

FOR LEASE

911-945 W Foothill Blvd | Rialto, CA

Hard Corner Location | 21,600 Vehicles Per Day



- End Cap Shop Space & 5,800 SF Corner Pad Available
- Terrific Visibility and Frontage Along Historic Route 66
- Signalized Hard Corner Intersection - Frontage Oversees ±21,619 vehicles per day
- Ample Parking (±112 Spaces) with Convenient Ingress and Egress
- Adjacent to Multiple High Density New Construction Residential and Retail Developments
- Excellent Demographics with Nearly 400,000 People in a 5-mile Radius with an Average Household Income of \$75,593



Graystone Capital Advisors | 23 Corporate Plaza Drive, Suite 150 | Newport Beach, CA

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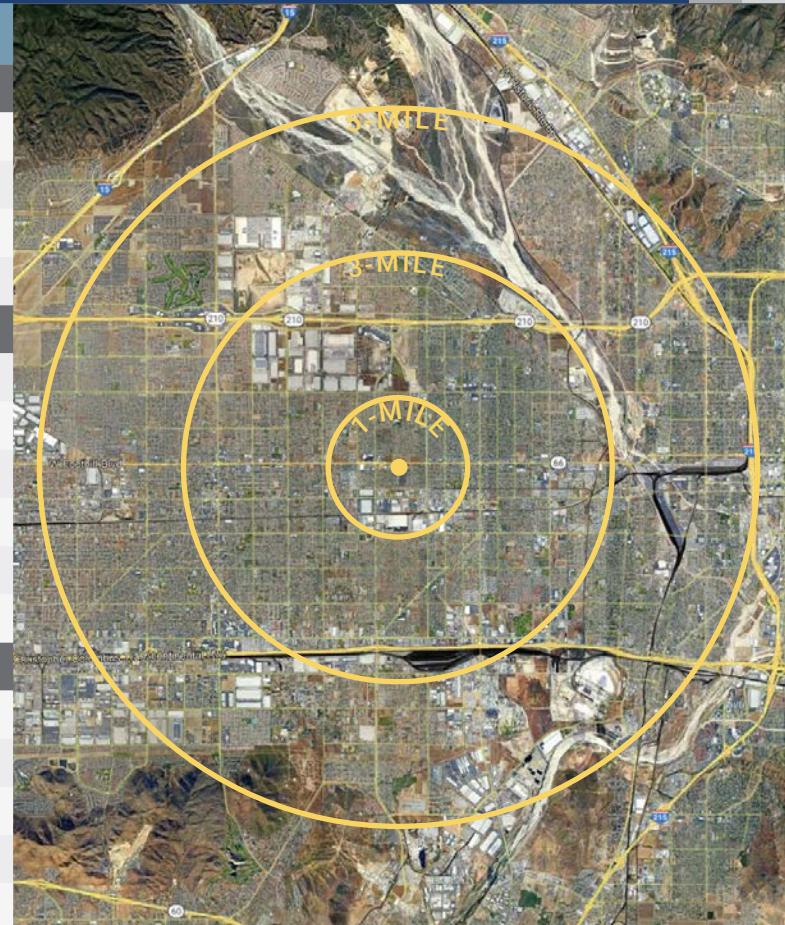
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:			
2010 Census	21,170	173,736	367,089
2020 Estimate	23,042	184,658	392,528
2025 Projection	23,685	189,849	403,971
Daytime Employment	3,495	26,160	69,376
2019 Population by Race:			
2019 White Alone	17,653	147,803	315,929
2019 Black Alone	3,459	21,563	40,141
2019 American Indian/Alaska Native Alone	563	4,348	9,447
2019 Asian Alone	586	5,146	14,800
2019 Pacific Islander Alone	100	899	1,842
2019 Hispanic Alone	17,569	142,629	306,688
Households:			
2020 Estimate	5,352	43,827	90,659
2025 Projection	5,732	47,041	97,970
Growth 2010 - 2020	0.3%	0.4%	0.5%
Growth 2020 - 2025	0.6%	0.6%	0.6%
2020 Avg Household Income	\$72,856	\$73,459	\$75,593



Graystone Capital Advisors is pleased to present for lease the Foothill Village Shopping Center in Rialto, CA. The offering includes a $\pm 3,000$ SF of end cap unit and a future pad buildable to $\pm 5,800$ SF located at the 21,600 VPD signalized intersection of Historic Route 66 & North Spruce Street. The future pad is available for ground lease or build to suit development.

The site benefits from strong demographics and multiple new retail and housing developments in the surrounding area. Notable tenants within a 1-mile radius include Food 4 Less, Cardenas, Aldy, Dollar Tree, Home Depot, Walgreens, McDonald's, Burger King, Wendy's, and Starbucks.

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