenues

Now Leasing



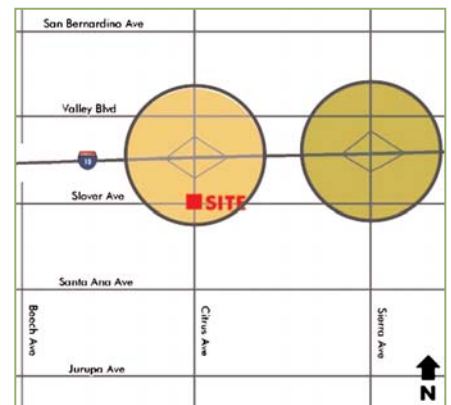
**Features:**

- ±1,200-15,000 SF Shops & Restaurant Spaces
- Available on a Lease, Build-to-Suit or Ground Lease basis
- Very visible, flat site at fully-signalized hard corner
- At I-10 Freeway intersection
- Adjacent to 45-acre High School site owned by Fontana Unified School District under development
- 1 mile west of Sierra Ave. and the Palm Court Shopping Center
- Adding 2000 homes / 7000 residents per year in South Fontana trade area
- 3.85 average household size
- 58.9% growth from 1999 to 2003
- Fastest growing city in San Bernardino County
- 2003, 9th fastest growing city in U.S.
- 2004, 8th fastest growing city in U.S.
- Second largest city in San Bernardino County
- 4-lane expansion improvements on Slover now complete
- Daytime population projected to triple within next year

**Demographics:**    1 Mile    3 Miles    5 Miles

• Population (2006 est.)	7,459	115,726	298,028
• Household Income	\$54,199	\$53,522	\$56,365
• Daytime Population	3,269	42,684	94,476

Source: Claritas



■ Urban Interchange Opening 2010  
 ■ Existing Urban Interchange

**Traffic Counts:**

Interstate 10 @ Citrus:	214,000 ADT
Citrus and Slover Intersection:	
Citrus, between I-10 and Slover	25,735
Slover, west of Citrus	14,900
Slover, east of Citrus	14,500
Citrus, south of Slover	7,800

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