

SUB-LEASE OPPORTUNITY



RIALTO, CA

*Walgreens* #12457

± 13,650 SF | Nov '39 | \$130K/yr, MG

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





'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



SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE

rialto, ca

2011 N. RIVERSIDE AVE





N Riverside - 19,276 VPD

210

RITE  
AID

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844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)

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# 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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