



±120,000 SF SUPERMARKET ANCHORED CENTER

SOUTHWEST CORNER OF SAN BERNARDINO AVENUE & RIVERSIDE AVENUE, RIALTO, CA



PROPERTY HIGHLIGHTS



- › Proposed second phase to recently completed and successful Rialto Marketplace. **Join Sprouts Farmers Market!**



- › Just seconds from the I-10 Freeway (172,410 CPD) which connects directly to Riverside Avenue on/offramps



- › High traffic location between two major intersections (46,460 CPD on Riverside Ave and Valley Blvd)



- › Strong co-tenancy at existing Phase I shopping center, which is **anchored by top 10% most visited Walmart in the nation with over 3.4M annual visit and 501,800 customers**



- › Caters to an underserved market with limited retail competition



- › Ample parking with ±850 surface parking stalls provided



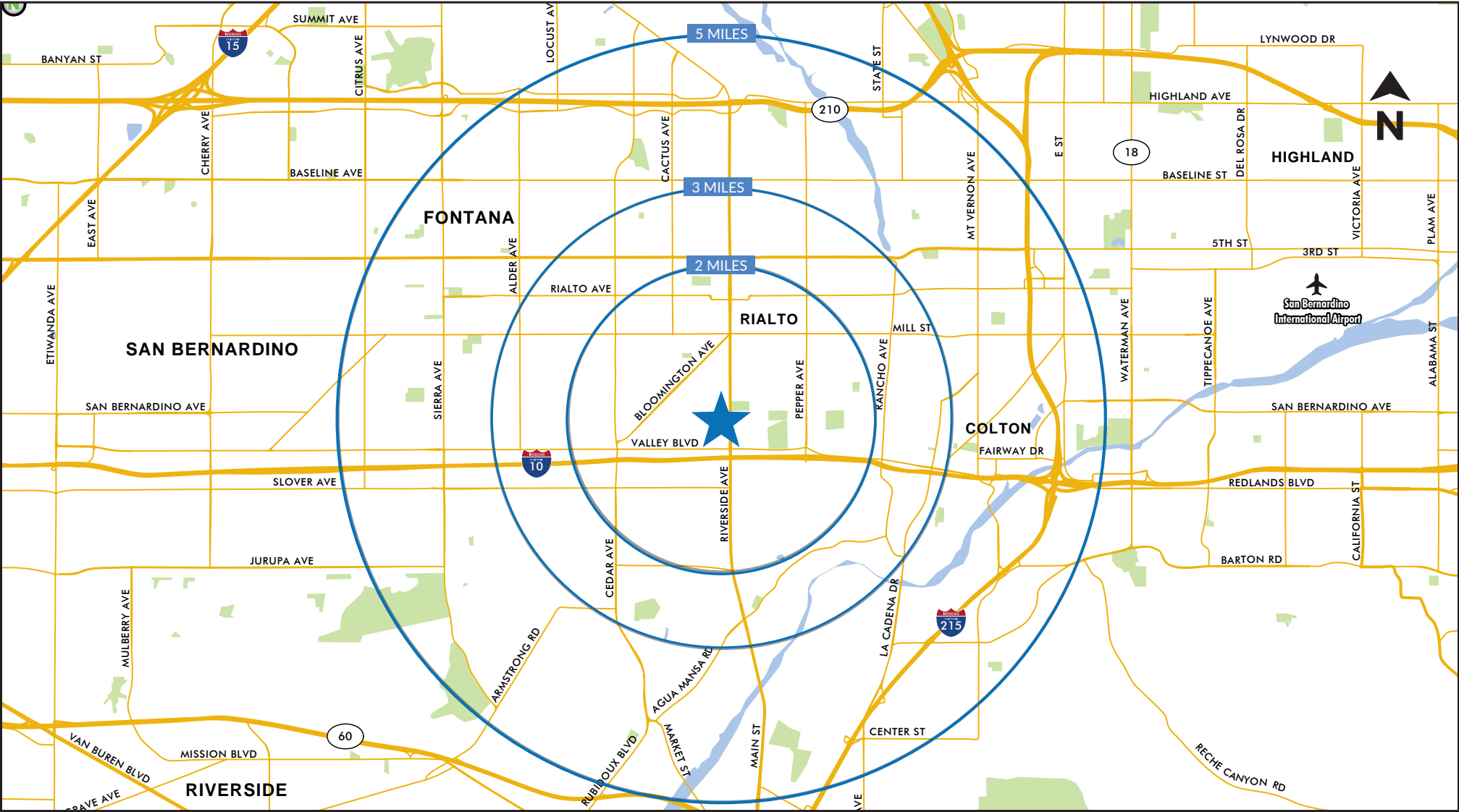
SITE PLAN

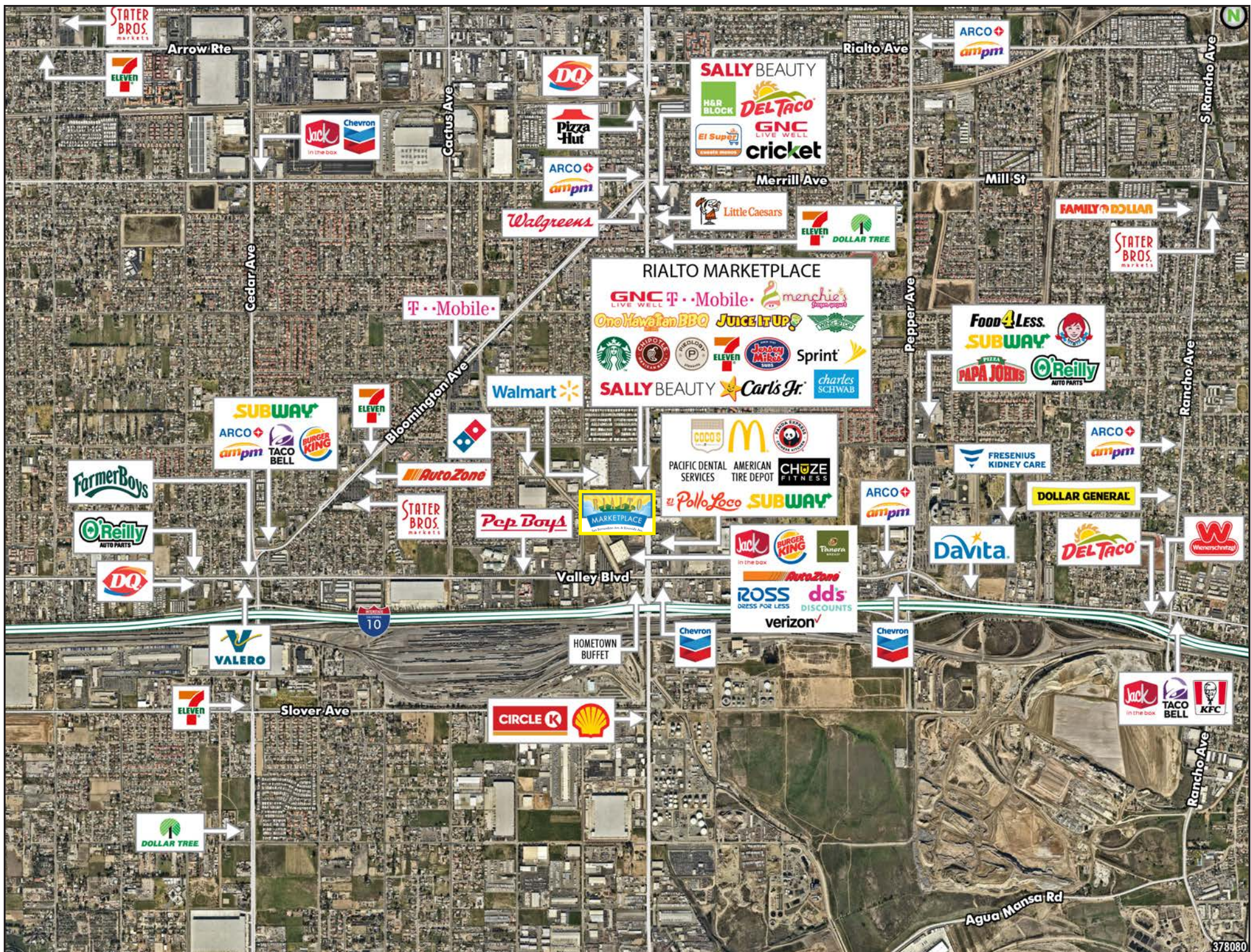


DEMOGRAPHICS

The City of Rialto is a diverse community located in the heart of the Inland Empire, one of the fastest growing areas in the Nation. The City is home to major regional distribution centers including Staples, Amazon, Under Armour, Monster Energy, Target, and Medline Industries.

	2 Miles	3 Miles	5 Miles
2020 Population	57,085	142,972	353,948
Daytime Population	52,958	126,574	330,042
2020 Avg. Household Income	\$68,536	\$64,315	\$66,180
No. of Households	14,193	35,276	90,075







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