**SUB-LEASE OPPORTUNITY** 

Retail I E S T A T E

RIALTO, CA Walgreens #12457

± 13,650 SF | Nov '39 | \$130K/yr, MG

2011 N. RIVERSIDE AVE (NEQ of Riverside & Foothill Fwy)



### rialto, ca

#### **2011 N. RIVERSIDE**



'20 Estimates	1 Mile	2 Miles	3 Miles
Population	14,517	51,069	116,241
Households	3,744	14,449	28,118
Avg. HH Inc.	\$83,768	\$76,596	\$68,746

#### **Property Overview**

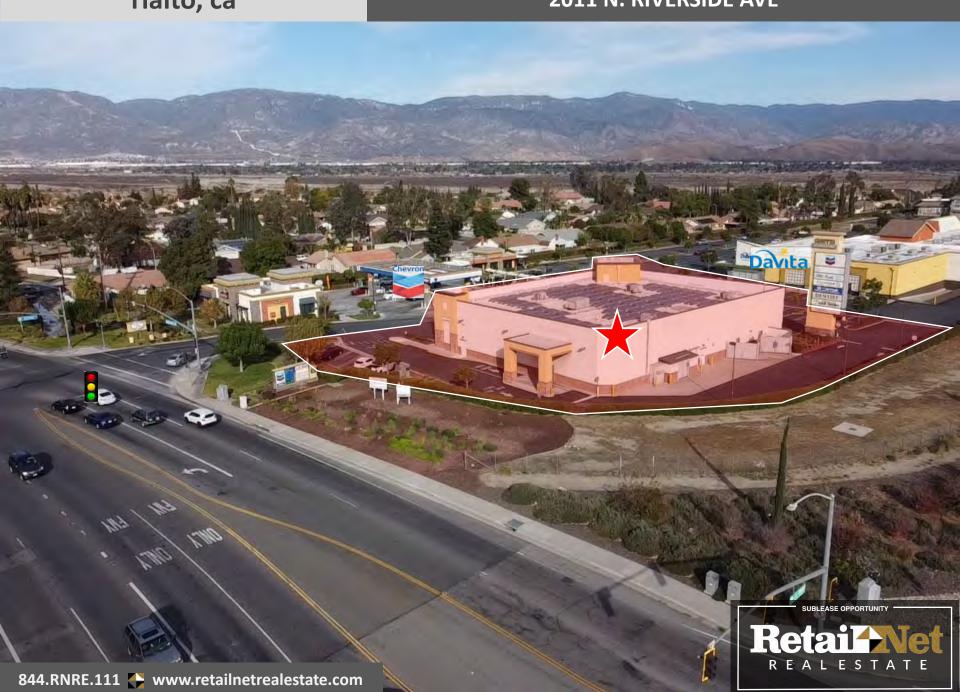
- Size. ±1.45 AC; ±13,650 SF with drive through
- Hard Corner Outparcel. Neighboring tenants include DaVita, Chevron, Fast n' Furious Speedwash, & Fitness 19
- Opportunity. Below market rent, long-term sublease
- Newer Construction. '09
- Location. Adjacent to Foothill Fwy (210) with excellent visibility and access
- Signalized Intersection. ±20,000 VPD
- **Zoning**. C-1 (Neighborhood Commercial)
- Restricted Uses. Retail pharmacy, grocery, liquor







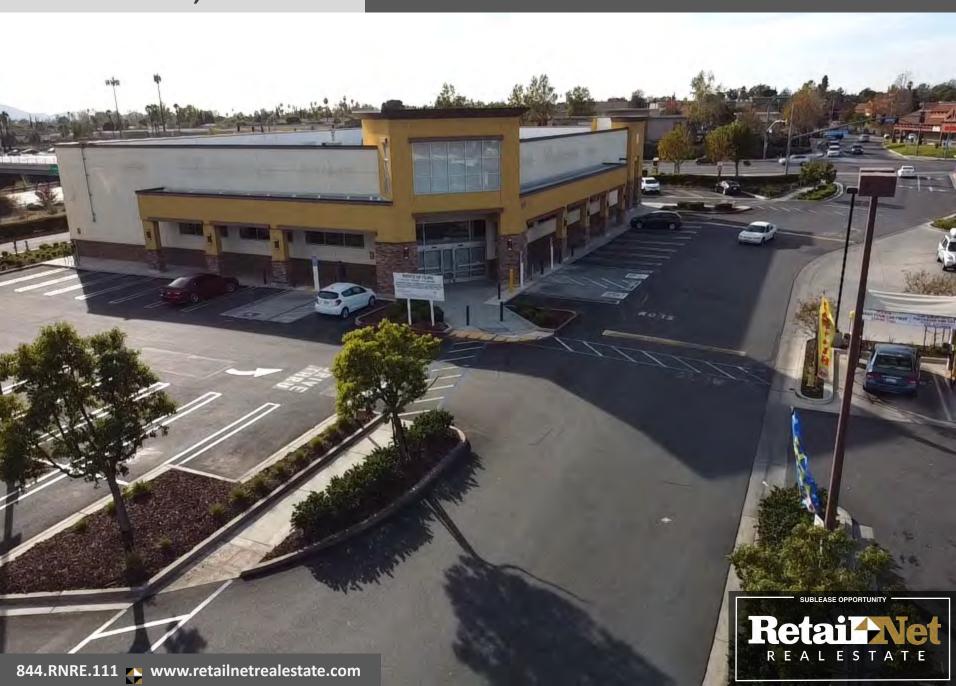
rialto, ca **2011 N. RIVERSIDE AVE** Davita. N Riverside - 19,276 VPD LESLIES verizon Retail Net 844.RNRE.111 **www.retailnetrealestate.com** 



### **2011 N. RIVERSIDE AVE**







## rialto, ca

#### **2011 N. RIVERSIDE AVE**



## **SUB-LEASE TERMS**

SUGGESTED RENT\* \$130,000

(inclusive of RET; R&M, insurance, utilities separate)

MINIMUM TERM 10 years; maximum term 11/30/39

DELIVERY "As-Is"

OFFERS EVALUATED AS RECEIVED

\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee

# CONTACT

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