

N Acacia Avenue

E Foothill Boulevard



OFFERING MEMORANDUM
RETAIL DEVELOPMENT SITE
FOR SALE, GROUND LEASE, OR BUILD TO SUIT
NWC E FOOTHILL BOULEVARD & N ACACIA AVENUE | RIALTO, CA 92376

Exclusively Marketed By:
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MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

PROPERTY SUMMARY

Property Address	466 E Foothill Blvd. Rialto, CA 92376
Property Type	Retail Land
Price	\$675,000 (Contact Broker for Leasing Details)
Price/SF/Land	\$35.53
Land Size	19,000 SF
APN	0133-164-01

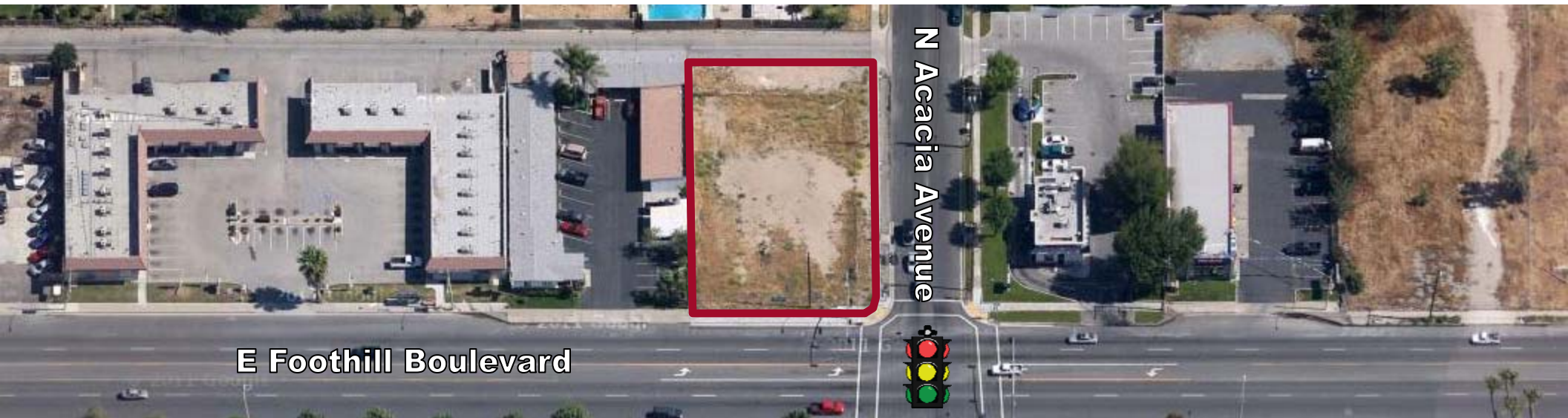
TRAFFIC COUNTS

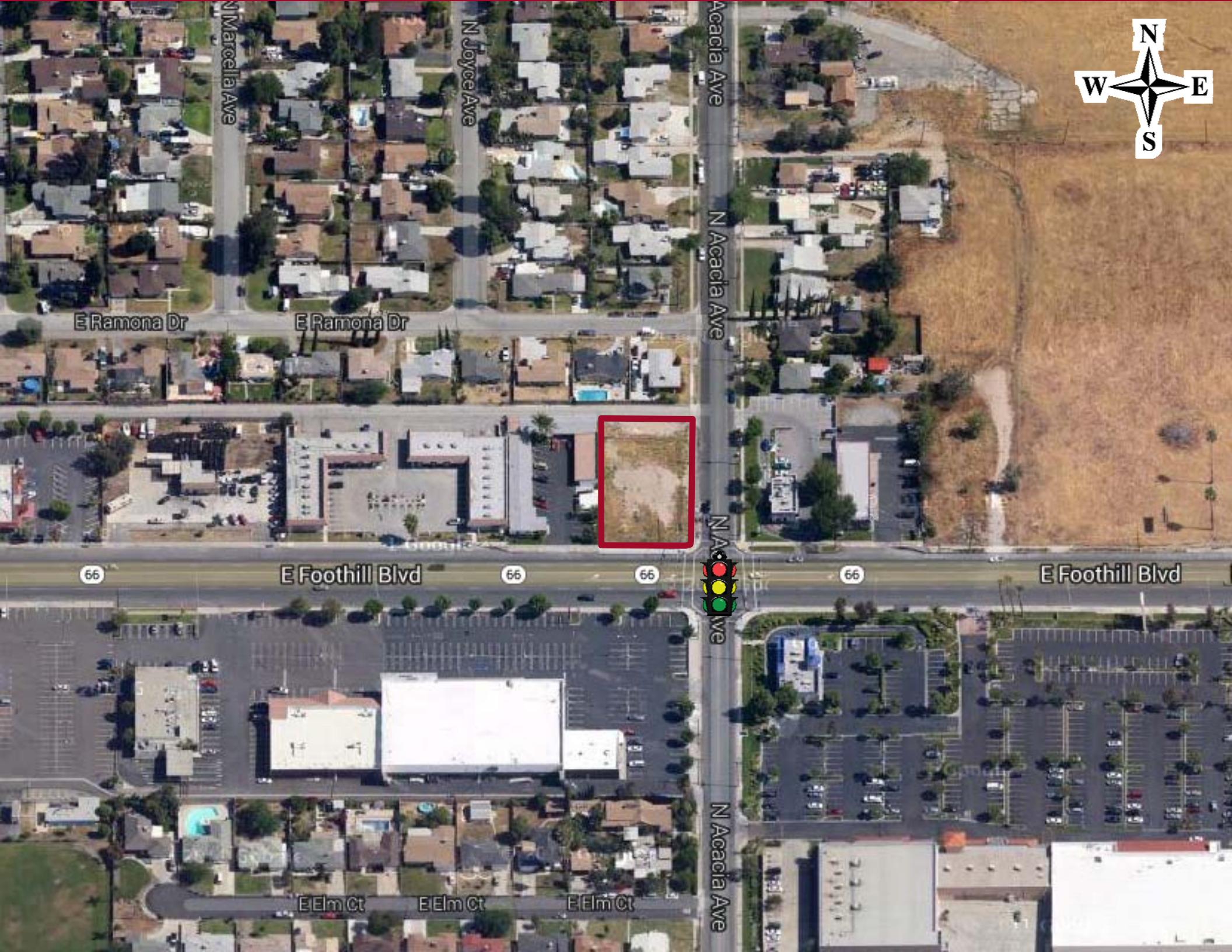
CARS PER DAY

E Foothill Boulevard	29,000
N Acacia Avenue	4,862

PROPERTY HIGHLIGHTS

- Retail development site available for sale, ground lease, or build to suit.
- Highly visible corner retail property at a signalized intersection
- Prior interest from national credit Tenants, Owner has full plans for retail strip development (Available upon request)
- Across the street from several national credit retailers including Stater Brothers, Pep Boys, Burger King, Bank of America, and many more
- Potential portfolio land sale with another Rialto lot located at the SEQ of Rialto & Pepper. (Contact Listing Broker for more details)





E Ramona Dr

E Ramona Dr

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E Foothill Blvd

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E Foothill Blvd

E Elm Ct

E Elm Ct

E Elm Ct

N Marcela Ave

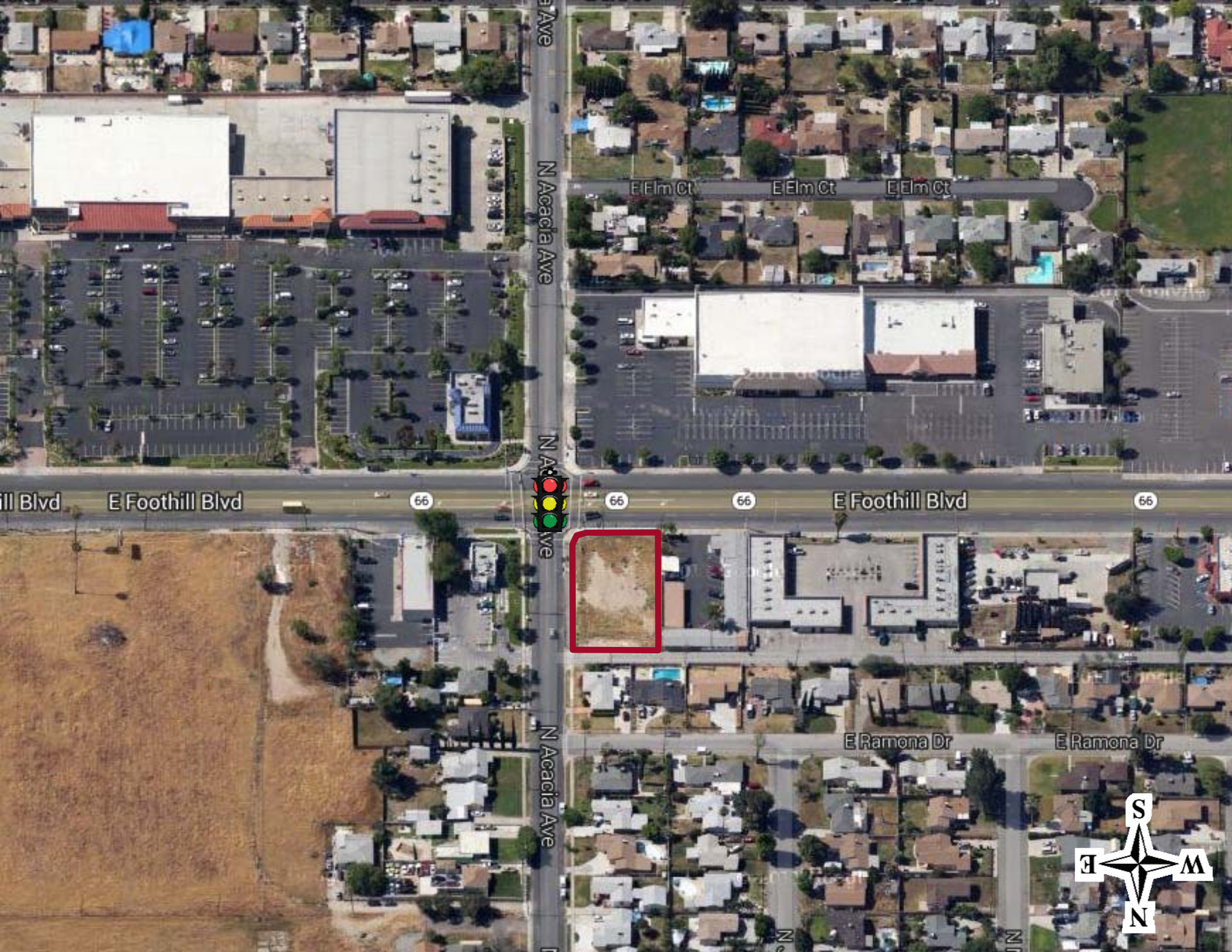
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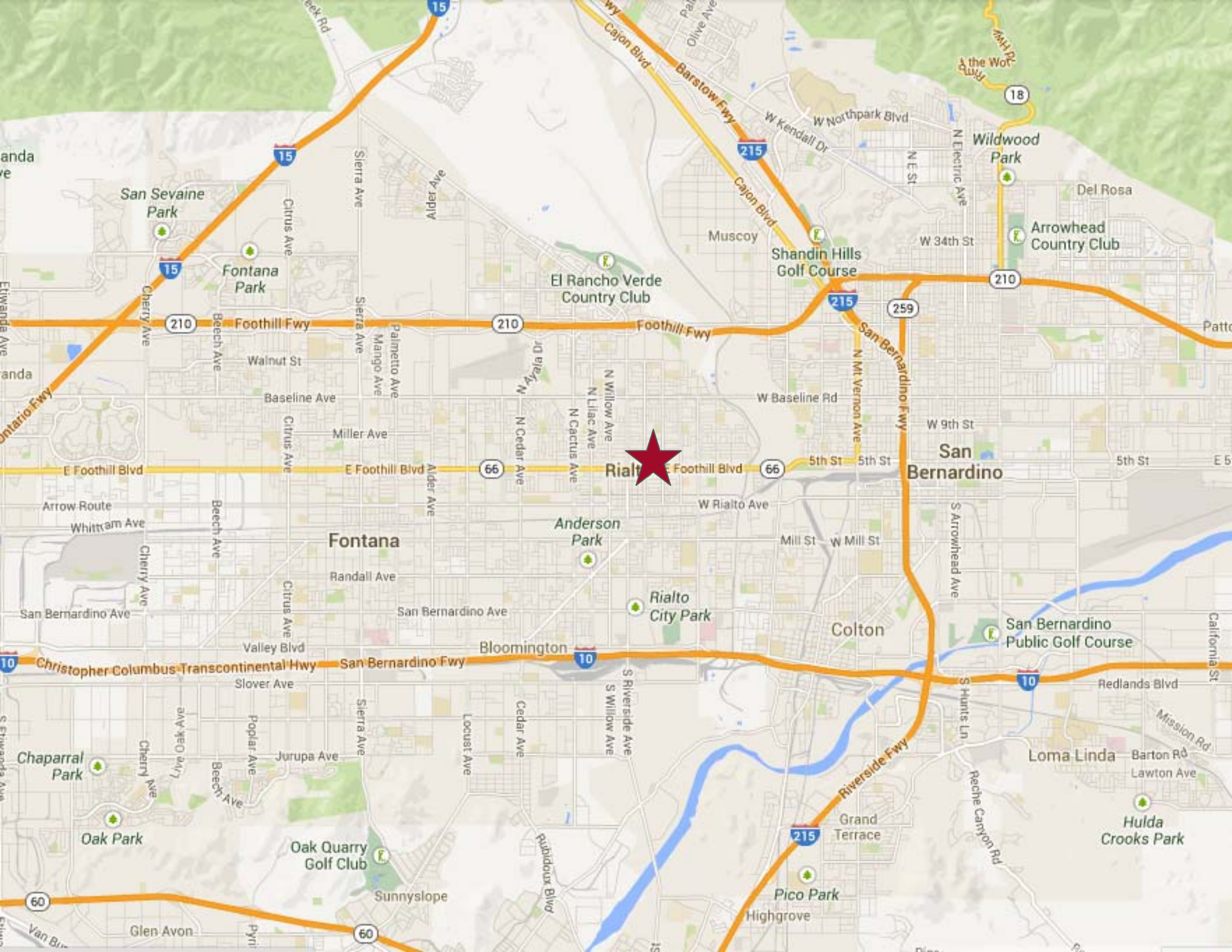
E Foothill Blvd

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E Ramona Dr

E Ramona Dr





Rialto

San Bernardino

Fontana

Colton

Loma Linda

Chaparral Park

Oak Park

Oak Quarry Golf Club

Sunnyslope

Pico Park

Hulda Crooks Park

San Bernardino Public Golf Course

Anderson Park

Rialto City Park

W Mill St

E Foothill Blvd

Bloomington

Randall Ave

San Bernardino Ave

Valley Blvd

Jurupa Ave

Glen Avon

Highgrove

Barton Rd

Lawton Ave

Del Rosa

Arrowhead Country Club

Wildwood Park

Shandin Hills Golf Course

El Rancho Verde Country Club

Fontana Park

San Sevaine Park

Muscoy

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anda

Van Bu

Patto

E 5

California St

Mission Rd

Reche Canyon Rd

S Hunts Ln

S Arrowhead Ave

W 9th St

W Baseline Rd

N

W Northpark Blvd

W Kendall Dr

the Wolf

Sierra Ave

Alder Ave

Citrus Ave

Cherry Ave

Beech Ave

Sierra Ave

Palmto Ave

Walnut St

Baseline Ave

Miller Ave

E Foothill Blvd

Arrow-Route

Whittam Ave

San Bernardino Ave

Beech Ave

Valley Blvd

Chaparral Park

Cherry Ave

Oak Oak Ave

Beech Ave

Poplar Ave

Jurupa Ave

Sierra Ave

Locust Ave

Cedar Ave

pubidoux Blvd

S Willow Ave

S Riverside Ave

Grand Terrace

Riverside Fwy

S Hunts Ln

Redlands Blvd

Mission Rd

Lawton Ave

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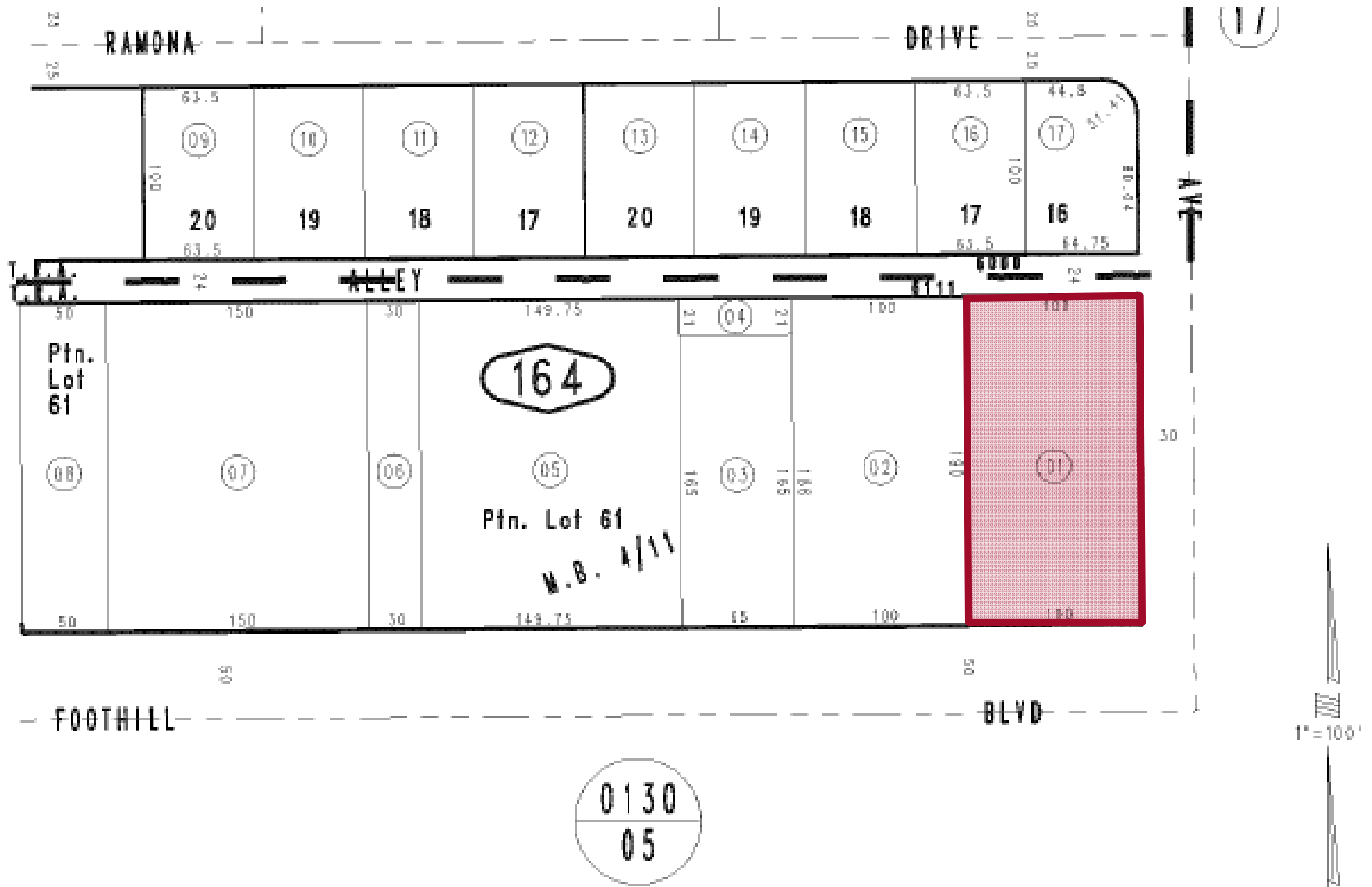
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San Bernardino Public Golf Course

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Rialto City Park

PARCEL MAP



Rialto, CA

Rialto is a city in San Bernardino County, California, United States. According to Census Bureau estimates, the city had a population of 99,171 in 2010. Rialto is home to four major regional distribution centers: Staples Inc., which serves stores across the entire West Coast of the United States, Toys "R" Us, Under Armour and Target in the northern region of the city, in the Las Colinas community. One of the United States' largest fireworks companies, Pyro Spectaculars, is also headquartered in Rialto.

Ancient artifacts discovered by archaeologists suggest that what is now the city of Rialto was settled prior to 1500. Such artifacts, now found at the Rialto Historical Society, indicate that the Serrano Indians lived in the Rialto area between 1500 and 1800 AD. There is no indication as to where these Indians went or why.

In 1842, the Lugo family was granted the Rancho San Bernardino-a holding of 37,700 acres-which encompassed Rialto. In 1851, the Mountain Family purchased part of the Lugo family's Rancho San Bernardino, and claimed several other portions of the bench which later became known as Rialto. This claim was later amended by the United States Government, permitting them a smaller fraction of the initial purchase. An adobe building from the early 19th century which was used for many purposes over the years, is the oldest building still standing in Rialto and stands restored in Bud Bender Park, formerly known as "Lilac Park". The City of Rialto leases the house and a small portion of park land to the Rialto Historical Society for \$1 annually.

In 1887 a railroad connector line was built between San Bernardino and Pasadena by the Santa Fe Railroad. Along the line, townsites were located every 2,600 yards and by the fall of that year over 25 new towns were being built. This same year the Semitropic Land and Water Company was formed to organize the purchase and selling of real estate, water, and water rights and privileges.

In the fall of 1888, the first school was built and Brooke School District was formed. Records show that up until 1920, the Brooke School District was in continuous operation, except for a very short time in 1888. The prominent Rialto Trapp family bought the first school house in 1921, remodeled the building, and members of the family resided in it until it was destroyed by fire. The Rialto School District (today Rialto Unified School District), was formed in 1891. The staff consisted of two teachers and a principal with separate play areas for the boys and girls.

Foothill Boulevard was repaired in 1913 and became U.S. Route 66 a section of the US highway system. In 1914 Los Angeles' Pacific Electric Railway completed its San Bernardino Line through the City of Rialto, with a junction at Riverside Avenue for the Riverside Line. Today the Tracks above First Street are a part of the Union Pacific and the Pacific Electric depot on Riverside Avenue is Cuca's Restaurant.

Rialto's population growth had increased to 3,156 by 1950. In 1956 the population soared to 15,359. By 1964 it showed increase to 23,290 and 33,500 in 1978. Rialto is 4 miles wide and 8.5 miles long. Rialto's population grew from 80,000 in 1994 to over 91,873

	1 mile	3 miles	5 miles
Population			
2000 Population	21,966	152,823	316,521
2010 Population	24,628	168,722	355,418
2012 Population	24,734	170,414	359,486
2017 Population	25,354	175,986	372,040
2000-2010 Annual Rate	1.15%	0.99%	1.17%
2010-2012 Annual Rate	0.19%	0.44%	0.51%
2012-2017 Annual Rate	0.50%	0.65%	0.69%
2012 Male Population	48.8%	48.9%	49.4%
2012 Female Population	51.2%	51.1%	50.6%
2012 Median Age	28.8	28.0	27.9

In the identified area, the current year population is 359,486. In 2010, the Census count in the area was 355,418. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 372,040 representing a change of 0.69% annually from 2012 to 2017. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 27.9, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	47.4%	43.6%	44.4%
2012 Black Alone	11.2%	13.1%	11.2%
2012 American Indian/Alaska Native Alone	1.2%	1.2%	1.3%
2012 Asian Alone	1.4%	2.4%	2.4%
2012 Pacific Islander Alone	0.5%	0.4%	0.3%
2012 Other Race	34.2%	34.7%	35.6%
2012 Two or More Races	4.1%	4.6%	4.7%
2012 Hispanic Origin (Any Race)	75.7%	74.2%	74.3%

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$40,734	\$43,860	\$39,598
2017 Median Household Income	\$45,745	\$51,071	\$45,209
2012-2017 Annual Rate	2.35%	3.09%	2.69%
Average Household Income			
2012 Average Household Income	\$54,246	\$57,715	\$53,499
2017 Average Household Income	\$60,807	\$65,158	\$60,511
2012-2017 Annual Rate	2.31%	2.46%	2.49%

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. Matysek Investment Group is a strategic partner of KW Commercial. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material,

which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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