

# ±.86 ACRE ENTITLED QSR/FAST FOOD DRIVE THRU PAD AVAILABLE FOR LEASE

SEQ RENAISSANCE PARKWAY & ALDER AVE | RIALTO, CA

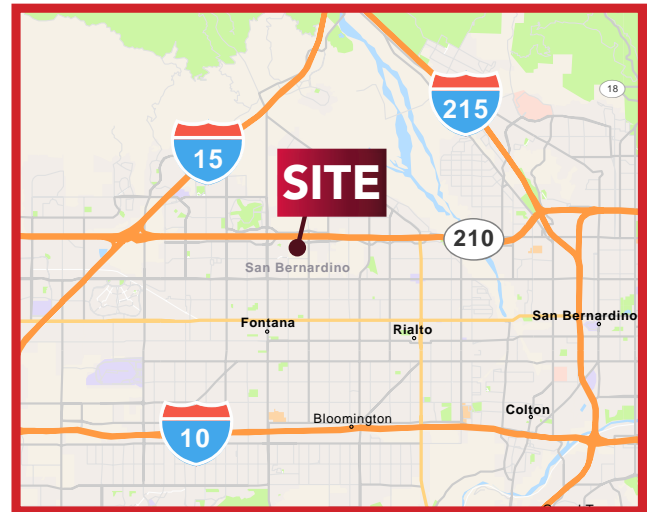


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## HIGHLIGHTS:

- ±.86 Acres Entitled QSR/Fast Food Pad Available For Ground Lease With CUP In Hand (Developer Will Consider Retail/Service Uses)
- Ground Lease, Build To Suit or Reverse Build To Suit Options
- Approximately 33,208 Cars Per Day @ Alder Ave & Renaissance Pkwy
- Strong Daytime Population Located within 1 mile of The Heart of a 14,321,165 Sq Ft Industrial Park



## TRAFFIC COUNTS

**22,132 CPD**

Alder Ave.

Source: Regis Online

**11,076 CPD**

Renaissance Pkwy.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population:	3,996	146,693	348,847
Daytime Population:	2,553	59,633	150,966
Avg. Household Income:	\$96,237	\$114,492	\$115,083

Source: Regis Online

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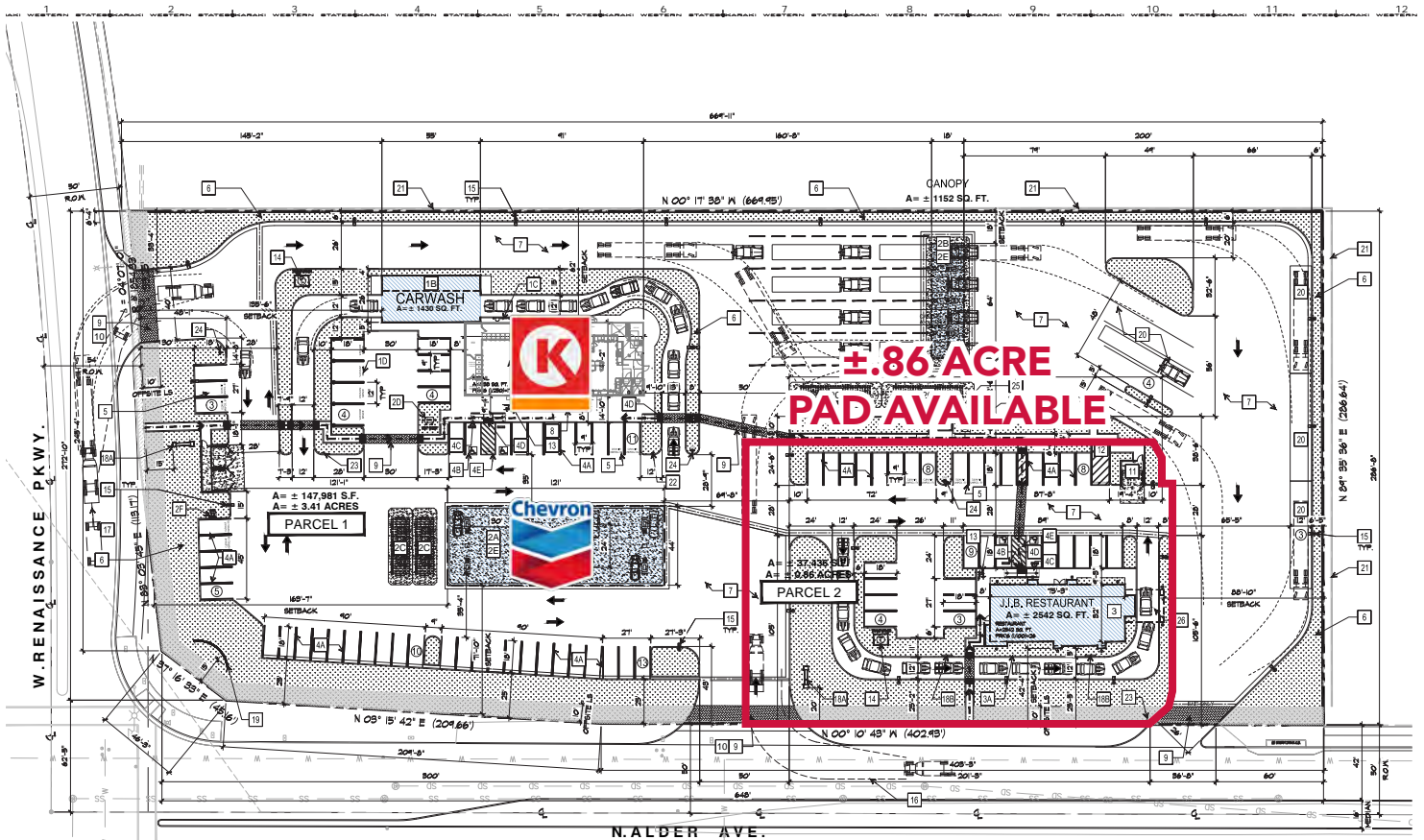
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## CONCEPTUAL SITE PLAN



## CONCEPTUAL GAS STATION ELEVATIONS



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Rialto, CA 92377	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	3,996	146,693	348,847
2028 Projected Population	4,599	158,754	367,126
2020 Census Population	4,069	142,555	342,591
2010 Census Population	3,839	131,489	315,478
Projected Annual Growth 2023 to 2028	3.0%	1.6%	1.0%
Historical Annual Growth 2010 to 2023	0.3%	0.9%	0.8%
2023 Median Age	32.3	31.5	31.4
<b>Households</b>			
2023 Estimated Households	1,028	38,809	90,804
2028 Projected Households	1,211	43,051	98,119
2020 Census Households	1,040	37,315	88,087
2010 Census Households	945	33,156	77,896
Projected Annual Growth 2023 to 2028	3.6%	2.2%	1.6%
Historical Annual Growth 2010 to 2023	0.7%	1.3%	1.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	26.0%	26.3%	26.3%
2023 Estimated Black or African American	12.6%	12.4%	10.4%
2023 Estimated Asian or Pacific Islander	9.5%	7.4%	6.5%
2023 Estimated American Indian or Native Alaskan	2.6%	2.1%	2.1%
2023 Estimated Other Races	49.3%	51.8%	54.6%
2023 Estimated Hispanic	63.3%	65.8%	69.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$96,237	\$114,492	\$115,083
2023 Estimated Median Household Income	\$82,409	\$91,454	\$89,797
2023 Estimated Per Capita Income	\$24,760	\$30,331	\$30,039
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	14.5%	10.6%	12.4%
2023 Estimated Some High School (Grade Level 9 to 11)	6.6%	9.4%	11.7%
2023 Estimated High School Graduate	32.3%	32.3%	31.6%
2023 Estimated Some College	23.6%	22.1%	20.6%
2023 Estimated Associates Degree Only	5.2%	7.2%	6.9%
2023 Estimated Bachelors Degree Only	12.3%	13.2%	12.2%
2023 Estimated Graduate Degree	5.4%	5.1%	4.6%
<b>Business</b>			
2023 Estimated Total Businesses	135	2,715	6,829
2023 Estimated Total Employees	1,330	19,792	51,233
2023 Estimated Employee Population per Business	9.9	7.3	7.5
2023 Estimated Residential Population per Business	29.6	54.0	51.1

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