

# PROPOSED SOUTH RIALTO MIXED USE DEVELOPMENT

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

DEVELOPMENT BY:



# Proposed Retail Development Preliminary Site Plan



# Proposed Retail Development

## Key Highlights

- Daily Needs and Services for Surrounding Communities along with Desirable Restaurant Options
- +/- 7 Acre Shopping Center
- +/- 52,000 SF of Gross Leasable Area
- 300-500 Retail and Restaurant Jobs Created
- +/- \$1.1M-\$1.4M Annual Tax Revenue from Retail Sales

# Northgate Market



# Community Partners



## Our Roots in Community Giving

From the beginning, the family patriarch and matriarch, Don Miguel and Doña Teresa González, understood the importance of giving back to the community. More than 40 years later, their legacy continues through 2nd and 3rd generation family members who to this day make it a priority to be involved in the communities where they do business and give back in meaningful ways.

FROM BACK-TO-SCHOOL GIVEAWAYS, FREE HOLIDAY TURKEYS, AND TOY GIVEAWAYS, NORTHGATE MARKET SUPPORTS LOCAL COMMUNITIES AND FAMILIES.



## Health and Wellness – VIVA LA SALUD

Year after year, Northgate Market places the health and wellbeing of the communities they serve at the forefront of their business.

- Nearly 1,000 Nutrition/Health Events
- Partner with 200+ community organizations
- Donate over \$550,000 to community
- \$600,000 in FREE health screenings at local stores
- 3,000+ Bilingual Nutritional Tags placed throughout the store

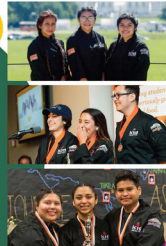


## Cooking up Change

Teaching children the importance of good nutrition is a priority for Northgate Market. We are proud to partner every year with Kid Healthy to sponsor its Cooking Up Change® program.

Six National Title Wins!

1st Place Teachers of 2019 Culinary Competition



¡Acompañenos Hoy! En Un Evento Gratis De Salud y Bienestar

Join Us Today! For a Free Health & Wellness Event



WE PROUDLY SUPPORT & RAISE FUNDS FOR:

Olive Crest  
City of Hope  
Hesperia



## A Special Thank You to Our Associates, Customers and Partners!

Our community food banks, scholarships, holiday food drives, toy giveaways, and numerous other events, are all made possible with the help of our associates, customers and our various sponsors. Thank you to all for volunteering your time and pitching in your funds to help!



## Holiday Food Giving

Northgate González Market is proud to have been a repeat annual sponsor of 5K runs and food drives in numerous cities throughout Southern California. Overcoming any inconvenience due to our challenging times, it's in the spirit of giving and community solidarity that Northgate finds it is so important to provide holiday meals and holiday gifts year after year.



Since 1980, our family-owned business, Northgate Gonzalez Market, has been serving hundreds of thousands of customers each week across our 42 stores in Southern California.

WELL-BEING | EDUCATION | FAITH



## GONZÁLEZ REYNOSO FOUNDATION

The foundation is celebrating 21 years of giving! Over the past two decades, Familia González Reynoso Foundation has awarded more than \$2 million in community donations and scholarships. During the pandemic shut down in 2020, the foundation awarded more than \$200,000 in scholarships and community giving programs.

## JUNTOS

### Honoring Community Leaders

The JUNTOS Award salutes outstanding leaders who uplift the Hispanic community through their humanitarian and philanthropic contributions. Every Hispanic Heritage Month, the company donates \$40,000 to nonprofits in the honorees' name.



FOR MORE INFORMATION ABOUT NORTHGATE MARKET, VISIT [WWW.NORTHGATEMARKET.COM](http://WWW.NORTHGATEMARKET.COM)

Northgate González Market  
Corporate Headquarters  
1201 N. Magnolia Avenue  
Anaheim, CA 92801  
(714) 778-5784

Follow us on Instagram, Facebook & Twitter @northgatemarkets

For our community health information, follow us on Instagram @vivalasalud

# Local Retail



# Proposed Residential Development

## Key Highlights

- Community Consisting of 46 Two Story Single Family Detached Homes on Approximately 4.2 Acres
- Product: Two Story Single Family Detached Homes
- Density: 11 units per acre
- Size- 1,700 - 1,900 SF
- Projected Sales Price Range: \$545,000 - \$565,000
- Current Assessed Value as Vacant Land: \$854,723 Total for 18.2 acres
- Estimated Net Taxable Value at Build Out From 4.2 Residential Acres : \$26,000,000
- Increase in Assessed Property Value From Residential Component : \$25,145,277
- Year One Increase in Ad Valorem Property Tax Revenue From Residential Component: \$313,561
- Residential Development Impact Fees (Estimate Based on Foothill Groves-includes School, Sewer and Water Impacts): \$1,840,000
- Residential Project Construction Costs (AVG): \$10,431,515

# Proposed Residential Development

## Site Plan





# Proposed Residential Development

## Concept Elevations and Samples



# Neighboring Residential



