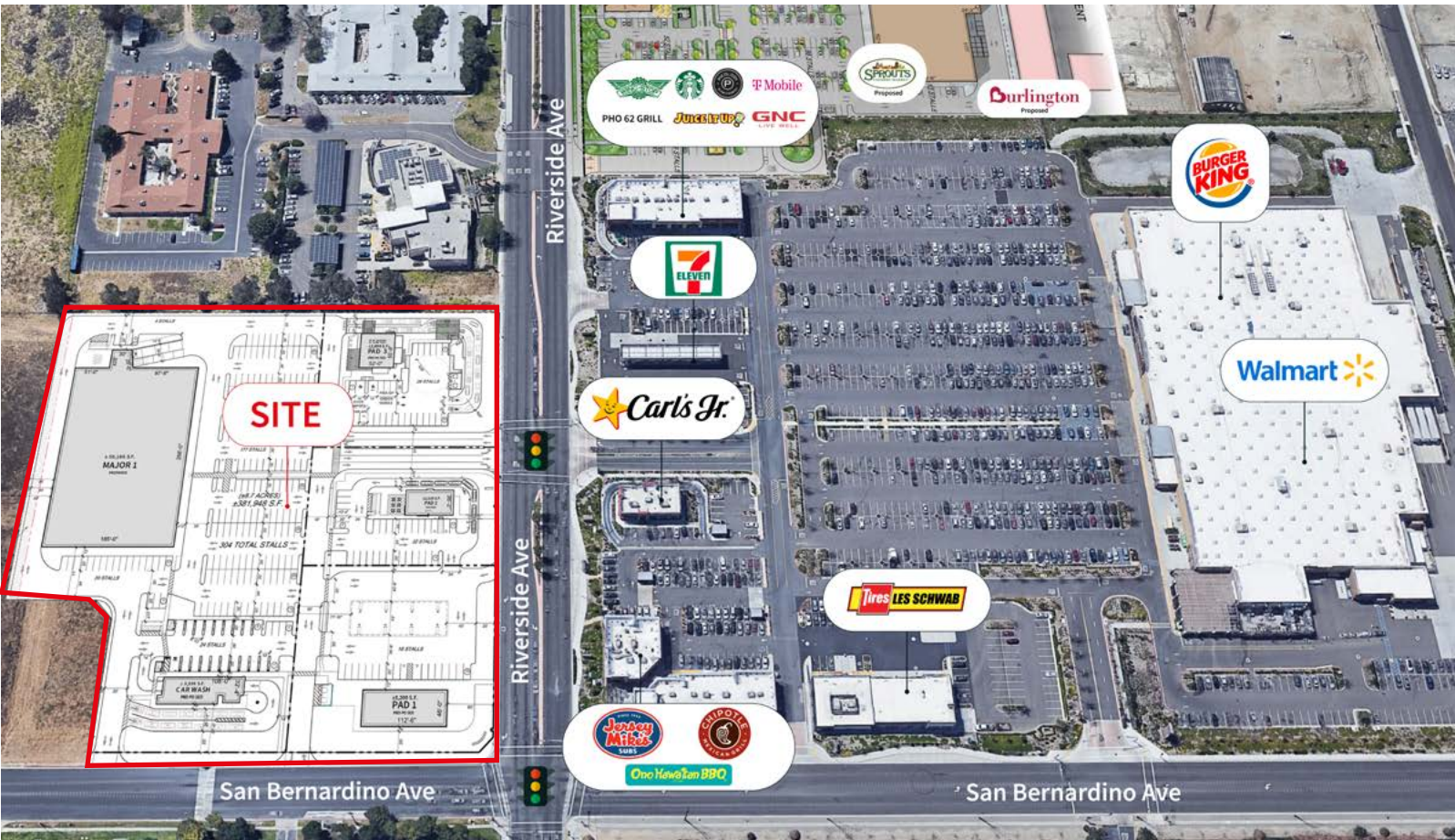


# NEW SHOPPING CENTER IN REGIONAL RETAIL HUB ACROSS FROM RIALTO MARKETPLACE

SEC San Bernardino Ave. & Riverside Ave. | Rialto, CA



NEW RETAIL DEVELOPMENT BY:



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Coming Soon



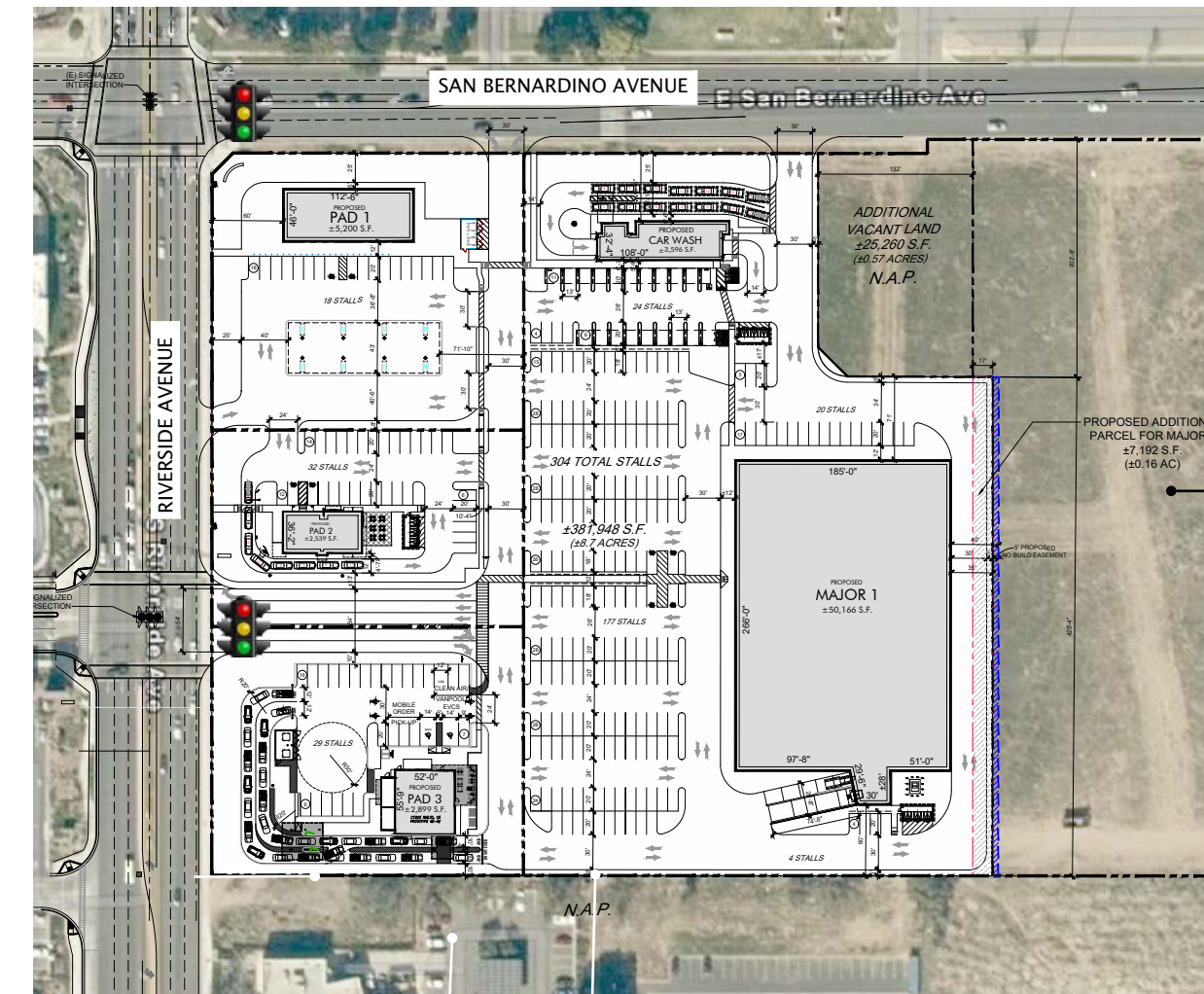
Coming Soon



# Project Highlights

- **10 Acres of Prominent Retail/Restaurant Space.**
- **Regional Retail Hub** next to Rialto Marketplace.
- **Adjacent to Top 10% most visited Walmart in the nation.**
- **Superior Location to Adjacent Centers-** only shopping center on the going home side on major retail corridor.
- **Current Flexibility in Site Plan and Tenant Space/Size-** get in now at the beginning of lease up.
- **Delivery in 4Q 2022/1Q 2023.**
- **High Traffic Counts and Excellent Visibility/Access.** Major intersection and main entrance at same signalized intersection as Rialto Marketplace.
- **Strong Trade Area with Dense Demographics-** Daytime population exceeding 130,000 people within a 3 mile radius.
- **Underserved Retail Market with Limited Competition.**
- **Close Freeway Proximity.**

# Preliminary Site Plan



100 residential units proposed

Configuration and sizes can be adjusted to accommodate specific prototypes and requirements.

# Market Profile

## Area Profile

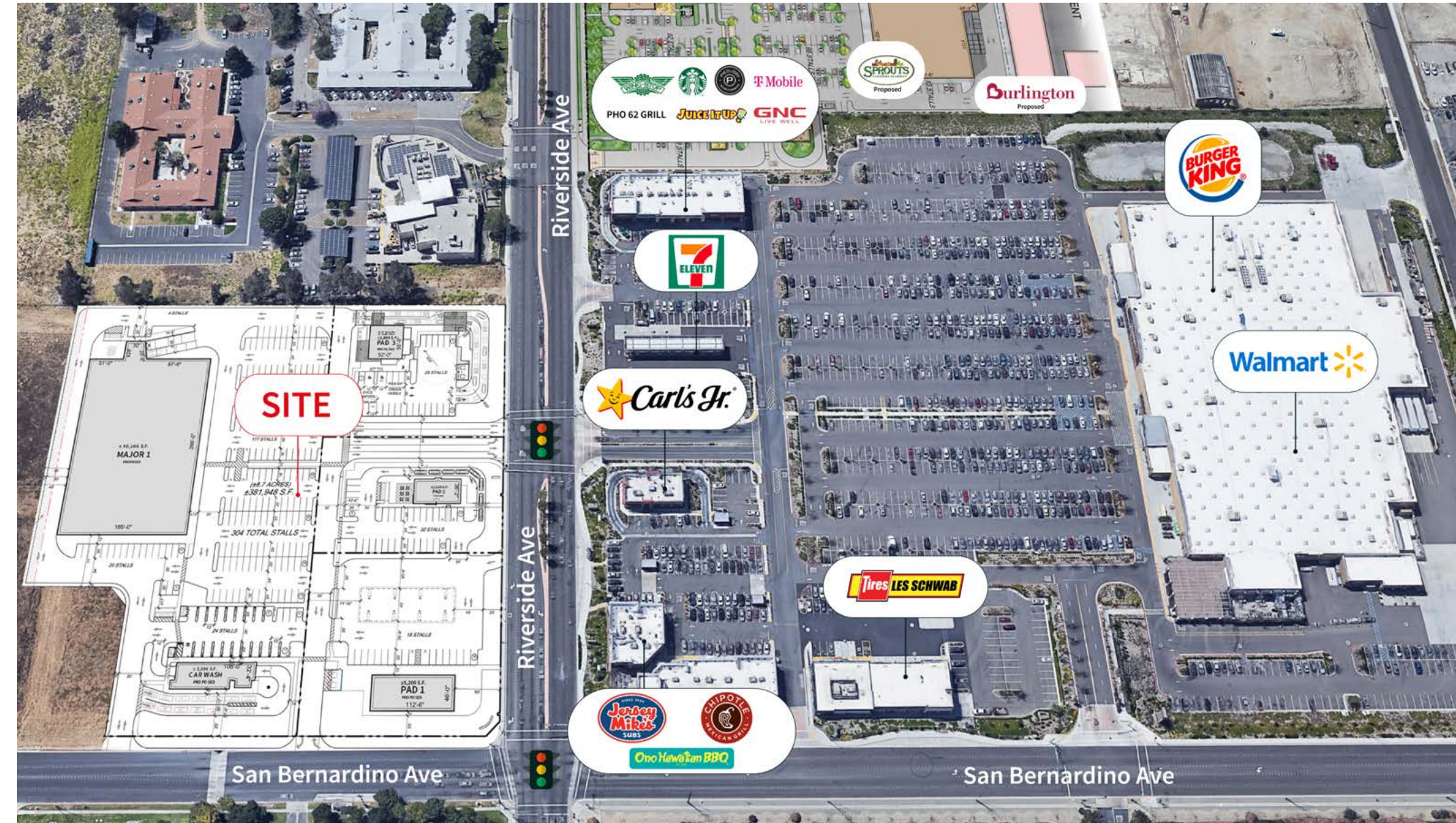
Rialto is situated 47.5 miles east of Downtown Los Angeles and borders San Bernardino to the east and Fontana to the west. The population is roughly 103,573, a 4.4 percent increase from 2010 and is expected to increase another 3.3 percent over the next five years. Furthermore, Rialto is very youthful nearly one third of all the residents are millennials and has a median age of 29.5. The region is also one of the few regions where housing is affordable, the median home value in Rialto is \$272,471 which is half the Los Angeles County median home value (\$569,360).

## Traffic Counts

**SAN BERNARDINO AVE. & RIVERSIDE AVE.** +/-38,000 VPD at intersection

## Demographics

	1 Mile	3 Miles	5 Miles
Total Population	18,892	151,517	358,649
Daytime Population	16,692	132,586	330,811
Avg. Household Income	\$66,334	\$64,688	\$66,238
Median Age	29.6	29.3	29.5



# Freeway Proximity



# Neighboring Retailers





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