

FOR SALE

261 W. Valley Blvd, Rialto, CA 92335

MOHIT UPPAL

Senior Advisor
D: 760.518.84.29
mohit.uppal@svn.com

ISAAC SUN

SVP
D: 626.586.0807
isaac.sun@svn.com

DRE # 02053595

DRE # 02139909



PROPERTY SUMMARY

PROPERTY DETAILS

| | | | |
|----------------------|-----------------|-----------------|--------------------------------------|
| PROPERTY TYPE | Industrial Land | LOCATION | Rialto, CA |
| LOT SIZE | 3.21 Acres | ZONING | Freeway Commercial & Industrial Park |

PROPERTY HIGHLIGHTS

- **±3.21 Acres** well suited for a variety of uses
- **±5,000 SF** Warehouse Facility
- **±1,651 SF** Office Space
- Easy Access to Freeways via Riverside Avenue





ZONING OVERVIEW

ZONING

FREEWAY COMMERCIAL (F-C)

Best positioned for: businesses that benefit from freeway exposure and high-visibility customer traffic.

Common allowed uses:

- Most retail commercial uses (similar to standard retail/commercial zoning)
- Auto-oriented uses: auto parts, service & repair (typically indoors; restrictions may apply near schools)
- Restaurants / cafés (drive-thru limitations may apply near schools)

INDUSTRIAL PARK (I-P)

Best positioned for: warehouse, distribution, contractors (office + enclosed storage), and light industrial users.

Common allowed uses:

- Contractor / trade office + storage (storage typically enclosed; contractor yard-style storage is generally restricted)
- Warehousing & storage (within enclosed buildings)
- Wholesale / distribution (products stored/maintained in enclosed buildings)
- Light fabrication / minor assembly / repair (typically limited-intensity uses)

PROPERTY IMAGES





NORTH FONTANA

210

AMBER HILLS

DOWNTOWN SAN BERNARDINO

LOCATION MAP

Rialto

66

San Bernardino

DOWNTOWN RIALTO

Fontana

Santa Ana River

Bloomington

Colton

261 W. VALLEY BLVD

Loma Linda

OUTRIDGE VILLAGE

215

GLEN AVON

60

Highgrove

upa Valley

RUBIDOUX

60

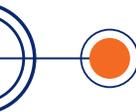
PEDLEY

Riverside

UNIVERSITY

Box Springs Mountain Reserve Park

215



DISCLAIMER

261 W. VALLEY BLVD, RIALTO, CA 92335

DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

MOHIT UPPAL

Senior Advisor
D: 760.518.84.29
mohit.uppal@svn.com

DRE # 02053595

ISAAC SUN

SVP
D: 626.586.0807
isaac.sun@svn.com

DRE # 02139909

SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

4455 Murphy Canyon Rd
San Diego, CA 92123

450 S Melrose Dr
Vista, CA 92081

DRE# 01881593
svnvanguardsd.com