

FOR SALE

PADS TO SHOPPES AT CREEKSIDE

NEQ OF RIVERSIDE AVE & 210 FREEWAY

Rialto, CA 92377



CBRE

| www.cbre.us/ontario

OFFERING HIGHLIGHTS

- › Anchored by Chevron, Fitness 19, DaVita, & Corky's Kitchen
- › Pad 2: Entitled, 210 FWY MT Drive-Thru Pad
- › Pad 3: Low Cost PSF Medical/Retail Shop Pad
- › 34K CPD: E Highland @ 210 FWY
- › 210 FWY Pylon Signage Available
- › Adjacent to Lytle Creek Ranch MPC: 8,407 DUs



Traffic Counts	
210 Hwy at N Riverside	146,000 ADT
E Highland Ave at Hwy 210	34,000 ADT
N Riverside Ave at E Galway St (entrance to the center)	19,276 ADT



2023 Drive Time Demographics			
	5 min.	10 min.	15 min.
Population	32,284	271,650	690,039
Avg HH Income	\$94,475	\$88,744	\$91,656
Daytime Population	24,828	224,289	615,698

Pad 2: ±1.33 AC Multi-Tenant Drive-Thru Pad
 Pad 3: ±0.86 AC Medical/Retail Shop Pad



Pad 2 Pad 3

AERIAL - PAD 2



PROPOSED SITE PLAN

PAD 2

- › ±1.33 AC, Entitled for ±6,500 SF Multi-Tenant Drive-Thru Bldg. through Nov. 2026.
- › All Off-Site and On-Site Work in place up to Building Envelope.
- › 210 FWY Pylon Signage Available.
- › Priced at \$1,225,000.

AERIAL - PAD 3



PROPOSED SITE PLAN

PAD 3

- › ±0.86 AC, Proposed ±6,900 Medical Building.
- › All Off-Site and On-Site Work in place up to Building Envelope.
- › Signage on N. Riverside Ave Available.
- › Priced at \$435,000.



SAN BERNARDINO COUNTY

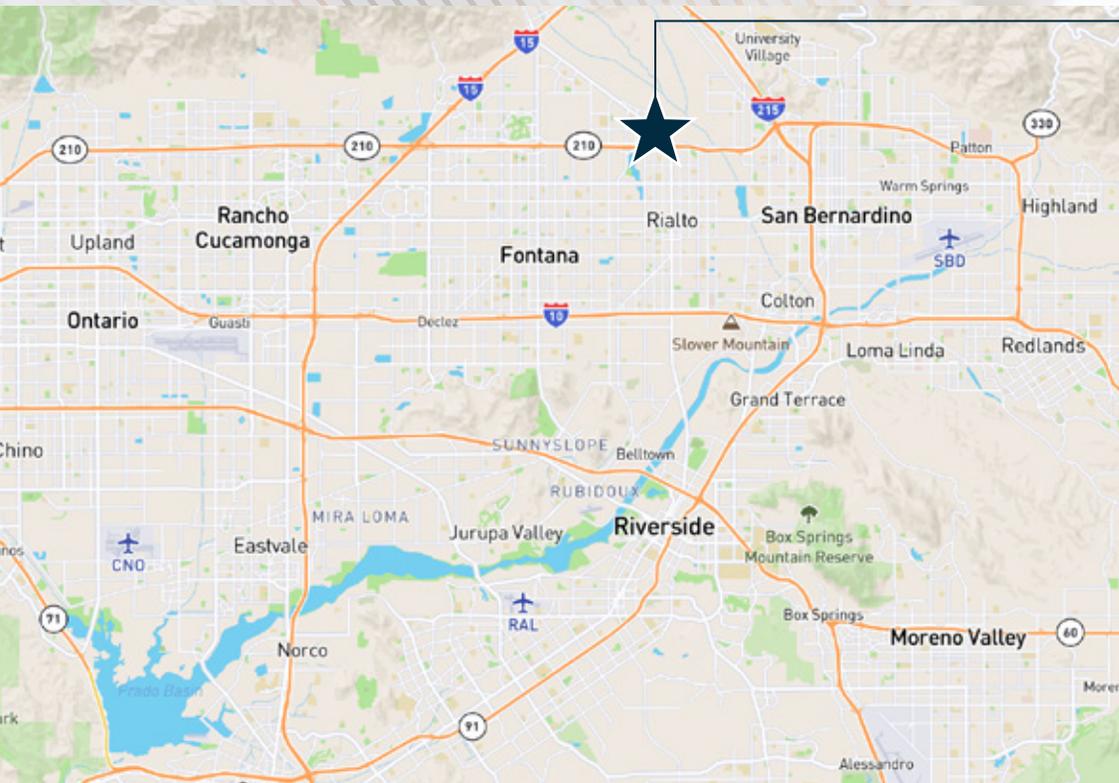
- › The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated at the top of the class in growth for population, job creation, construction, and office space absorption over the last decade.
- › Well poised for extreme growth, San Bernardino County has the fifth largest population in California with a total population exceeding 2,100,000 people. The county has added over half a million people in the past five years bringing its current population to 4.4 million. The Inland Empire is slated to add over ±6700 Residential Dwelling Units (DUs) over the next year.
- › San Bernardino offers a strategic west coast location, with vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity and employing an excess of 1 million people.
- › The fastest growing sectors in the region are projected to be healthcare and warehouse transportation. San Bernardino County is a major hub for logistics activity due to large ecommerce entities taking up millions of square feet of industrial warehouse space in and around Ontario International Airport.
- › Each year, millions visit the Inland Empire to take advantage of the glorious desert winter, attend the Riverside County Fair (300,000 attendees), the Balloon and Wine Festival (4,000 attendees), the Palm Springs International Film Festival (135,000 attendees), the Paribas Open (439,000 people) at the Indian Wells Tennis Center, and both the Coachella (125,000 people per day) and Stagecoach (75,000 people per day) mega-concerts.



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LOCATION MAP



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