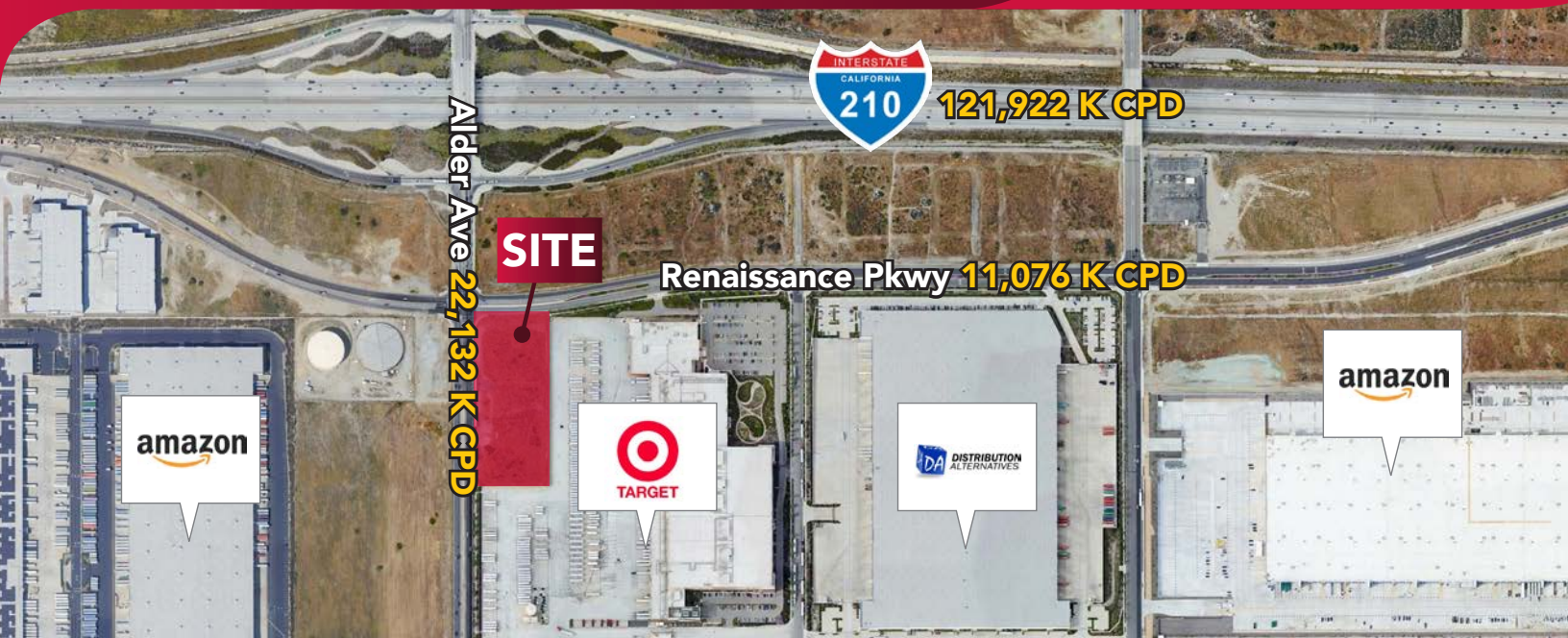


# ±.86 ACRE DRIVE THRU PAD AVAILABLE FOR GROUND LEASE

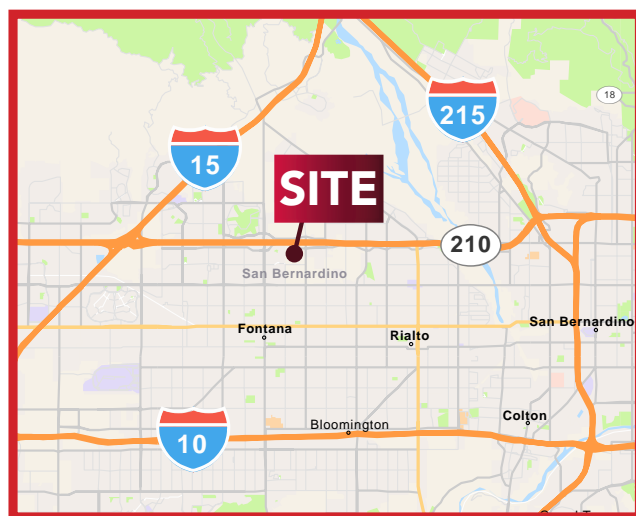
SEQ RENAISSANCE PARKWAY & ALDER AVE | RIALTO, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## HIGHLIGHTS:

- Circle K & Chevron Now Open!
- ±.86 Acre Drive Thru Pad Available For Ground Lease or Build to Suit
- 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   |
|------------------------|-----------|-----------|-----------|
| 2025 Population:       | 2,555     | 136,740   | 337,396   |
| Daytime Population:    | 2,044     | 57,542    | 148,009   |
| Avg. Household Income: | \$146,599 | \$121,128 | \$119,568 |

Source: Regis Online

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DRE #01269887

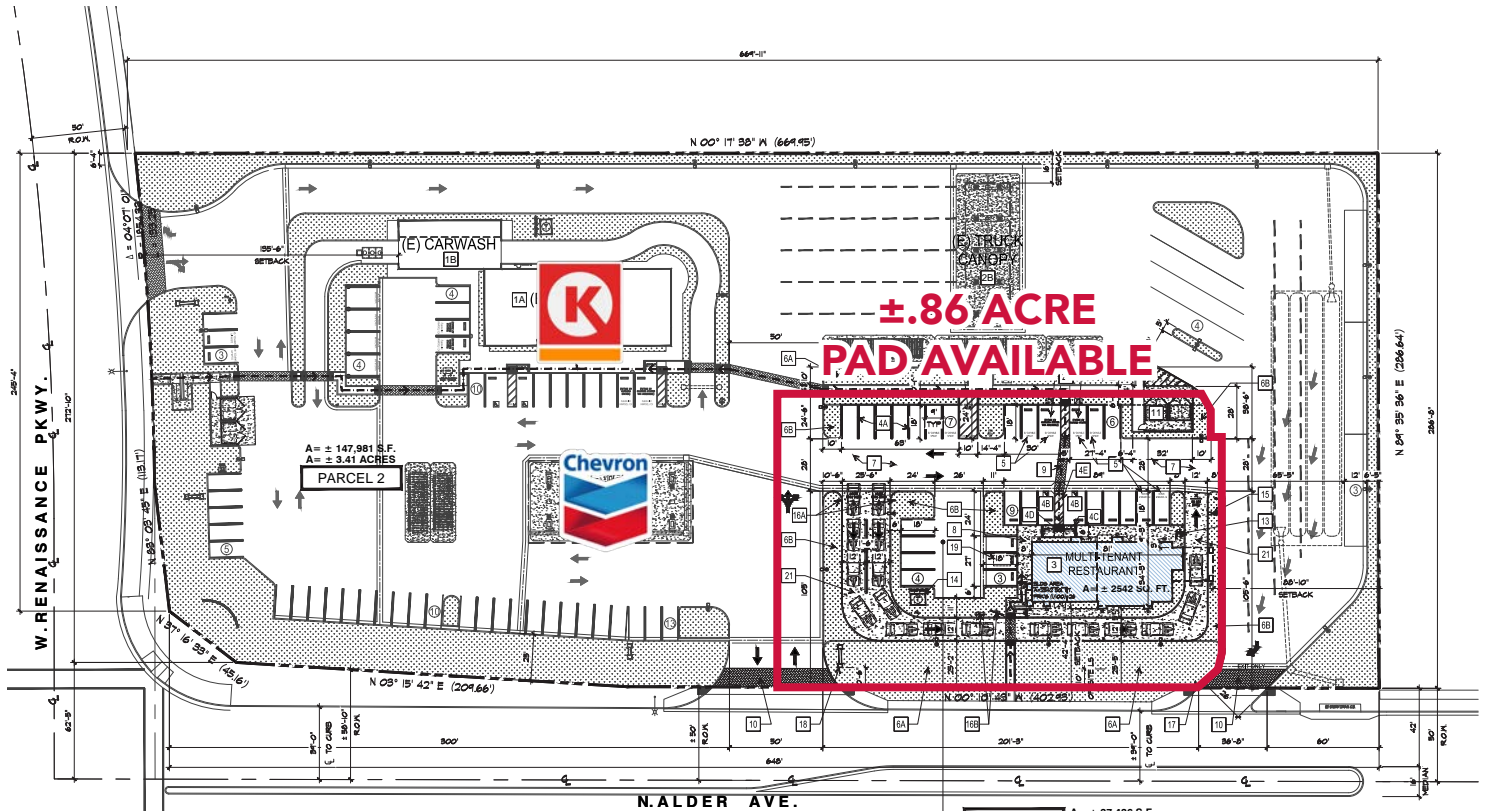
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## CONCEPTUAL SITE PLAN



## CONCEPTUAL FAST FOOD ELEVATIONS



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# ±.86 ACRE DRIVE THRU PAD AVAILABLE FOR GROUND LEASE

SEQ RENAISSANCE PARKWAY & ALDER AVE | RIALTO, CA

| Rialto, CA 92376                                      | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 2,555          | 136,740        | 337,396        |
| 2030 Projected Population                             | 3,136          | 142,592        | 346,781        |
| 2020 Census Population                                | 2,948          | 136,568        | 341,714        |
| 2010 Census Population                                | 2,369          | 125,983        | 314,193        |
| Projected Annual Growth 2025 to 2030                  | 4.5%           | 0.9%           | 0.6%           |
| Historical Annual Growth 2010 to 2025                 | 0.5%           | 0.6%           | 0.5%           |
| 2025 Median Age                                       | 32.5           | 31.9           | 31.7           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 689            | 36,498         | 88,526         |
| 2030 Projected Households                             | 861            | 38,776         | 92,809         |
| 2020 Census Households                                | 749            | 35,715         | 87,965         |
| 2010 Census Households                                | 590            | 31,761         | 77,724         |
| Projected Annual Growth 2025 to 2030                  | 5.0%           | 1.2%           | 1.0%           |
| Historical Annual Growth 2010 to 2025                 | 1.1%           | 1.0%           | 0.9%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 23.8%          | 25.1%          | 25.8%          |
| 2025 Estimated Black or African American              | 15.3%          | 12.7%          | 10.8%          |
| 2025 Estimated Asian or Pacific Islander              | 12.7%          | 8.1%           | 7.3%           |
| 2025 Estimated American Indian or Native Alaskan      | 2.1%           | 2.1%           | 2.1%           |
| 2025 Estimated Other Races                            | 46.1%          | 51.9%          | 54.0%          |
| 2025 Estimated Hispanic                               | 56.6%          | 65.6%          | 68.5%          |
| <b>Income</b>   |                |                |                |
| 2025 Estimated Average Household Income               | \$146,599      | \$121,128      | \$119,568      |
| 2025 Estimated Median Household Income                | \$129,682      | \$103,626      | \$99,893       |
| 2025 Estimated Per Capita Income                      | \$39,555       | \$32,368       | \$31,418       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 7.6%           | 10.2%          | 11.5%          |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 5.0%           | 8.8%           | 10.9%          |
| 2025 Estimated High School Graduate                   | 32.5%          | 33.6%          | 33.4%          |
| 2025 Estimated Some College                           | 22.6%          | 21.3%          | 19.6%          |
| 2025 Estimated Associates Degree Only                 | 5.4%           | 7.5%           | 7.1%           |
| 2025 Estimated Bachelors Degree Only                  | 18.0%          | 13.2%          | 12.4%          |
| 2025 Estimated Graduate Degree                        | 8.9%           | 5.4%           | 5.2%           |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 123            | 2,690          | 7,115          |
| 2025 Estimated Total Employees                        | 1,405          | 19,791         | 52,997         |
| 2025 Estimated Employee Population per Business       | 11.4           | 7.4            | 7.4            |
| 2025 Estimated Residential Population per Business    | 20.7           | 50.8           | 47.4           |

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