



NewMark Merrill

COMPANIES

When you love shopping centers it shows.



239,552 Sq. Ft. of Retail Space

LOCATED AT THE SOUTHWEST CORNER OF SAN BERNARDINO AVENUE & RIVERSIDE AVENUE, RIALTO, CALIFORNIA



Demographics



Population *

1 Mile19,449
3 Miles151,060



Traffic Count *

35,414 Cars Daily



Household Income *

1 Mile . . . \$62,559
3 Miles . . \$61,149

- Anchored by Walmart!
- Just off the 10 freeway, located on the intersection of two major thoroughfares.
- Limited retail competition in an underserved market.

For additional information, please contact:

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5850 Canoga Avenue
Suite 650
Woodland Hills, CA 91367
www.newmarkmerrill.com

*Estimates are based on 2018 demographics for population and average income per household. Traffic count is based upon owner's Calculations. The information contained herein is not guaranteed and should be independently verified.



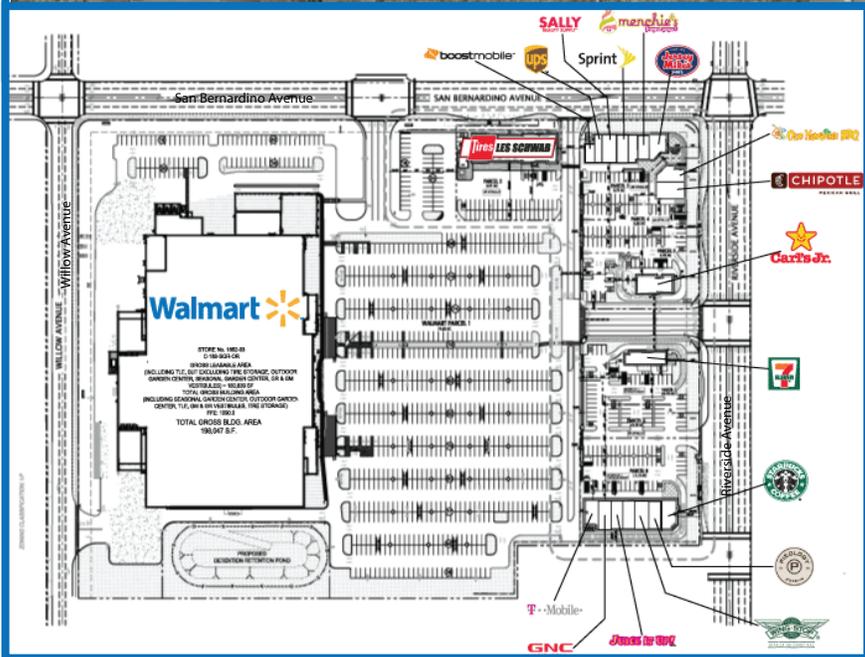
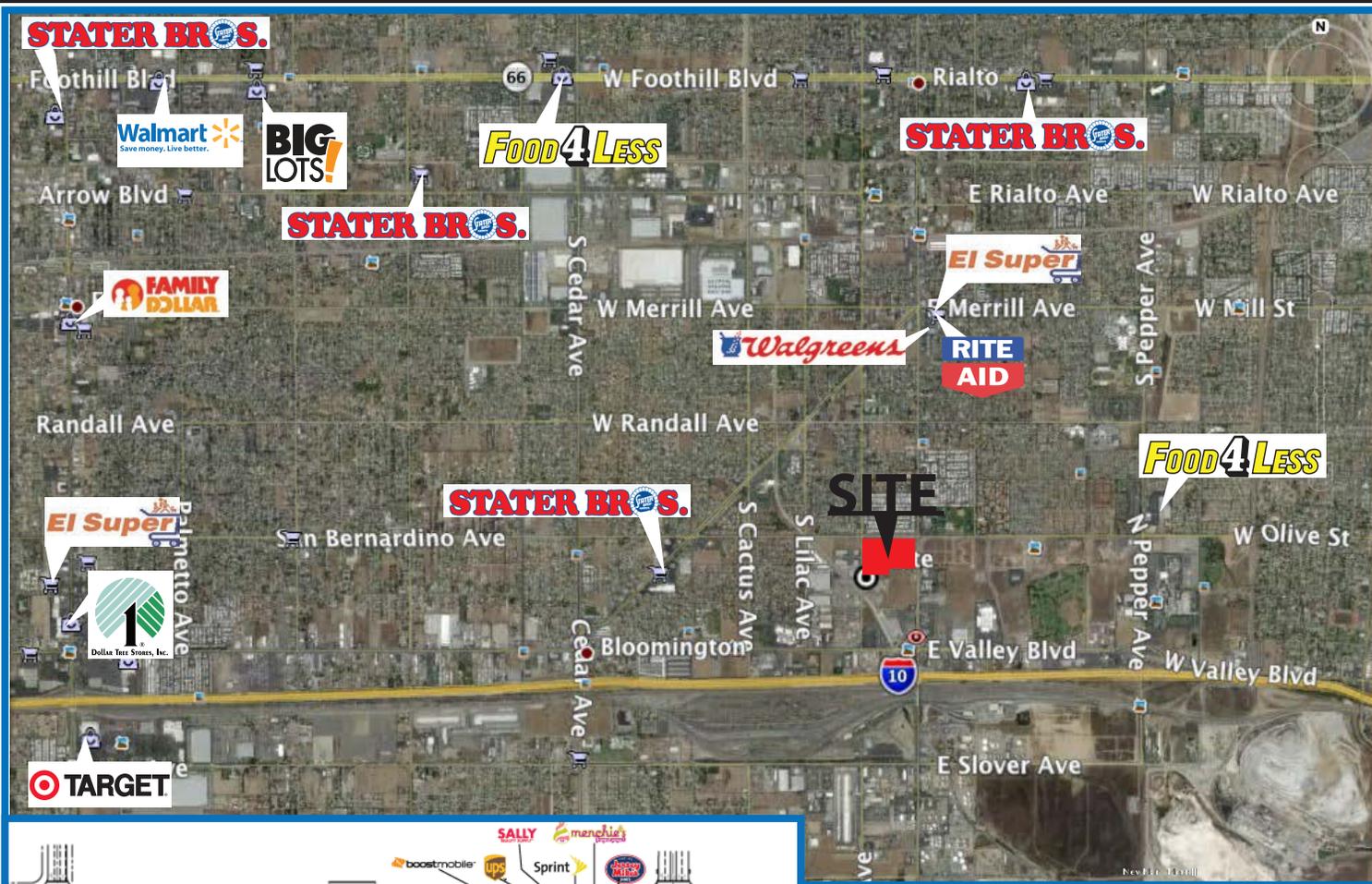
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SAN BERNARDINO AVENUE



WILLOW AVENUE



WALMART PARCEL 1



For Information, Please Contract
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Greg Giacopuzzi (BRE#01906640)
Tel: 818.710.6100 Fax:818.710.6116

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed.



Market Profile

1312 S Riverside Ave, Rialto, California, 92376
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.07741
Longitude: -117.37033

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,316	127,622	300,528
2010 Total Population	18,648	143,737	339,739
2018 Total Population	19,449	151,060	357,896
2018 Group Quarters	183	579	2,171
2023 Total Population	20,195	156,045	370,181
2018-2023 Annual Rate	0.76%	0.65%	0.68%
2018 Total Daytime Population	16,499	132,938	343,490
Workers	4,878	41,405	126,161
Residents	11,621	91,533	217,329
Household Summary			
2000 Households	4,544	34,582	82,843
2000 Average Household Size	3.75	3.66	3.59
2010 Households	4,694	36,026	87,432
2010 Average Household Size	3.93	3.97	3.86
2018 Households	4,853	37,269	90,777
2018 Average Household Size	3.97	4.04	3.92
2023 Households	5,018	38,336	93,510
2023 Average Household Size	3.99	4.06	3.94
2018-2023 Annual Rate	0.67%	0.57%	0.60%
2010 Families	3,880	30,177	71,412
2010 Average Family Size	4.26	4.25	4.19
2018 Families	4,008	31,180	74,088
2018 Average Family Size	4.31	4.34	4.27
2023 Families	4,143	32,056	76,284
2023 Average Family Size	4.34	4.37	4.29
2018-2023 Annual Rate	0.66%	0.56%	0.59%
Housing Unit Summary			
2000 Housing Units	4,816	37,003	89,137
Owner Occupied Housing Units	60.6%	61.7%	55.8%
Renter Occupied Housing Units	33.8%	31.8%	37.2%
Vacant Housing Units	5.6%	6.5%	7.1%
2010 Housing Units	5,106	38,656	94,358
Owner Occupied Housing Units	55.8%	58.4%	53.4%
Renter Occupied Housing Units	36.1%	34.8%	39.3%
Vacant Housing Units	8.1%	6.8%	7.3%
2018 Housing Units	5,192	39,731	97,604
Owner Occupied Housing Units	53.1%	54.9%	50.0%
Renter Occupied Housing Units	40.4%	38.9%	43.0%
Vacant Housing Units	6.5%	6.2%	7.0%
2023 Housing Units	5,378	40,890	100,620
Owner Occupied Housing Units	54.7%	57.3%	52.5%
Renter Occupied Housing Units	38.6%	36.5%	40.5%
Vacant Housing Units	6.7%	6.2%	7.1%
Median Household Income			
2018	\$52,630	\$47,908	\$47,742
2023	\$57,035	\$53,442	\$53,626
Median Home Value			
2018	\$212,931	\$227,838	\$252,410
2023	\$303,926	\$289,011	\$318,069
Per Capita Income			
2018	\$16,282	\$15,268	\$15,976
2023	\$18,547	\$17,647	\$18,477
Median Age			
2010	28.0	27.7	28.0
2018	29.0	28.9	29.2
2023	30.4	30.5	30.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2018 Households by Income			
Household Income Base	4,853	37,269	90,777
<\$15,000	7.0%	11.0%	12.1%
\$15,000 - \$24,999	11.3%	11.3%	11.6%
\$25,000 - \$34,999	10.0%	11.3%	11.6%
\$35,000 - \$49,999	17.5%	18.2%	16.6%
\$50,000 - \$74,999	25.7%	19.9%	18.9%
\$75,000 - \$99,999	13.8%	12.8%	12.5%
\$100,000 - \$149,999	11.0%	10.8%	11.2%
\$150,000 - \$199,999	2.0%	2.7%	3.4%
\$200,000+	1.8%	2.0%	2.0%
Average Household Income	\$62,559	\$61,149	\$61,942
2023 Households by Income			
Household Income Base	5,018	38,336	93,510
<\$15,000	6.3%	9.7%	10.7%
\$15,000 - \$24,999	9.6%	9.6%	9.9%
\$25,000 - \$34,999	8.5%	9.9%	10.2%
\$35,000 - \$49,999	15.8%	17.0%	15.4%
\$50,000 - \$74,999	25.3%	19.5%	18.7%
\$75,000 - \$99,999	15.2%	14.0%	13.5%
\$100,000 - \$149,999	13.9%	13.6%	13.9%
\$150,000 - \$199,999	2.6%	3.7%	4.6%
\$200,000+	2.8%	3.0%	3.1%
Average Household Income	\$71,655	\$71,105	\$72,113
2018 Owner Occupied Housing Units by Value			
Total	2,757	21,820	48,802
<\$50,000	15.0%	13.5%	9.5%
\$50,000 - \$99,999	7.4%	6.5%	5.8%
\$100,000 - \$149,999	10.1%	8.1%	7.8%
\$150,000 - \$199,999	13.7%	13.7%	11.5%
\$200,000 - \$249,999	14.7%	14.7%	14.8%
\$250,000 - \$299,999	8.5%	11.4%	11.9%
\$300,000 - \$399,999	13.6%	14.9%	16.5%
\$400,000 - \$499,999	10.6%	9.0%	11.5%
\$500,000 - \$749,999	4.7%	5.4%	7.2%
\$750,000 - \$999,999	0.4%	1.6%	2.0%
\$1,000,000 - \$1,499,999	0.5%	0.5%	0.8%
\$1,500,000 - \$1,999,999	0.8%	0.3%	0.3%
\$2,000,000 +	0.0%	0.5%	0.4%
Average Home Value	\$249,837	\$269,735	\$298,840
2023 Owner Occupied Housing Units by Value			
Total	2,940	23,411	52,776
<\$50,000	13.9%	11.4%	7.8%
\$50,000 - \$99,999	3.8%	3.6%	3.4%
\$100,000 - \$149,999	3.4%	4.3%	4.3%
\$150,000 - \$199,999	7.8%	7.7%	6.7%
\$200,000 - \$249,999	11.2%	14.1%	12.1%
\$250,000 - \$299,999	8.9%	11.4%	11.9%
\$300,000 - \$399,999	21.2%	18.6%	20.4%
\$400,000 - \$499,999	15.7%	12.8%	15.1%
\$500,000 - \$749,999	10.2%	10.3%	11.7%
\$750,000 - \$999,999	1.2%	3.5%	3.7%
\$1,000,000 - \$1,499,999	1.2%	1.0%	1.5%
\$1,500,000 - \$1,999,999	1.3%	0.5%	0.5%
\$2,000,000 +	0.0%	0.6%	0.7%
Average Home Value	\$330,172	\$342,040	\$370,034

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.07741
Longitude: -117.37033

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	18,647	143,736	339,741
0 - 4	9.0%	9.0%	9.1%
5 - 9	8.9%	9.0%	8.9%
10 - 14	9.5%	9.4%	9.3%
15 - 24	18.2%	18.6%	18.2%
25 - 34	14.3%	13.9%	14.3%
35 - 44	13.6%	13.3%	13.2%
45 - 54	11.8%	12.0%	12.0%
55 - 64	7.9%	7.8%	7.9%
65 - 74	3.8%	4.0%	4.1%
75 - 84	2.3%	2.3%	2.4%
85 +	0.8%	0.7%	0.7%
18 +	66.6%	66.4%	66.8%
2018 Population by Age			
Total	19,451	151,059	357,894
0 - 4	8.8%	8.9%	8.9%
5 - 9	8.3%	8.4%	8.4%
10 - 14	8.0%	8.2%	8.1%
15 - 24	17.3%	16.9%	16.7%
25 - 34	17.1%	17.3%	17.2%
35 - 44	11.9%	11.8%	12.0%
45 - 54	11.3%	11.0%	10.9%
55 - 64	9.0%	9.1%	9.1%
65 - 74	5.2%	5.3%	5.5%
75 - 84	2.2%	2.3%	2.4%
85 +	0.8%	0.8%	0.8%
18 +	69.9%	69.6%	69.8%
2023 Population by Age			
Total	20,194	156,044	370,181
0 - 4	8.8%	8.9%	8.9%
5 - 9	8.1%	8.3%	8.2%
10 - 14	7.9%	8.2%	8.1%
15 - 24	15.5%	15.3%	15.1%
25 - 34	17.2%	17.0%	16.8%
35 - 44	13.1%	13.3%	13.5%
45 - 54	10.6%	10.3%	10.3%
55 - 64	9.2%	9.1%	9.1%
65 - 74	6.2%	6.1%	6.3%
75 - 84	2.6%	2.7%	2.9%
85 +	0.8%	0.8%	0.9%
18 +	70.7%	70.0%	70.3%
2010 Population by Sex			
Males	9,061	70,529	167,504
Females	9,587	73,208	172,235
2018 Population by Sex			
Males	9,480	74,256	176,760
Females	9,969	76,804	181,136
2023 Population by Sex			
Males	9,868	76,996	183,494
Females	10,326	79,049	186,686

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	18,647	143,737	339,739
White Alone	44.2%	46.8%	46.0%
Black Alone	10.8%	9.4%	10.5%
American Indian Alone	1.2%	1.3%	1.2%
Asian Alone	3.4%	2.1%	2.8%
Pacific Islander Alone	0.1%	0.3%	0.4%
Some Other Race Alone	36.2%	35.7%	34.6%
Two or More Races	4.2%	4.4%	4.6%
Hispanic Origin	73.7%	76.2%	73.1%
Diversity Index	87.2	85.4	86.4
2018 Population by Race/Ethnicity			
Total	19,449	151,059	357,896
White Alone	43.1%	45.7%	44.8%
Black Alone	9.7%	8.5%	9.5%
American Indian Alone	1.1%	1.2%	1.2%
Asian Alone	3.4%	2.1%	2.8%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	38.4%	37.7%	36.7%
Two or More Races	4.2%	4.5%	4.7%
Hispanic Origin	77.7%	80.1%	77.1%
Diversity Index	87.2	85.2	86.4
2023 Population by Race/Ethnicity			
Total	20,195	156,044	370,181
White Alone	43.2%	45.9%	44.8%
Black Alone	9.0%	7.8%	8.8%
American Indian Alone	1.1%	1.2%	1.1%
Asian Alone	3.4%	2.1%	2.9%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	39.0%	38.2%	37.2%
Two or More Races	4.2%	4.5%	4.7%
Hispanic Origin	80.2%	82.5%	79.5%
Diversity Index	86.6	84.6	85.8
2010 Population by Relationship and Household Type			
Total	18,648	143,737	339,739
In Households	99.0%	99.6%	99.3%
In Family Households	92.8%	94.0%	92.8%
Householder	21.1%	21.0%	21.0%
Spouse	13.7%	13.3%	13.3%
Child	43.9%	44.6%	43.5%
Other relative	9.8%	10.3%	10.1%
Nonrelative	4.3%	4.7%	4.8%
In Nonfamily Households	6.1%	5.6%	6.5%
In Group Quarters	1.0%	0.4%	0.7%
Institutionalized Population	0.8%	0.1%	0.2%
Noninstitutionalized Population	0.2%	0.3%	0.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2018 Population 25+ by Educational Attainment			
Total	11,184	86,896	207,136
Less than 9th Grade	16.9%	18.6%	17.9%
9th - 12th Grade, No Diploma	16.6%	17.8%	16.8%
High School Graduate	24.1%	25.6%	25.0%
GED/Alternative Credential	2.8%	3.2%	3.4%
Some College, No Degree	21.4%	20.2%	20.6%
Associate Degree	5.7%	5.8%	5.7%
Bachelor's Degree	9.4%	7.1%	7.8%
Graduate/Professional Degree	3.1%	1.7%	2.8%
2018 Population 15+ by Marital Status			
Total	14,559	112,496	266,887
Never Married	44.4%	42.5%	42.5%
Married	42.9%	44.8%	44.7%
Widowed	3.8%	4.4%	4.6%
Divorced	9.0%	8.3%	8.2%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	92.4%	91.3%	91.8%
Civilian Unemployed (Unemployment Rate)	7.6%	8.7%	8.2%
2018 Employed Population 16+ by Industry			
Total	8,028	61,032	143,979
Agriculture/Mining	0.1%	0.5%	0.9%
Construction	8.0%	8.8%	8.6%
Manufacturing	14.7%	13.6%	12.0%
Wholesale Trade	2.9%	4.1%	4.0%
Retail Trade	12.9%	14.5%	13.8%
Transportation/Utilities	10.0%	11.1%	10.7%
Information	1.7%	0.9%	0.9%
Finance/Insurance/Real Estate	5.4%	3.3%	3.5%
Services	40.4%	40.0%	42.2%
Public Administration	3.9%	3.1%	3.4%
2018 Employed Population 16+ by Occupation			
Total	8,029	61,030	143,979
White Collar	40.9%	39.0%	41.7%
Management/Business/Financial	4.3%	4.9%	5.9%
Professional	10.4%	8.7%	10.5%
Sales	7.6%	9.9%	10.1%
Administrative Support	18.5%	15.5%	15.2%
Services	19.3%	20.7%	20.4%
Blue Collar	39.9%	40.3%	37.9%
Farming/Forestry/Fishing	0.0%	0.6%	0.9%
Construction/Extraction	5.1%	7.2%	6.8%
Installation/Maintenance/Repair	8.0%	5.7%	5.3%
Production	11.9%	11.0%	9.6%
Transportation/Material Moving	14.8%	15.7%	15.4%
2010 Population By Urban/ Rural Status			
Total Population	18,648	143,737	339,739
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 11, 2019



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2010 Households by Type			
Total	4,695	36,026	87,433
Households with 1 Person	13.6%	12.5%	14.0%
Households with 2+ People	86.4%	87.5%	86.0%
Family Households	82.6%	83.8%	81.7%
Husband-wife Families	53.7%	53.2%	51.8%
With Related Children	37.4%	36.1%	34.6%
Other Family (No Spouse Present)	29.0%	30.6%	29.9%
Other Family with Male Householder	8.7%	9.3%	9.2%
With Related Children	6.3%	6.1%	6.1%
Other Family with Female Householder	20.2%	21.2%	20.7%
With Related Children	14.4%	15.2%	14.7%
Nonfamily Households	3.8%	3.8%	4.3%
All Households with Children	58.9%	58.2%	56.2%
Multigenerational Households	15.3%	15.9%	14.7%
Unmarried Partner Households	8.1%	8.6%	8.7%
Male-female	7.5%	7.9%	8.1%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	4,695	36,027	87,433
1 Person Household	13.6%	12.5%	14.0%
2 Person Household	16.1%	17.6%	18.6%
3 Person Household	16.0%	15.5%	15.6%
4 Person Household	19.6%	17.7%	17.3%
5 Person Household	15.9%	15.4%	14.5%
6 Person Household	8.9%	9.4%	8.8%
7 + Person Household	10.0%	11.9%	11.2%
2010 Households by Tenure and Mortgage Status			
Total	4,694	36,026	87,432
Owner Occupied	60.7%	62.7%	57.6%
Owned with a Mortgage/Loan	49.6%	47.9%	45.5%
Owned Free and Clear	11.1%	14.8%	12.1%
Renter Occupied	39.3%	37.3%	42.4%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,106	38,656	94,358
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Urban Villages (7B)	Urban Villages (7B)	Urban Villages (7B)
2.	Barrios Urbanos (7D)	Barrios Urbanos (7D)	Las Casas (13B)
3.	Las Casas (13B)	Las Casas (13B)	Barrios Urbanos (7D)
2018 Consumer Spending			
Apparel & Services: Total \$	\$8,412,641	\$62,899,079	\$155,090,152
Average Spent	\$1,733.49	\$1,687.71	\$1,708.47
Spending Potential Index	80	78	79
Education: Total \$	\$4,955,339	\$37,187,338	\$92,428,711
Average Spent	\$1,021.09	\$997.81	\$1,018.20
Spending Potential Index	71	69	70
Entertainment/Recreation: Total \$	\$11,502,909	\$86,266,399	\$212,872,695
Average Spent	\$2,370.27	\$2,314.70	\$2,345.01
Spending Potential Index	74	72	73
Food at Home: Total \$	\$19,174,716	\$142,657,439	\$352,165,798
Average Spent	\$3,951.11	\$3,827.78	\$3,879.46
Spending Potential Index	79	76	77
Food Away from Home: Total \$	\$13,427,872	\$100,131,447	\$247,282,852
Average Spent	\$2,766.92	\$2,686.72	\$2,724.07
Spending Potential Index	79	77	78
Health Care: Total \$	\$19,661,949	\$147,525,607	\$364,185,846
Average Spent	\$4,051.50	\$3,958.40	\$4,011.87
Spending Potential Index	71	69	70
HH Furnishings & Equipment: Total \$	\$7,842,870	\$58,798,167	\$144,584,924
Average Spent	\$1,616.09	\$1,577.67	\$1,592.75
Spending Potential Index	77	76	76
Personal Care Products & Services: Total \$	\$3,110,616	\$23,256,481	\$57,353,522
Average Spent	\$640.97	\$624.02	\$631.81
Spending Potential Index	77	75	76
Shelter: Total \$	\$64,656,141	\$483,603,882	\$1,192,879,527
Average Spent	\$13,322.92	\$12,976.04	\$13,140.77
Spending Potential Index	79	77	78
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,314,283	\$62,728,280	\$155,103,441
Average Spent	\$1,713.23	\$1,683.12	\$1,708.62
Spending Potential Index	69	68	69
Travel: Total \$	\$7,880,486	\$59,599,347	\$146,193,203
Average Spent	\$1,623.84	\$1,599.17	\$1,610.47
Spending Potential Index	75	74	75
Vehicle Maintenance & Repairs: Total \$	\$4,091,454	\$30,567,187	\$75,174,518
Average Spent	\$843.08	\$820.18	\$828.12
Spending Potential Index	78	76	77

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.