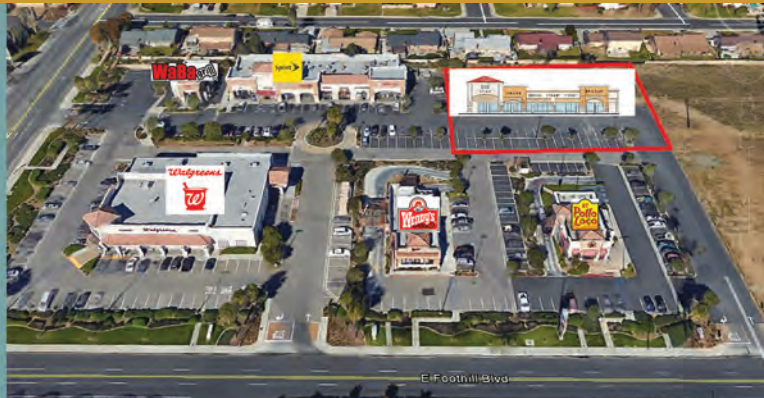




PRIME INTERSECTION
Walgreen's,
Home Depot,
Food 4 Less,
McDonald's,
and other
high-draw tenants



NEW DEVELOPMENT AT ONE OF RIALTO'S BUSIEST INTERSECTIONS

NEC of Foothill Blvd. + Cedar Ave. – Rialto

FEATURES...

- ± 9,425 sq ft development (divisible to 1,571 sq ft)
- Seeking restaurant/retail/medical
- Walgreen's anchored center
- Adjacent to Food 4 Less, Home Depot, and 99 Cent Only Stores
- Incredible visibility and access
- Ample parking

AREA AMENITIES...

- Core intersection
- Established trade area
- High traffic counts: 55k-plus CPD
- Conveniently located between the 10 and 210 freeways
- Countless nationals at intersection

**1230 W. FOOTHILL BOULEVARD
RIALTO, CA 92376**



CONTACT...

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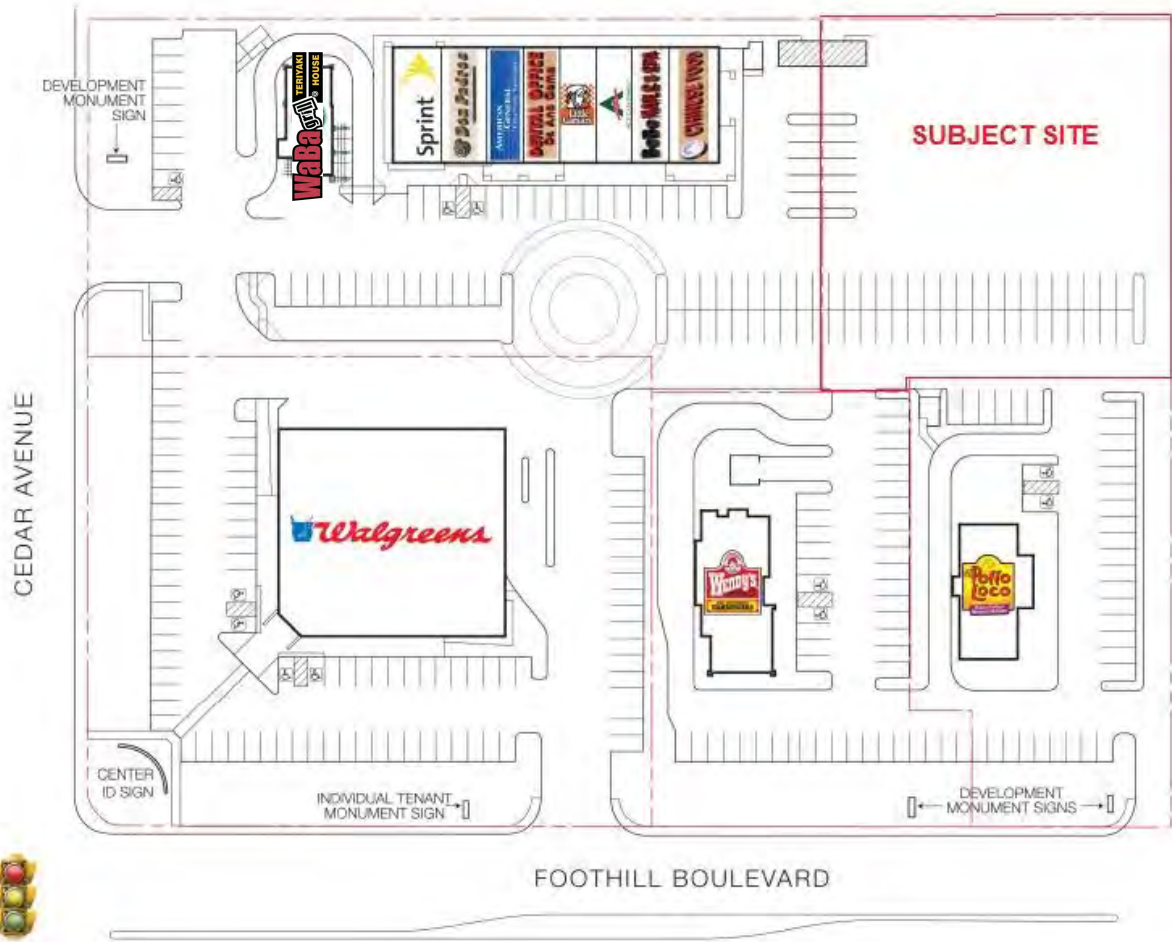
Aerial



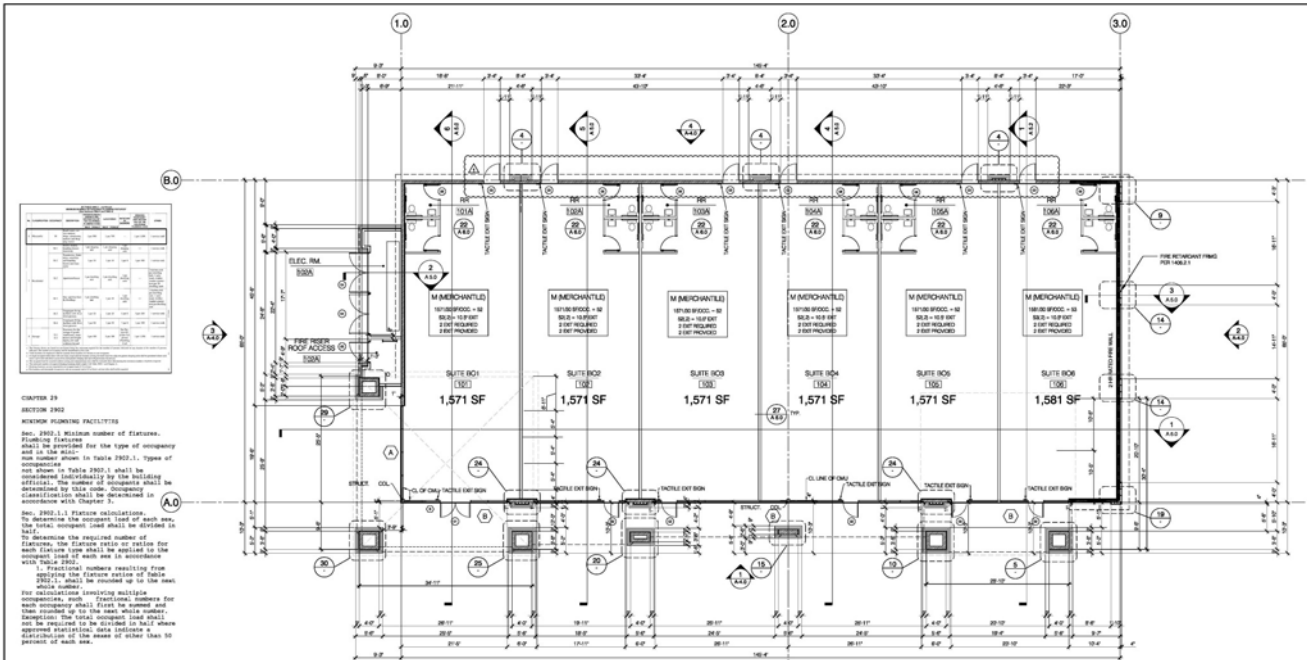
Elevation



Site Plan



Floor Plan



Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	27,861	187,022	385,537
Female Population	51.59%	50.82%	50.43%
Male Population	48.41%	49.18%	49.57%
Population Density	8,867	6,613	4,908
Population Median Age	27.2	28.9	28.8
Employed Civilian Population 16+	10,189	67,925	137,701
% White Collar	39.7%	41.3%	43.1%
% Blue Collar	60.3%	58.7%	56.9%
Total Employees	3,079	23,994	58,774
Total Establishments*	324	3,104	6,278
Population Growth 2000-2010	10.28%	11.76%	20.75%
Population Growth 2015B-2020	2.31%	2.10%	4.91%
Income: 2015B			
Average Household Income	\$58,757	\$58,192	\$61,738
Median Household Income	\$45,798	\$46,795	\$48,699
Per Capita Income	\$14,508	\$14,674	\$15,269
Avg Income Growth 2000-2010	31.78%	23.91%	31.19%
Avg Income Growth 2015B-2020	14.44%	14.65%	16.14%
Households: 2015B			
Households	6,841	46,924	94,643
Average Household Size	3.97	3.91	3.98
Hhld Growth 2000-2010	4.35%	4.34%	12.98%
Hhld Growth 2015B-2020	2.48%	2.15%	4.92%
Housing Units: 2015B			
Occupied Units	6,841	46,924	94,643
% Occupied Units	95.77%	96.40%	96.88%
% Vacant Housing Units	4.23%	3.60%	3.12%
Owner Occ Housing Growth 2000-2010	-3.43%	-1.33%	10.55%
Owner Occ Housing Growth 2000-2020	-3.38%	0.38%	17.42%
Owner Occ Housing Growth 2015B-2020	0.72%	1.23%	5.22%
Occ Housing Growth 2000-2010	4.35%	4.34%	12.98%
Occ Housing Growth 2010-2020	6.82%	6.58%	9.57%
Occ Housing Growth 2015B-2020	2.48%	2.15%	4.92%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	1.14%	1.16%	1.17%
% Asian Population	2.25%	2.40%	3.74%
% Black Population	15.43%	11.31%	10.25%
% Hawaiian or Pacific Islander Population	0.31%	0.34%	0.34%
% Multirace Population	5.43%	4.70%	4.83%
% Other Race Population	35.25%	36.34%	35.88%
% White Population	40.18%	43.75%	43.79%
% Hispanic Population	73.67%	75.82%	75.53%
% Non Hispanic Population	26.33%	24.18%	24.47%