

304 N Pepper Ave
Rialto, CA 92376

RIALTO



E FOOTHILL BLVD

N PEPPER AVE

Commercial Land Pad Available for Sale

Offering Memorandum

Lidia Talavera | Executive Vice President
909-243-7604 | ltalavera@naicapital.com
Cal DRE Lic #01407598



Table of Contents

1 Executive Summary

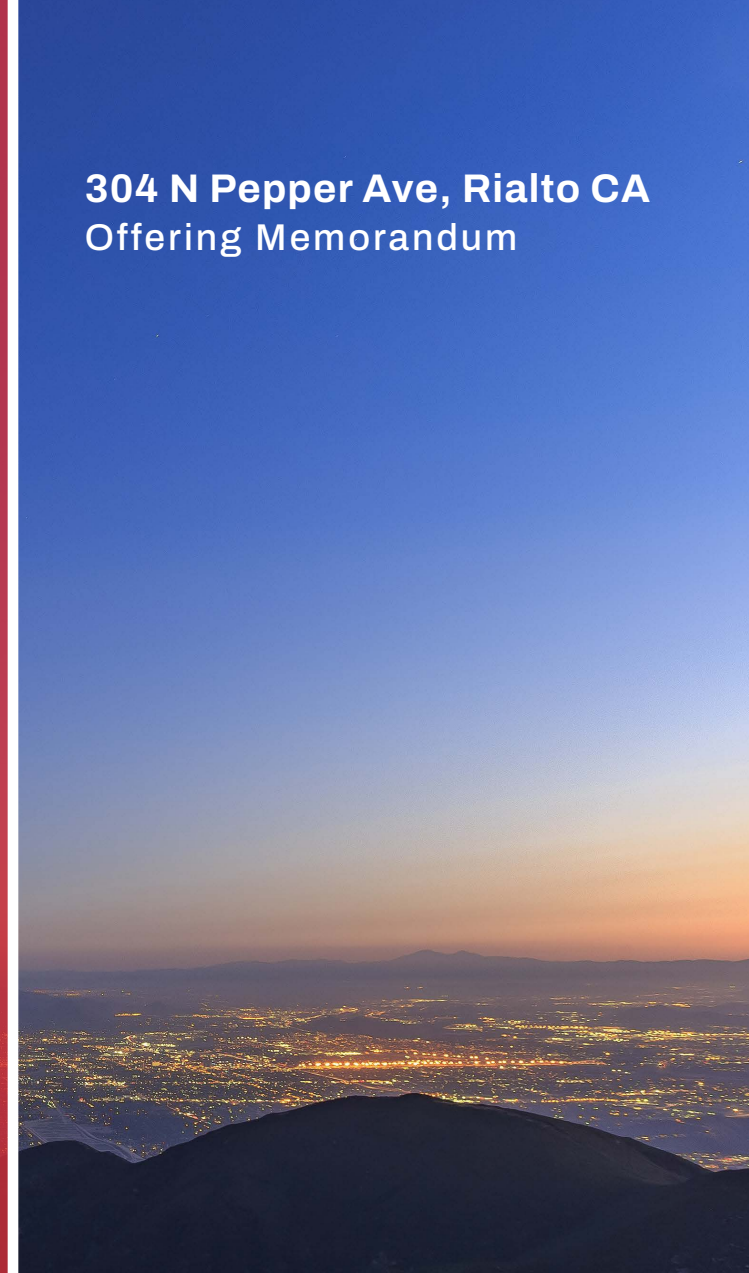
2 Area Retail Map

3 Area Overview

4 Demographics

Lidia Talavera | Executive Vice President
909-243-7604 | ltalavera@naicapital.com
Cal DRE Lic #01407598

304 N Pepper Ave, Rialto CA
Offering Memorandum



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EXECUTIVE SUMMARY

THE OFFERING

NAI Capital, Inc, is pleased to announce the offering of a commercial land pad, approximately 52,272sf (1.2ac). The subject property is located at 304 N Pepper Ave., Rialto CA 92376

The property consists of the following:

APN:

0130-461-04-0000 (Facing Foothill Blvd.)

0130-461-16-0000 (Approximately only 1 ac will be available)

The total size of this lot is approximately 2.02ac. However, approximately half of the property is occupied by daycare center. A lot adjustment will be done prior to the close of escrow.

The property is an inline pad with ingress and egress from Foothill Blvd and Pepper Ave. Located in a strong demographic area with a mix of retail, office and industrial near the property. Adjacent business include, Volunteers of America, Walgreen, Autozone, Bank of America, Cardenas Market, SB County Health Services, SCE and many more.

INVESTMENT HIGHLIGHTS

- Commercial Land Pad Available for Sale
- +/- 1ac (exact size TBD)
- Inline Pad with Frontage to Foothill Blvd & Pepper Ave
- Located on major commercial corridor
- Access to 210 and I-10 freeways

OFFERING SUMMARY

Property Address	304 N Pepper Ave. Rialto, CA 92376
Price	\$30psf
Lot Size (SF)	+/- 1.20ac
Number of Lots	2
Type of Ownership	Fee Simple



AREA RETAIL MAP



INLAND EMPIRE, CA

Overview

Riverside and San Bernardino Counties combined represent the Inland Empire, which lies in the northeastern portion of Southern California. The region encompasses over 27,000 square miles with more than 4.7 million residents, making it larger than 10 U.S. states in terms of size and 26 states in terms of population. This growing region offers a high concentration of industrial and warehousing facilities coupled with a strong economy as well as relatively affordable housing.

Transportation & Access

Highways

The Inland Empire enjoys proximity to many transportation arteries that link the region to other notable economic centers across the American Southwest. Interstates 10 and 210 connect the Inland Empire to Los Angeles County along with the Ports of San Pedro and Long Beach. Interstate 10 runs through the Coachella Valley in the east to neighboring Arizona. Interstates 15 and 215 provide access to San Diego County while Interstate 15 continues north through the High Desert to Las Vegas, Nevada. Finally, commuters travel on State Routes 91 and 71 to Orange County and Los Angeles

Airports

Ontario International Airport is the West Coast air hub for some of the biggest delivery services, such as UPS Airlines, FedEx Express, and Amazon Air. Its growing success has led it to the Top 10 busiest cargo airports in North America. Plus, in December 2021, it was heralded as the fastest growing airport for the fourth time. The airport's other major cargo customers include Aloha Air Cargo, Alpine Air Express, Asia-Pacific Airlines, Kalitta Air, and others. FedEx completed a \$100 million expansion at Ontario International Airport in December of 2020. The air cargo company tripled its capacity at ONT, which can now handle thousands more packages per hour, as e-commerce sales soar. These companies help make Ontario International one of the leading cargo airports in the country. Victorville's Southern California Logistics Airport, the San Bernardino International Airport, and the Palm Springs International Airport complete the Inland Empire's air travel offerings.

Ontario International Airport is the third busiest international facility in Southern California with 4,496,592 passenger and 890,383 cargo flights in 2021.

Economy

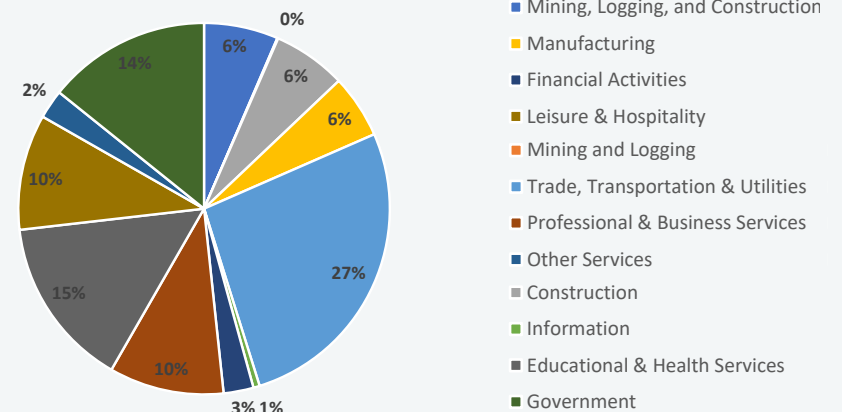
Once a major agricultural center, the Inland Empire is now one of Southern California's main commercial hubs. Statista.com ranks the Riverside-San Bernardino-Ontario MSA as the 20th largest economy in the United States based on its survey: 2021 Forecasted Gross Metropolitan Product (GMP) of the United States, by metropolitan. Inexpensive land prices, relative to Southern California, alongside a comprehensive transportation network, and an ample supply of vacant land, have contributed to the Inland Empire's rise as a major economic region. The unemployment rate in the Riverside-San Bernardino-Ontario MSA was 3.9 percent in October 2022. Year over year total nonfarm employment increased by 86,100 jobs, representing a 5.4 percent increase.

Industrial

Several leading manufacturers and retailers have key distribution facilities in the Inland Empire:

- Amazon
- United Legwear & Apparel Co.
- Uline, Inc.
- Mattel, Inc.
- Target
- Home Depot
- Skechers
- Shopify
- Restoration Hardware
- T.J. Maxx
- Living Spaces
- Samsung Electronics America, Inc
- Sam's Club
- Kohl's
- Quiksilver Distribution Ctr
- Electrolux USA
- AutoZone
- Subaru

Inland Empire Employment By Sector (October 2022)



DEMOGRAPHICS

Population

	1 Mile	3 miles	5 Miles
2022 Estimated Population	27,405	180,359	369,999
2027 Projected Population	28,015	185,389	382,109
2020 Census Population	27,267	178,821	366,275

Households

	1 Mile	3 miles	5 Miles
2022 Estimated Households	7,127	46,867	99,155
2027 Projected Households	7,503	49,632	105,461
2020 Census Households	7,048	46,247	97,645

Income

	1 Mile	3 miles	5 Miles
2022 Est. Average Household Income	\$66,414	\$71,960	\$70,661
2022 Est. Median Household Income	\$60,983	\$62,250	\$61,438
2010 Census Median Household Income	\$42,440	\$43,698	\$44,268

Business

	1 Mile	3 miles	5 Miles
2022 Total Businesses	346	3,031	8,926
2022 Total Employees	1,920	34,500	96,609



304 N Pepper Ave
Rialto, CA 92376

Commercial Land Pad Available for Sale
Offering Memorandum

Lidia Talavera | Executive Vice President
909-243-7604 | ltalavera@naicapital.com
Cal DRE Lic #01407598

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE