
Rialto Self Storage

Re-Entitlement Proposal

A Gossett Real Estate Development

About Us

- Family-owned, Southern California based
- Specialize in self-storage development / operations
- Proven track record with multiple facilities
- We hold all of our assets long term - deeply invested community partners



Moreno Valley Storage
24897 John F Kennedy Dr,
Moreno Valley, CA 92551



AAA All American Storage
14918 Foothill Blvd,
Fontana CA 92335



Eastvale Storage
14555 Chandler St,
Corona, CA 92880



AAA All American Storage
505 S. Mountain Ave,
Ontario CA 91762

Site History / Proposal

The 5-acre flag-shaped lot at 1100 Foothill Blvd is entitled for a 3-acre self-storage facility and a 2-acre drive-through restaurant. The landowner's original retail tenant has withdrawn, leaving the site without a replacement thus driving a sale. As the prospective buyer, we seek approval to re-entitle the full 5 acres exclusively for self-storage development.

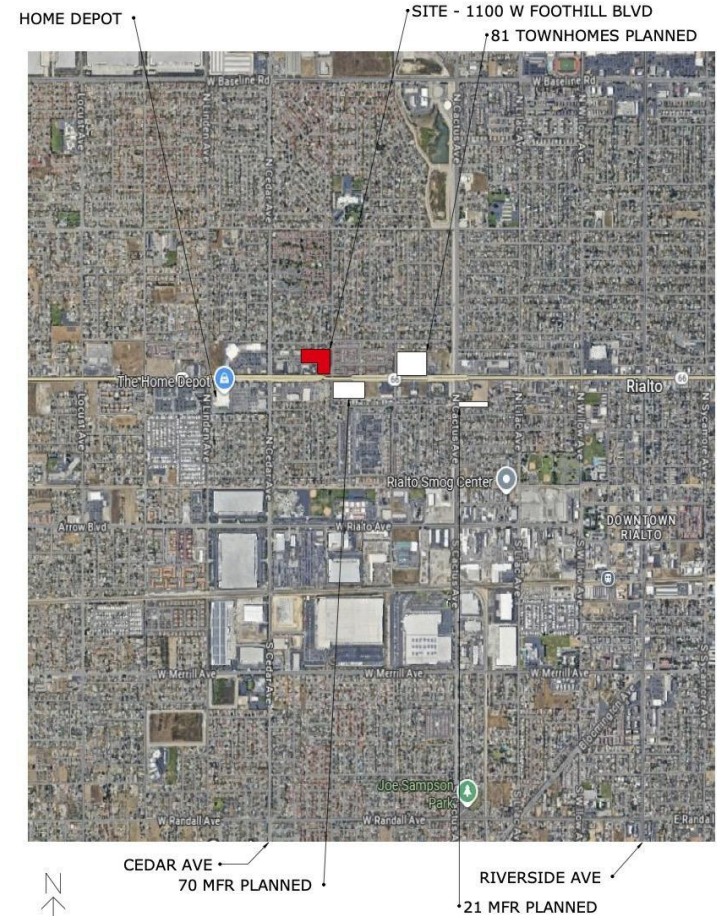
Our goal is to:

- Re-entitle the entire 5-acre property for self-storage use
- Complete \$1M+ in required public infrastructure improvements
- Deliver a modern, low-impact project that completes this corridor

Site Summary

- **Address:** 1100 Foothill Blvd, Rialto CA
- **APN:** 0128-571-26-0000
- **Size:** 5 acre flag lot
- **Major Cross Streets:** Foothill Blvd & Larch Ave
- **Zoning:** Foothill Central Specific Plan - Foothill Mixed-Use Zone (FMUZ)
- **Adjacent Uses:**
 - North: Residential
 - South: Foothill Blvd
 - East: Larch Ave
 - West: FMUZ

EXHIBIT 1 - VICINITY MAP



Project Challenges

- Requires \$1M+ in offsite improvements (600+ ft storm drain, pumps, paving) to address Foothill Blvd ponding issue
- Splitting the lot for both retail and self-storage is infeasible; one user bears full improvement cost, making projects unviable
- National drive-through tenant withdrew; landowner seeks to sell

Proposed Solution

- Re-entitle entire 5 acres for self-storage to achieve economic scale and fund improvements
- Developer commits to covering \$1M+ in infrastructure costs



Why Self Storage

- Significant market demand - existing facilities at capacity
- The proposed facility scale ensures financial feasibility to absorb public improvement costs
- Removes vacant land blight / completes shopping center
- Avoids vacancy risk after commercial tenant withdrawal
- Ensures timely development & community benefits

Benefits to the City

- **Infrastructure Improvements** - fully funded \$1M+ storm drain & paving to resolve ponding and enhance safety of Foothill Blvd
- **Low Impact Development**
 - Minimal traffic (<75 daily trips), along with a stable, low-maintenance land use

Site Data

Our Design

- 3 buildings totaling 130,800 sq ft
- Lot Coverage: 57.6%
- FAR: 0.61
- Landscaping: 19.7% of site
- Parking:
 - Required - 3 spaces
 - Provided - 9 spaces
- Setbacks: 20–31 feet depending on side

Supply Metrics

Self-Storage is in short supply within Rialto (national supply per capita average is 7.7 sf/person)

1 mile: 3.90 sf/person

3 mile: 6.29 sf/person

5 mile: 5.29 sf/person

PROJECT NAME
RIALTO SELF STORAGE
ADDRESS: 1100 W FOOTHILL BLVD
PARCEL #: 012857126
USE TYPE: SELF STORAGE FACILITY

BUILDING SQUARE FOOTAGES
BUILDING A (1 STORY): 45,000 S.F.
BUILDING B (1 STORY): 39,200 S.F.
BUILDING C (1 STORY): 43,000 S.F.
OFFICE/CARETAKERS (2 STORY): 3,600 S.F.
TOTAL BUILDING: 130,800 S.F.
TOTAL BUILDING FOOTPRINT: 129,000 S.F.

SITE SQUARE FOOTAGES
BUILDING AREA: 129,000 S.F. (57.6%)
LANDSCAPE: 44,202 S.F. (19.7%)
HARDSCAPE: 42,894 S.F. (19.1%)
DEDICATION: 7,989 S.F. (3.6%)
SITE AREA GROSS: 224,085 S.F. (5.14 AC)
SITE AREA NET: 216,096 S.F. (4.96 AC)
LOT COVERAGE: 57.6%
FAR: 0.61

BUILDING / SITE DATA

ZONE: FOOTHILL CENTRAL SPECIFIC PLAN
 FOOTHILL MIXED USE ZONE
LOT COVERAGE ALLOWED: NO REQUIREMENTS
PERMITTED FAR: 4.0
CONSTRUCTION TYPE:

BUILDING A: TYPE IIB (SPRINKLERED)
BUILDING B: TYPE IIB (SPRINKLERED)
BUILDING C: TYPE IIB (SPRINKLERED)
OFFICE/CARETAKERS: TYPE VB
 (SPRINKLERED)

OCCUPANCY GROUP:

BUILDING A: S-1 (MODERATE HAZARD)
BUILDING B: S-1 (MODERATE HAZARD)
BUILDING C: S-1 (MODERATE HAZARD)
OFFICE/CARETAKERS: B (OFFICE) / R-3 (CARETAKER)

ADJACENT ZONES:

NORTH: RESIDENTIAL
SOUTH: FOOTHILL BLVD
EAST: LARCH AVE
WEST: FMUZ

SETBACKS PROVIDED

NORTH: 20'
SOUTH: 28'
EAST: 23'10"
WEST: 31'4"

APPLICANT INFO

GARRETT GOSSETT
GOSSETT REAL ESTATE INC
GARRETT@GOSSETTRE.COM
949-735-6041

PARKING

REQUIRED:

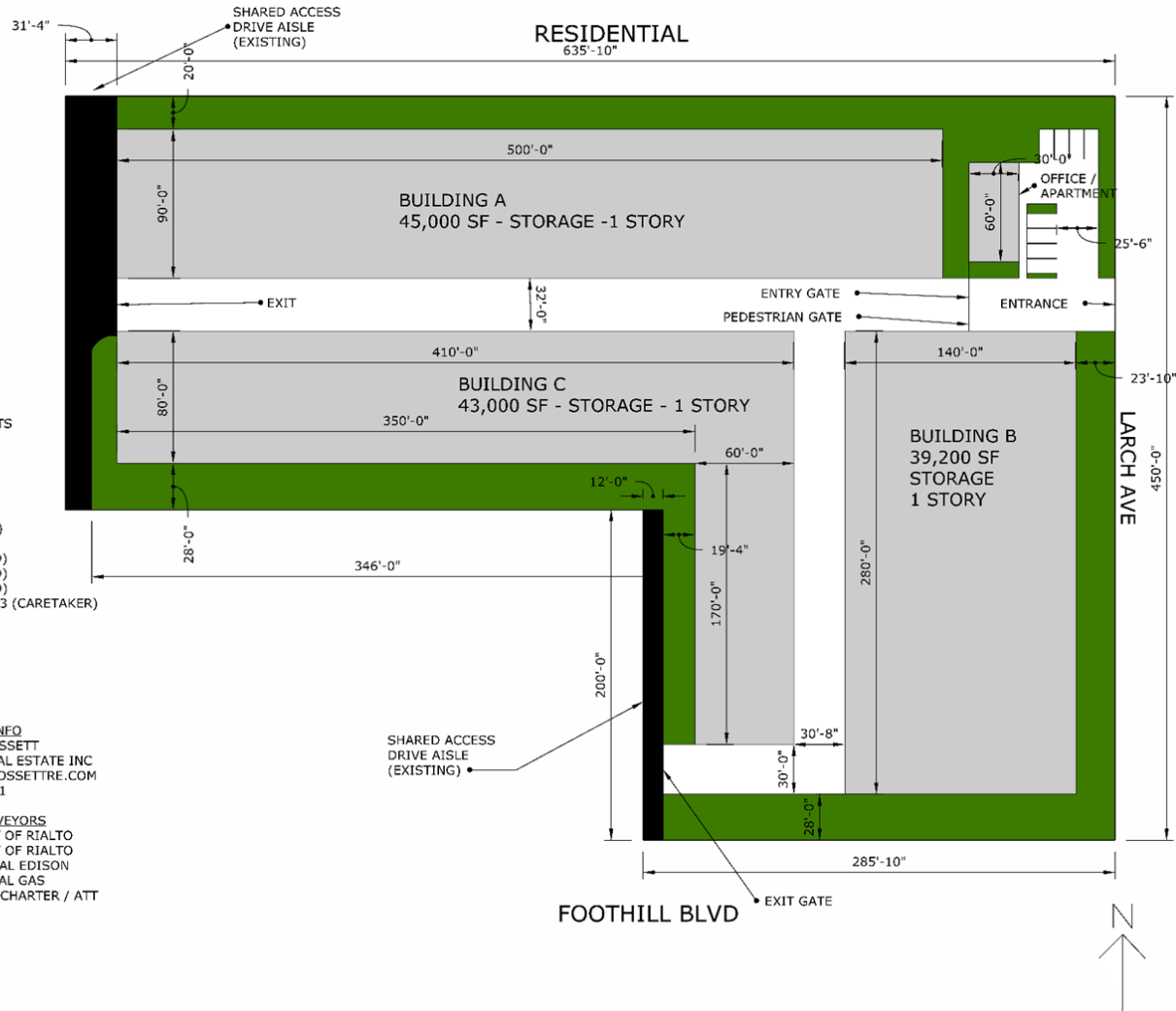
- 1 - HANDICAP
- 1 - OFFICE
- 1 - CARETAKERS
- 3 - TOTAL

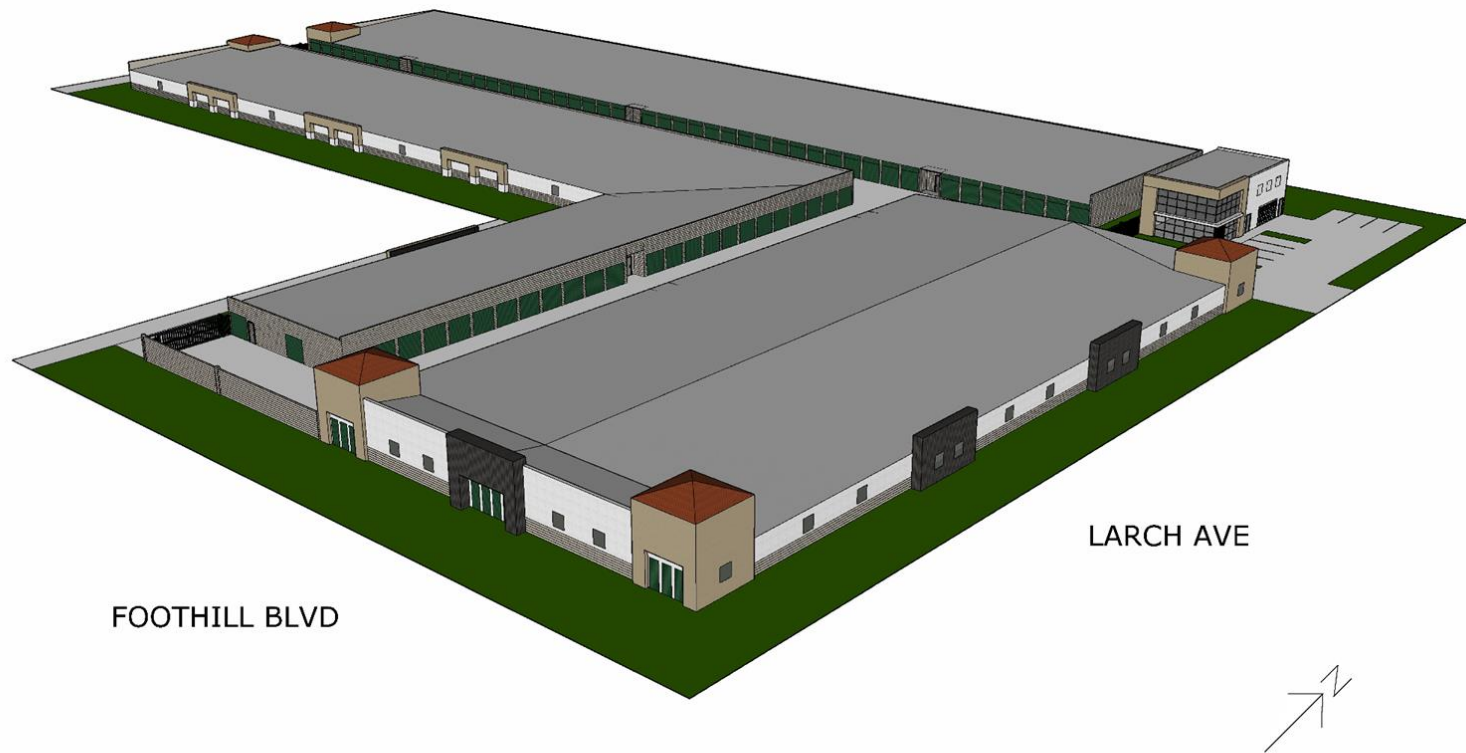
PROVIDED:

- 1 - HANDICAP
- 6 - OFFICE
- 2 - CARETAKERS
- 9 - TOTAL

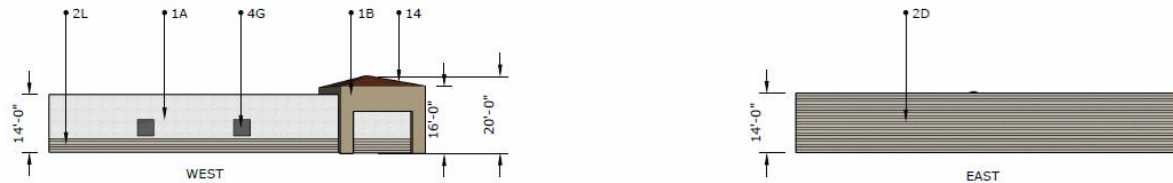
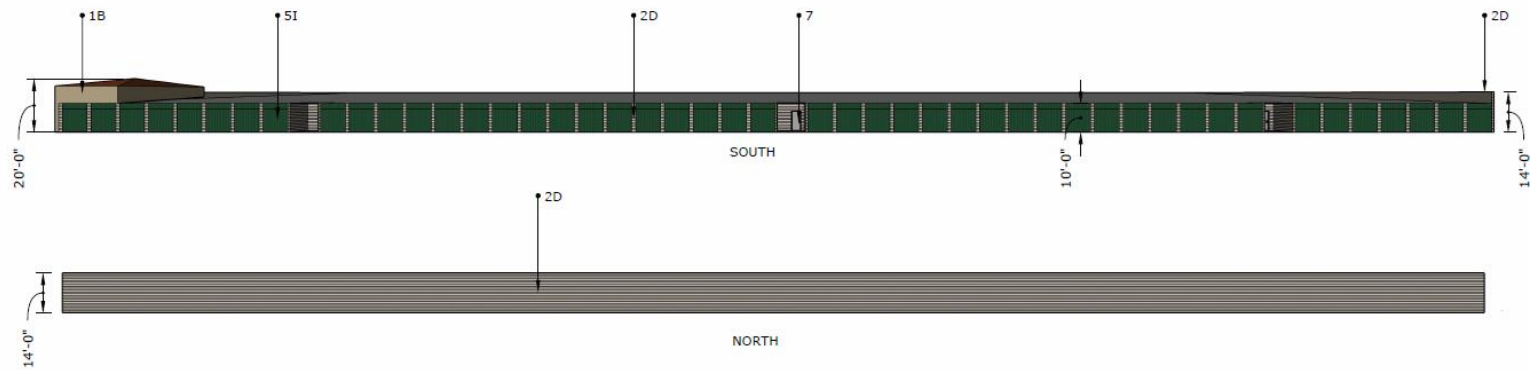
UTILITY PURVEYORS

WATER: CITY OF RIALTO
SEWER: CITY OF RIALTO
POWER: SOCAL EDISON
GAS: SOCAL GAS
TELEPHONE: CHARTER / ATT

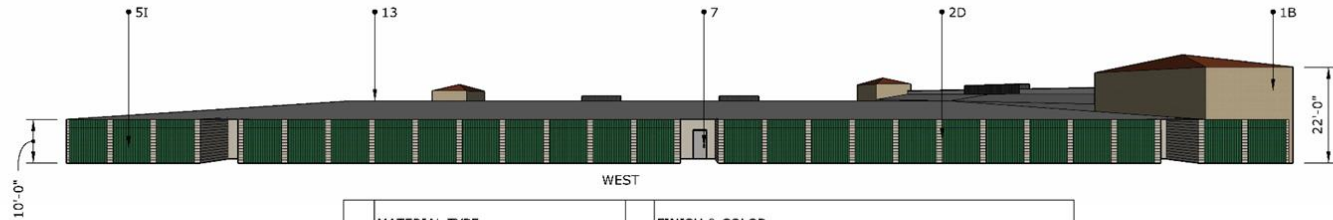
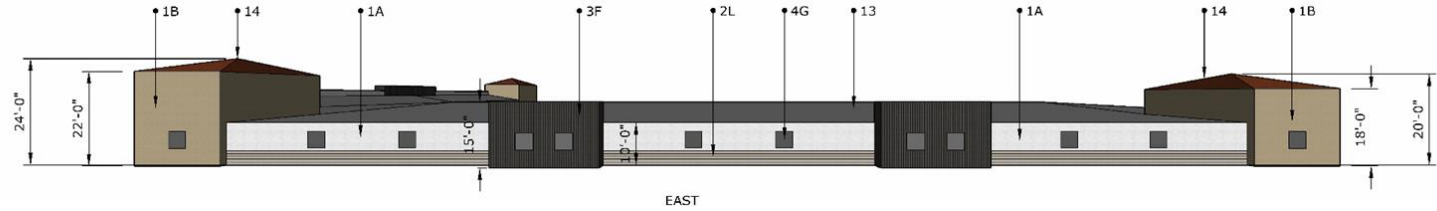
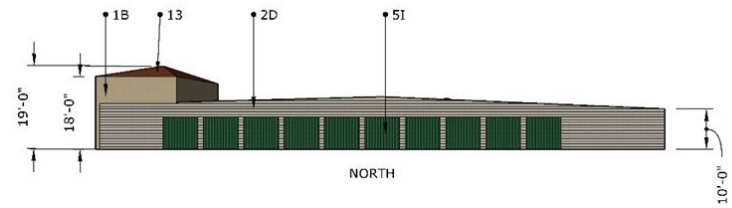
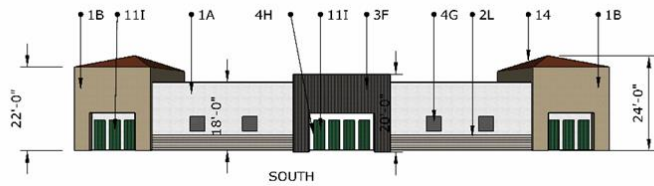




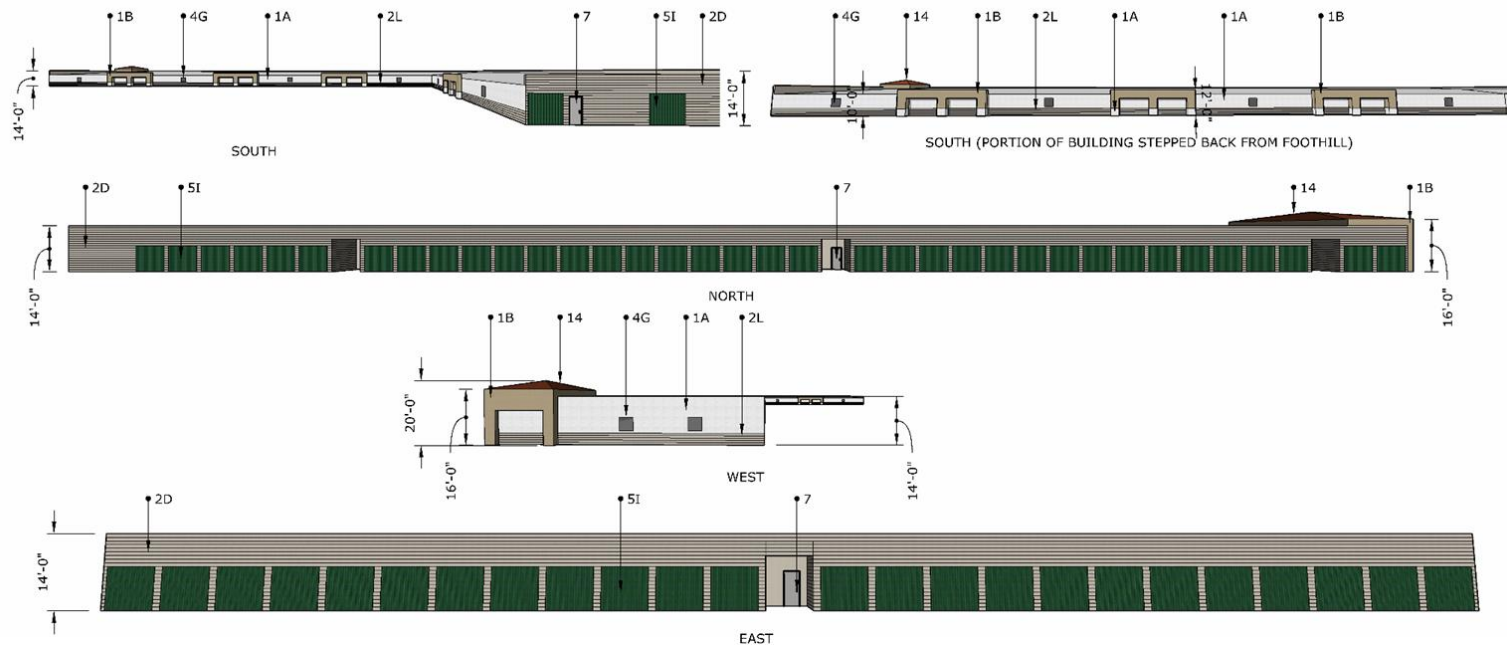




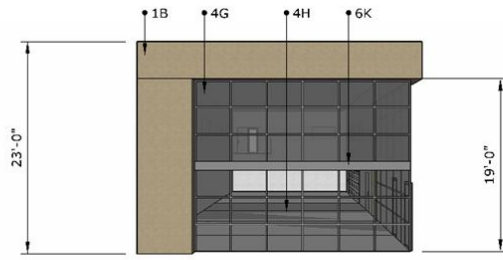
| | MATERIAL TYPE | | FINISH & COLOR |
|----|---------------------------|---|--|
| 1 | EXTERIOR CEMENT PLASTER | A | LA HABRA STUCCO - COLOR CRYSTAL WHITE OR SIM |
| 2 | CONCRETE MASONRY BLOCK | B | LA HABRA STUCCO - COLOR SILVERADO OR SIM |
| 3 | EXTERIOR METAL SIDING | C | SPLIT FACE BLOCK - COLOR TAN |
| 4 | EXTERIOR GLAZING | D | PRECISION BLOCK - COLOR TAN |
| 5 | ROLL UP METAL DOOR | E | MBCI MASTERLINE PANEL - COLOR DESERT SAND |
| 6 | ALUMINUM STOREFRONT | F | MBCI MASTERLINE PANEL - COLOR CHARCOAL |
| 7 | MAN DOOR | G | GLAZING - COLOR OPAQUE |
| 8 | GARAGE DOOR | H | GLAZING - COLOR SOLEX GREEN OR EQUAL |
| 9 | ENTRY / EXIT ROLLING GATE | I | JANUS INTERNATIONAL - COLOR FOREST GREEN |
| 10 | WROUGHT IRON FENCE | J | COLOR BLACK |
| 11 | FAUX ROLL UP DOORS | K | FACTORY FINISH |
| 12 | ILLUMINATED WALL SIGN | L | SPLIT FACE VENEER COLOR TAN OVER STUCCO |
| 13 | STANDING SEAM METAL ROOF | | |
| 14 | CLAY 'S' TILE ROOF | | |



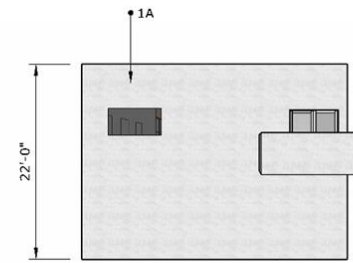
| | MATERIAL TYPE | | FINISH & COLOR |
|----|---------------------------|---|--|
| 1 | EXTERIOR CEMENT PLASTER | A | LA HABRA STUCCO - COLOR CRYSTAL WHITE OR SIM |
| 2 | CONCRETE MASONRY BLOCK | B | LA HABRA STUCCO - COLOR SILVERADO OR SIM |
| 3 | EXTERIOR METAL SIDING | C | SPLIT FACE BLOCK - COLOR TAN |
| 4 | EXTERIOR GLAZING | D | PRECISION BLOCK - COLOR TAN |
| 5 | ROLL UP METAL DOOR | E | MBCI MASTERLINE PANEL - COLOR DESERT SAND |
| 6 | ALUMINUM STOREFRONT | F | MBCI MASTERLINE PANEL - COLOR CHARCOAL |
| 7 | MAN DOOR | G | GLAZING - COLOR OPAQUE |
| 8 | GARAGE DOOR | H | GLAZING - COLOR SOLEX GREEN OR EQUAL |
| 9 | ENTRY / EXIT ROLLING GATE | I | JANUS INTERNATIONAL - COLOR FOREST GREEN |
| 10 | WROUGHT IRON FENCE | J | COLOR BLACK |
| 11 | FAUX ROLL UP DOORS | K | FACTORY FINISH |
| 12 | ILLUMINATED WALL SIGN | L | SPLIT FACE VENEER COLOR TAN OVER STUCCO |
| 13 | STANDING SEAM METAL ROOF | | |
| 14 | CLAY 'S' TILE ROOF | | |



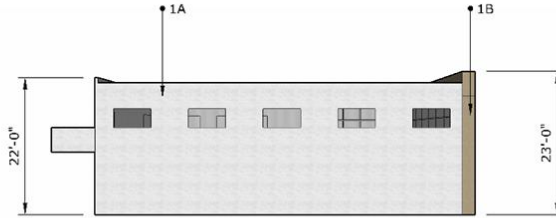
| | MATERIAL TYPE | | FINISH & COLOR |
|----|---------------------------|---|--|
| 1 | EXTERIOR CEMENT PLASTER | A | LA HABRA STUCCO - COLOR CRYSTAL WHITE OR SIM |
| 2 | CONCRETE MASONRY BLOCK | B | LA HABRA STUCCO - COLOR SILVERADO OR SIM |
| 3 | EXTERIOR METAL SIDING | C | SPLIT FACE BLOCK - COLOR TAN |
| 4 | EXTERIOR GLAZING | D | PRECISION BLOCK - COLOR TAN |
| 5 | ROLL UP METAL DOOR | E | MBCI MASTERLINE PANEL - COLOR DESERT SAND |
| 6 | ALUMINUM STOREFRONT | F | MBCI MASTERLINE PANEL - COLOR CHARCOAL |
| 7 | MAN DOOR | G | GLAZING - COLOR OPAQUE |
| 8 | GARAGE DOOR | H | GLAZING - COLOR SOLEX GREEN OR EQUAL |
| 9 | ENTRY / EXIT ROLLING GATE | I | JANUS INTERNATIONAL - COLOR FOREST GREEN |
| 10 | WROUGHT IRON FENCE | J | COLOR BLACK |
| 11 | FAUX ROLL UP DOORS | K | FACTORY FINISH |
| 12 | ILLUMINATED WALL SIGN | L | SPLIT FACE VENEER COLOR TAN OVER STUCCO |
| 13 | STANDING SEAM METAL ROOF | | |
| 14 | CLAY 'S' TILE ROOF | | |



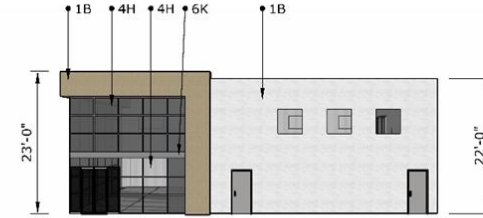
SOUTH



NORTH



WEST



EAST

| | MATERIAL TYPE | | FINISH & COLOR |
|----|---------------------------|---|--|
| 1 | EXTERIOR CEMENT PLASTER | A | LA HABRA STUCCO - COLOR CRYSTAL WHITE OR SIM |
| 2 | CONCRETE MASONRY BLOCK | B | LA HABRA STUCCO - COLOR SILVERADO OR SIM |
| 3 | EXTERIOR METAL SIDING | C | SPLIT FACE BLOCK - COLOR TAN |
| 4 | EXTERIOR GLAZING | D | PRECISION BLOCK - COLOR TAN |
| 5 | ROLL UP METAL DOOR | E | MBCI MASTERLINE PANEL - COLOR DESERT SAND |
| 6 | ALUMINUM STOREFRONT | F | MBCI MASTERLINE PANEL - COLOR CHARCOAL |
| 7 | MAN DOOR | G | GLAZING - COLOR OPAQUE |
| 8 | GARAGE DOOR | H | GLAZING - COLOR SOLEX GREEN OR EQUAL |
| 9 | ENTRY / EXIT ROLLING GATE | I | JANUS INTERNATIONAL - COLOR FOREST GREEN |
| 10 | WROUGHT IRON FENCE | J | COLOR BLACK |
| 11 | FAUX ROLL UP DOORS | K | FACTORY FINISH |
| 12 | ILLUMINATED WALL SIGN | L | SPLIT FACE VENEER COLOR TAN OVER STUCCO |
| 13 | STANDING SEAM METAL ROOF | | |
| 14 | CLAY 'S' TILE ROOF | | |