

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





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

1096 W. Foothill Blvd.



Foothill Grove (Concept Sample)

Community Profile



VIEW 1



VIEW 2

Foothill Grove (Concept Sample)

Single Family Detached Homes



Left Elevation



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

Foothill Grove (Concept Sample)

Attached Townhomes



Left Elevation



Right Elevation



Left Elevation



Right Elevation



Front Elevation



Rear Elevation



Front Elevation



Rear Elevation

Neighboring Residential



