PROPOSED SOUTH RIALTO MIXED USE DEVELOPMENT

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



DEVELOPMENT BY:



Proposed Retail Development Preliminary Site Plan



Configuration and size are subject to change through the lease up process.

Proposed Retail Development Key Highlights

- Daily Needs and Services for Surrounding Communities along with Desirable Restaurant Options
- +/- 8 Acre Shopping Center
- +/- 60,000 SF of Gross Leasable Area
- 300-600 Retail and Restaurant Jobs Created
- +/- \$1.2M-\$1.5M Annual Tax Revenue from Retail Sales

Local Retail



SEC San Bernardino Ave. & Riverside Ave. | Rialto



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Proposed Residential Development Key Highlights

- Community Consisting of +/- 85-145 Single Family Small Lot Detached Homes and Attached Townhomes on Approximately 10 Acres
- Density: 8 to 15 units per acre

Townhomes:

- Density: 10-15 units per acre
- Size: 1,300-1,600 SF
- Projected Home Price: \$430,000-\$460,000

Single Family Homes:

- Density: 8-9 units per acre
- Size: 1,650-2,400 SF
- Projected Home Price: \$495,000-\$600,000
- Current Assessed Property Value: \$821,533
- Projected Net Taxable Value at Build Out: \$57,600,000
- Increase in Assessed Property Value: \$56,778,467
- Year One Increase in Ad Valorem Property Tax Revenue: \$718,766
- Developer Paid Impact Fees (Based on Foothill Grove-includes School, Sewer & Water Impacts): \$3,274,608
- Projected Construction Costs: \$32,942,804

Foothill Grove (Concept Sample) 1096 W. Foothill Blvd.



Foothill Grove (Concept Sample) Community Profile



VIEW 2

Foothill Grove (Concept Sample) Single Family Detached Homes











Rear Elev











Right Fle



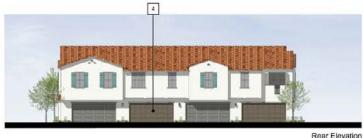
Foothill Grove (Concept Sample) Attached Townhomes 6 5





Front Elevation

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Right Elevation



Front Elevation

Rear Elevation





Left Elevation



Right Elevation

Neighboring Residential















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