

FOOTHILL SIGNALIZED  
HARD-CORNER

GROUND LEASE OR BTS  
INVESTMENT OPPORTUNITY

± 1,800 SF COMMERCIAL DRIVE-THRU  
SEEKING RETAIL TENANTS



305 W Foothill Blvd,  
Rialto CA, 92376



# CATION INFORMATION



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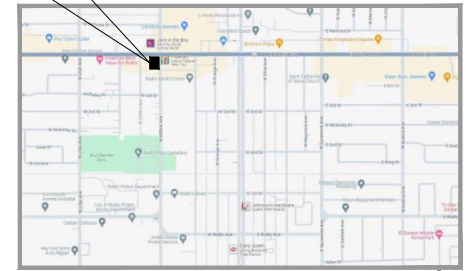
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**305 W Foothill Blvd,  
Rialto CA, 92376**

± 1,800 SF BUILDING 1 DRIVE-THRU

305 W FOOTHILL BOULEVARD  
RIALTO, CA 92376



VICINITY MAP

NOT TO SCALE



## SITE DATA

### ZONING

PROPOSED USE  
EXISTING ZONING

FAST FOOD / DRIVE THRU  
GENERAL COMMERCIAL C-P  
COMMERCIAL PEDESTRIAN  
CITY OF RIALTO  
0130-02-339  
COMMERCIAL / RESIDENTIAL

JURISDICTION  
APN  
ADJACENT ZONING

### SITE DATA

SITE AREA (0.48 AC) ± 21,107 S.F.

### BUILDING DATA

BUILDING 1 (Drive thru) ± 1,800 S.F.

### PARKING REQUIRED

1,800 SF @ 1/75 S.F. 24 STALLS

### PARKING PROVIDED

STANDARD: 19 STALLS  
ADA 2 STALLS  
EV STALL 1 STALLS  
DRIVE-THROUGH CREDIT 3 STALLS

PARKING PROVIDED: 25 STALLS  
PARKING RATIO PROVIDED: 13.8 per 1,000 S.F.

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.  
SITE LAYOUT IS BASED ON PARCEL MAP

CLIFFORD AVENUE

WILLOW AVENUE



305 W Foothill Blvd,  
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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Avant Real Estate is pleased to exclusively present the opportunity to Ground Lease or BTS, 305 W Foothill Blvd, located in Rialto, CA. This property consists of  $\pm 0.48$  ACoF undeveloped land situated at a signalized intersection along one of Rialto's busiest thoroughfares. The asset is situated at the signalized intersection of Foothill Blvd & Willow Ave, with a combined 40,679 VPD. The property is zoned "Commercial - Pedestrian" and allows for various commercial and retail developments, including fast food drive-thrus with a CUP.

305 W Foothill Blvd benefits from phenomenal demographics, with over 100,000 people with an average household income of \$72,840 in just a 2-mile radius. Additionally, there are several national retail brands immediately surrounding the property that attract consumers to the area. Notable names within a one-mile radius include Cardenas, Stater Bros, Aldi, WSS, Pep Boys, O'Reilly, Wells Fargo, Family Dollar, Carl's Jr, Burger King, Jack in the Box, 7-Eleven, Circle K, Chevron, Matt's Express Carwash, KFC, and Rally's.



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Rialto CA, 92376**





## MAJOR AREA RETAILERS



**TRAFFIC COUNT**  
**40,679 ATD**  
FOOTHILL BLVD & WILLOW AVE



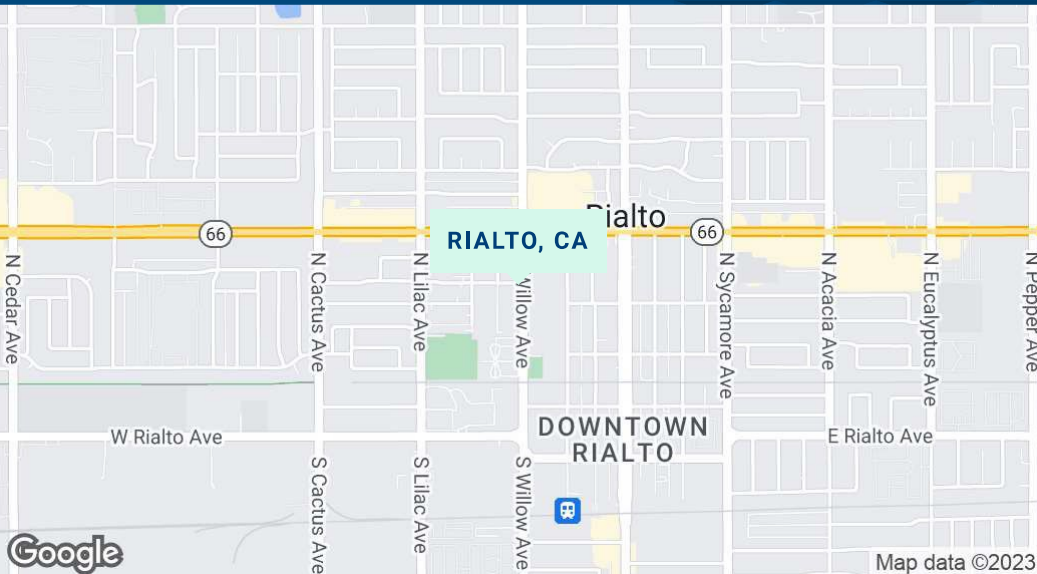
**AVERAGE INCOME**  
**\$90,478**  
10-MILE RADIUS



**POPULATION**  
**969,597**  
10-MILE RADIUS



# CITY INFORMATION



305 W Foothill Blvd,  
Rialto CA, 92376

## LOCATION DESCRIPTION

The Inland Empire's retail market has one of the best turnaround stories over the past two years. The vacancy rate spiked to 7.8% at the end of 2020 because several big-box retailers vacated space. But strong demand paired with minimal supply growth has aided fundamentals and the vacancy rate has fallen to 6.0o/o. Meanwhile, rents have grown by 6.6% over the past 12 months, compared to the five-year average of 4.1 o/o per year.

Leasing activity has been driven by food services, fitness centers, grocery stores, and discount retailers. One of the largest leases in the past year comes from Target, who is opening a new 70,000-SF store in Ontario in early 2023.

The supply pipeline has further decreased over the past 12 months because developers remain cautious. Most construction is built-to-suit near housing communities and built in phases to reduce risk. Areas such as Ontario Ranch are approved for thousands of new residential units. There are also several shopping centers under construction near new industrial centers where daytime spending can be more reliable.

Investors have hardly shied away from retail properties in the Inland Empire, despite rising interest rates. Buyers are targeting auto dealerships and shopping centers anchored by national credit tenants. Pricing has appreciated as a result, bringing market pricing to a record high of \$300/SF and market cap rates to 5.7%.

## LOCATION DETAILS

Market	Inland Empire
Sub Market	San Bernardino
County	San Bernardino
Cross Streets	Willow Ave
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	Interstate 10
Nearest Airport	Ontario International Airport



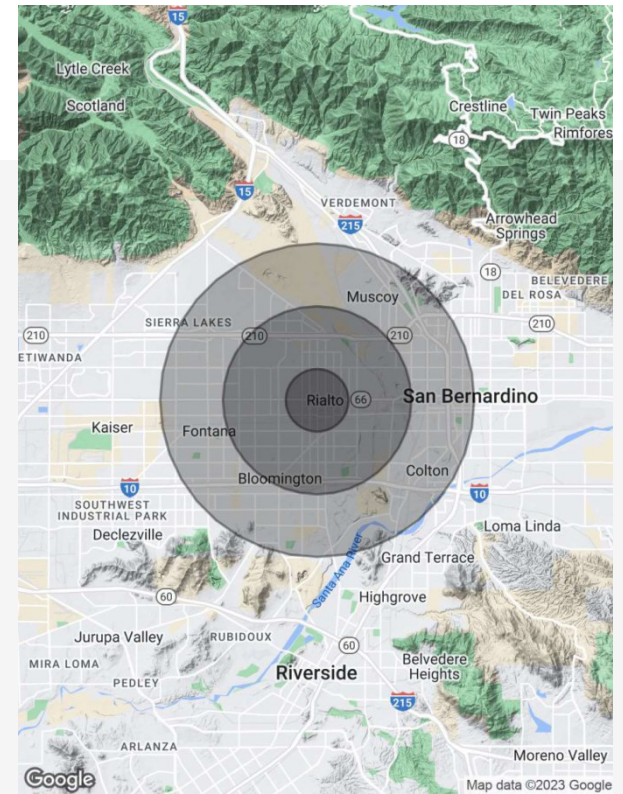
# DEMOGRAPHICS

## Population

	1 mile	5 mile	10 mile
2010 Population	25,072	358,105	896,874
2023 Population	27,304	380,939	969,597
2028 Population Projection	27,764	385,867	982,792
Annual Growth 2010-2023	0.7%	0.5%	0.6%
Annual Growth 2023-2028	0.3%	0.3%	0.3%
Median Age	30.9	32.1	33.2
Bachelor's Degree or Higher	7%	10%	16%
U.S. Armed Forces	0	275	824

## Households

	1 mile	5 mile	10 mile
2010 Households	6,341	89,754	243,206
2023 Households	6,962	96,639	266,011
2028 Household Projection	7,088	98,076	270,043
Annual Growth 2010-2023	0.4%	0.4%	0.5%
Annual Growth 2023-2028	0.4%	0.3%	0.3%
Owner Occupied Households	3,615	56,478	153,892
Renter Occupied Households	3,473	41,599	116,151
Avg Household Size	3.9	3.9	3.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$230.9M	\$3.3B	\$9.3B



## Housing

	1 mile	5 mile	10 mile
Median Home Value	\$352,556	\$367,405	\$405,459
Median Year Built	1971	1976	1979



**TRAFFIC COUNT**  
40,679 ATD  
FOOTHILL BLVD & WILLOW AVE



**AVERAGE INCOME**  
\$90,478  
10-MILE RADIUS



**POPULATION**  
969,597  
10-MILE RADIUS



# COMPLETE HIGHLIGHT



## BUILDING INFORMATION

Tenancy	Single
Year Built	2023-2024
Gross Leasable Area	Up to 1,800 Buildable SF
Construction Status	Build-to-Suit or Ground Lease
Number of Buildings	1

## PROPERTY HIGHLIGHTS

- Hard Corner Fast Food or Retail Development Site
- Dense Urban In-Fill Location
- +40,679 VPD Signalized Intersection
- +100,000 People within a 2-Mile Radius
- Short Distance from Several New Retail & Multifamily Development
- Across from Cardenas Markets & Near Several Necessity Base Retailers
- Close Proximity to City Hall & Several K-12 Schools



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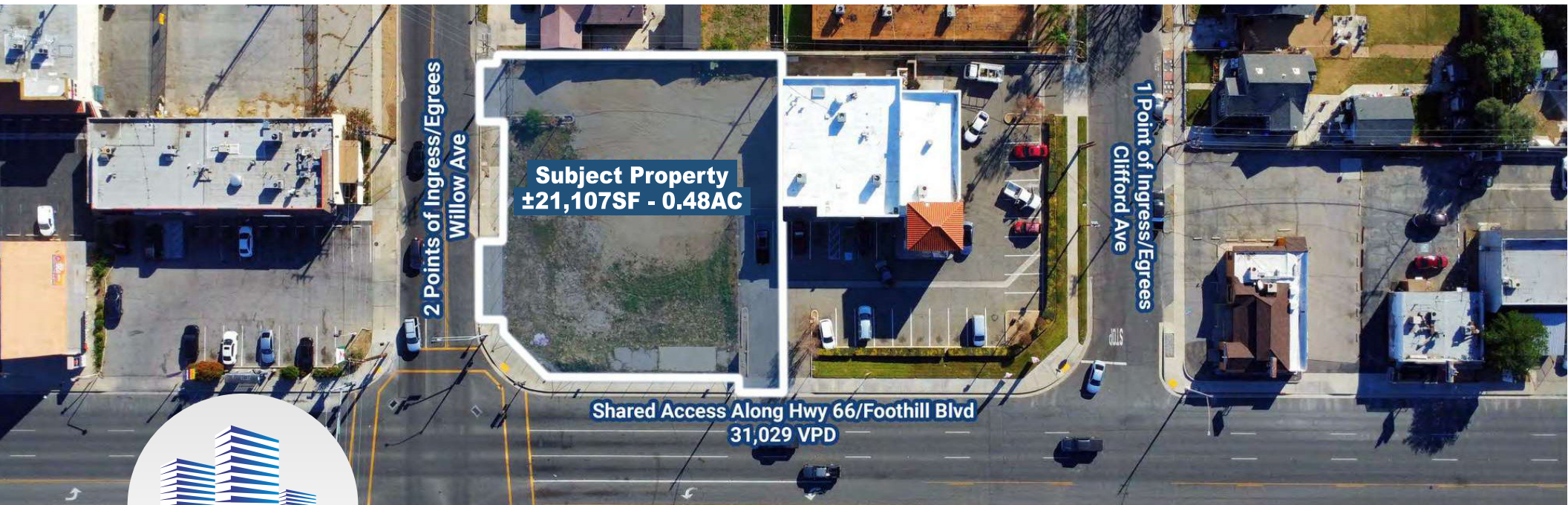
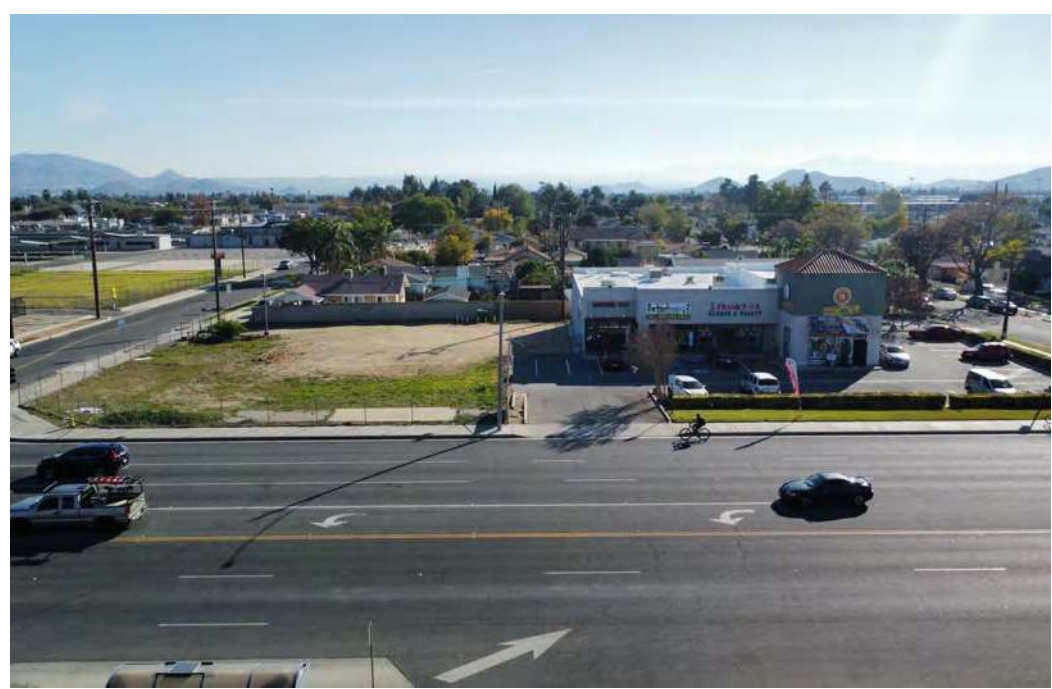
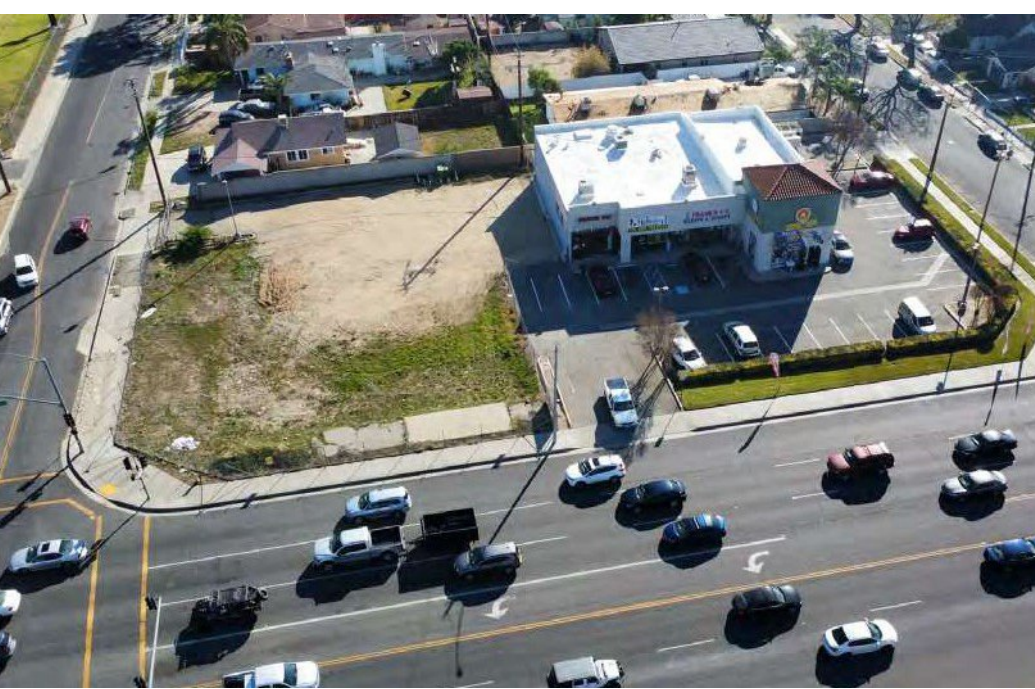
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SURROUNDING MULTIFAMILY DEVELOPMENT



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