



San Bernardino Ave. & Riverside Ave.

# ±96,011 SF SUPERMARKET ANCHORED CENTER

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



**Walmart**  
Supercenter

**ROSS**  
DRESS FOR LESS

**dd's**  
DISCOUNTS

**Auto**  
**Zone**

**SPROUTS**  
FARMERS MARKET

COMING SOON

**Burlington**

COMING SOON

**ULTA**  
BEAUTY

COMING SOON

**five**  
**BELLO**

COMING SOON

**IN-N-OUT**  
BURGER

COMING SOON

**CBRE**



# PROPERTY HIGHLIGHTS



- › Proposed second phase to recently completed and successful Rialto Marketplace. **Join Sprouts, Burlington, Ulta and five Below!**



- › 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

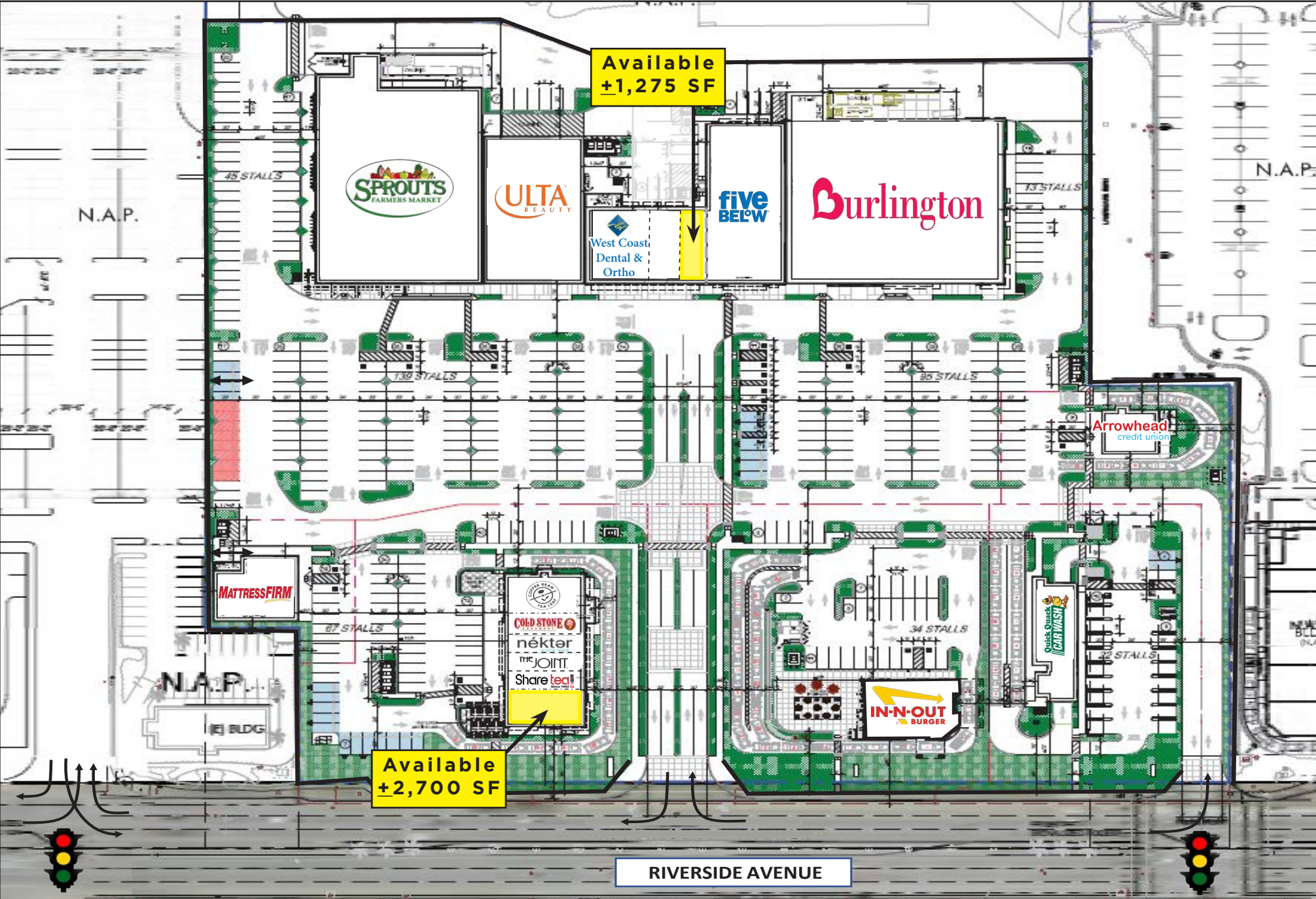


- › Ample parking with ±850 surface parking stalls provided





# SITE PLAN





# ±2,700 SF AVAILABLE

One of the nation's fastest growing population and economic centers, Rialto is located in the heart of Southern California's Inland Empire. The City has retained a small-town feel and a quality of life other communities desire. Retailers, restaurants and multinational corporations are making their way to Rialto, for their business climate, proximity to customers, and growing labor pool. Their supportive business climate and diverse sense of community make Rialto an ideal community to live, play and work.



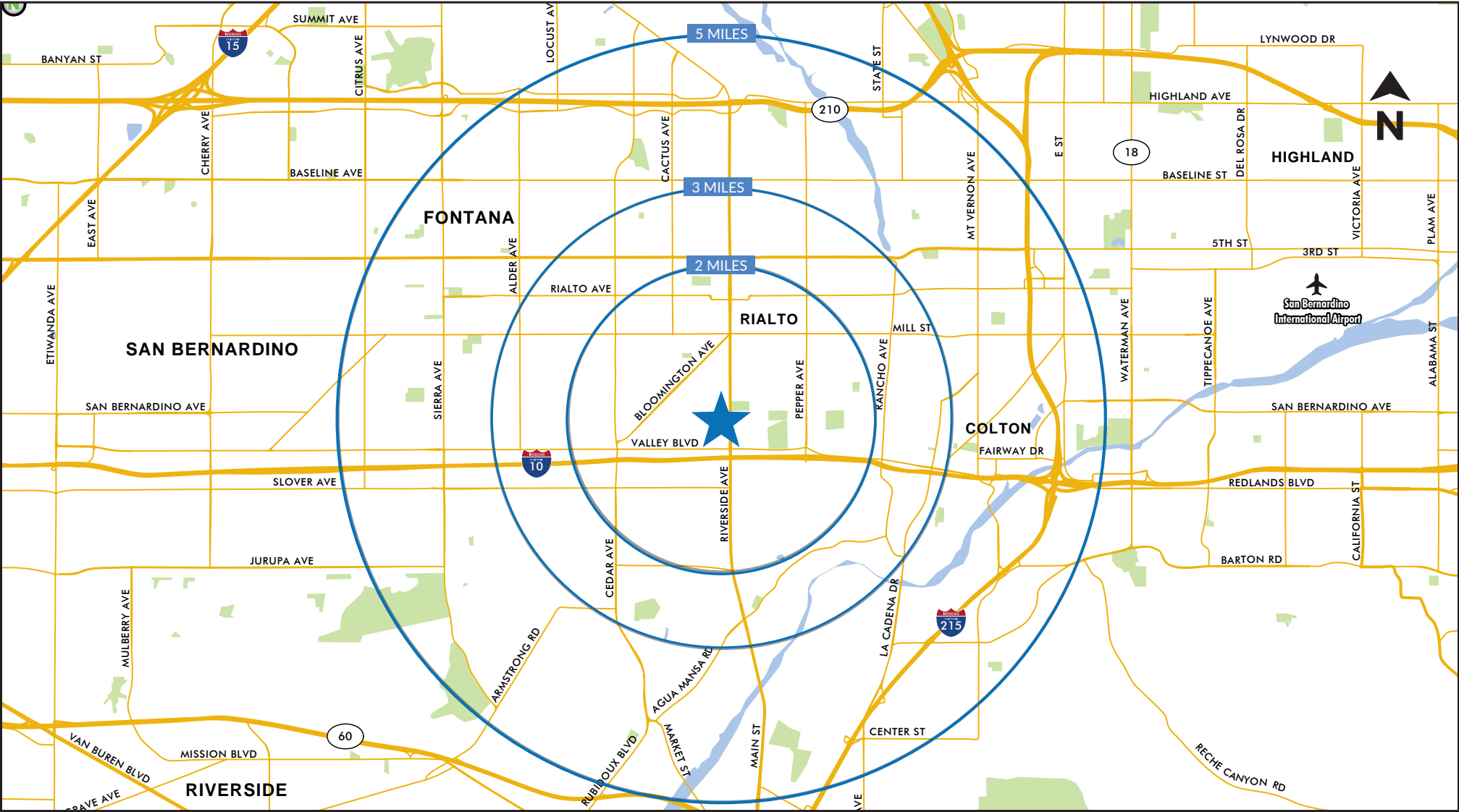
## EXISTING TENANTS



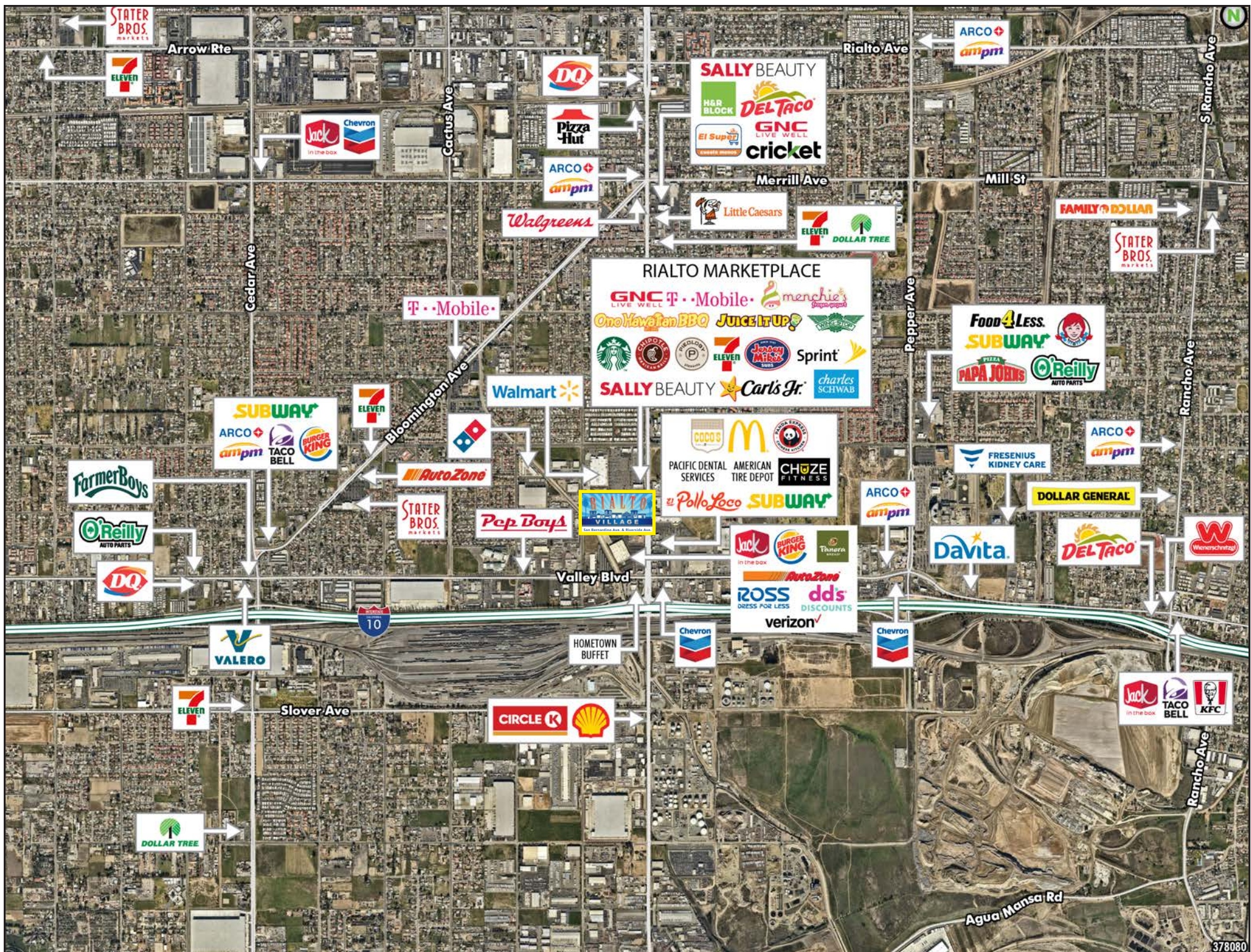
# DEMOGRAPHICS

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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# CBRE

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