

E Highland Ave

OFFERING MEMORANDUM

210 FWY GAS, DRIVE-THRU, CAR WASH AND HOTEL PADS AVAILABLE

SEC of N Pepper Ave & the 210 Freeway, Rialto, CA 92376



±110,027 CPD

N Pepper Ave



±19,513 CPD

SITE
2.63 AC

**ADJACENT INDUSTRIAL
PROJECT
(NOT A PART)**

Presented By



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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



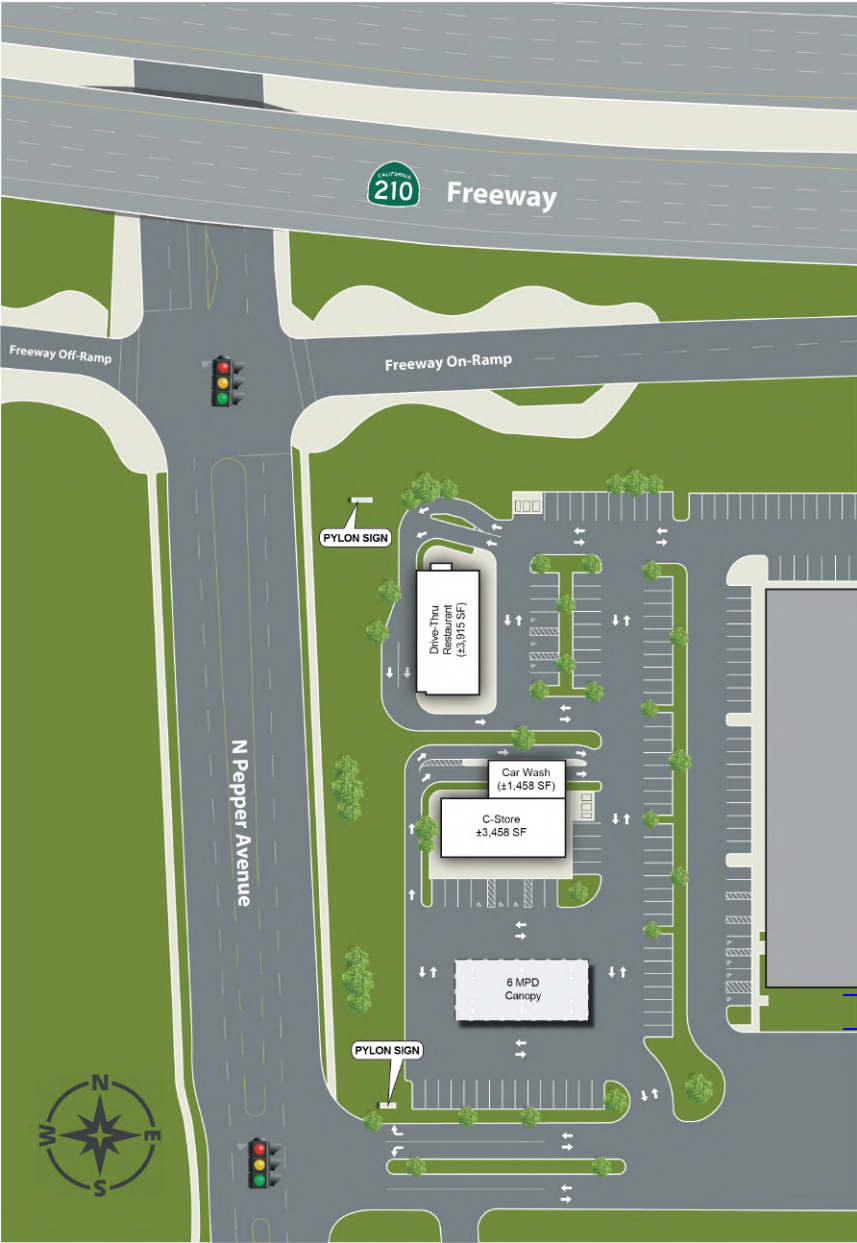
COMPLETED OVER

1,200+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

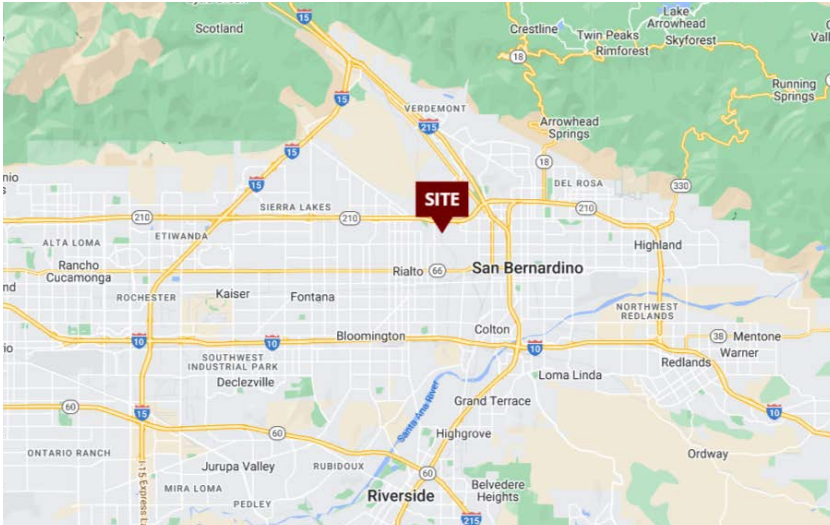
SITE SUMMARY



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,261	137,191	370,471
Average Income	\$131,000	\$101,908	\$101,550
Daytime Population	1,312	20,457	68,163

TRAFFIC COUNTS
±110,027 CPD on 210 FWY & ±19,513 CPD on N Pepper Ave

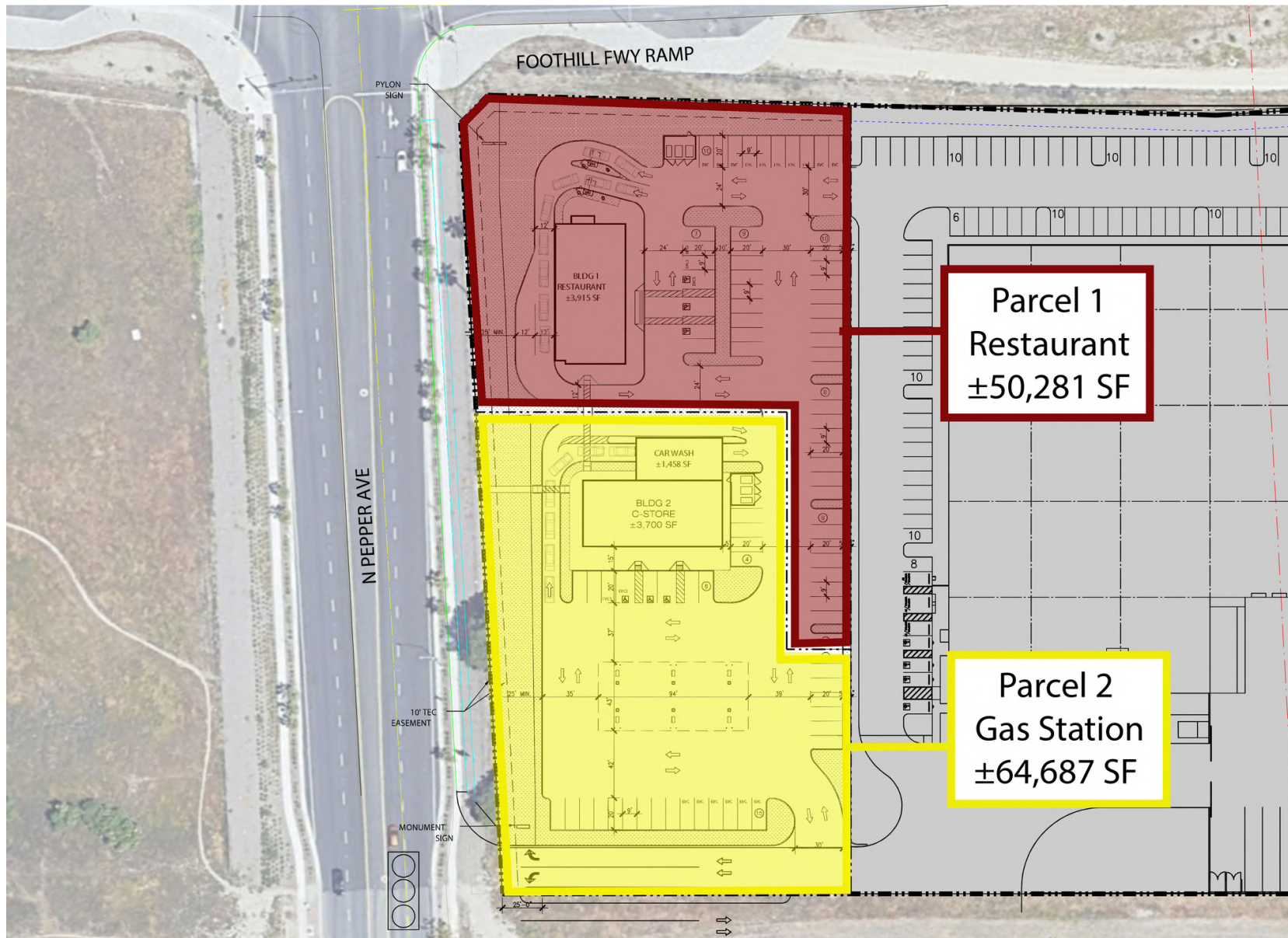
Click Image for Interactive Map



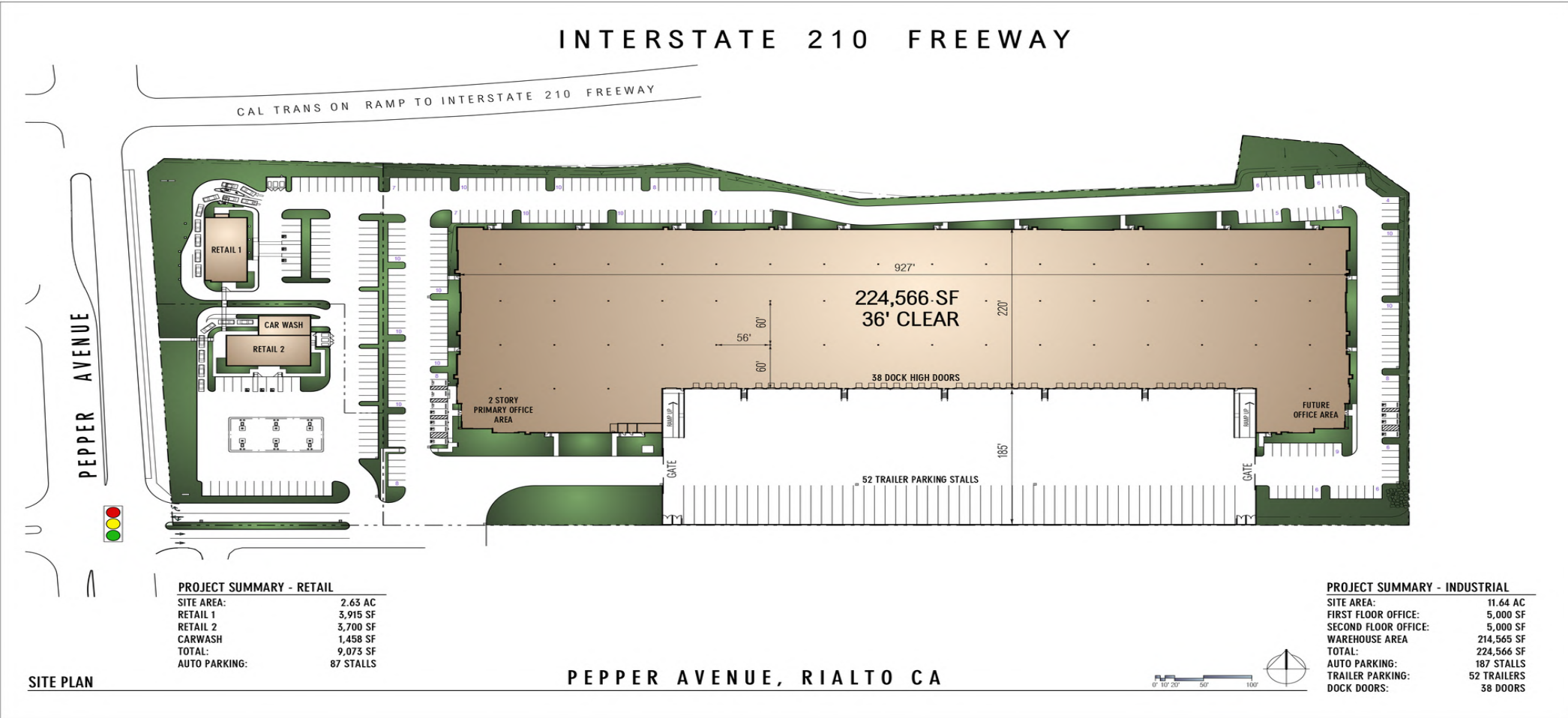
HIGHLIGHTS

- Restaurant Parcel ±50,281 SF
- Gas Station Parcel ± 64,687 SF
- Direct access to the 210 Freeway with **freeway visibility** and proposed pylon sign.
- **Hard corner signalized** location. Signal to be installed during adjacent industrial project development.
- Ideal location for gas station, car wash, drive-thru, hotel, restaurant, retail and more.
- **Pylon signage** available, contact broker for additional details.
- Area is underserved. There is currently no retail development at this offramp. See Retailer Map on page 6.
- Curb, gutter and sidewalk along Pepper Ave already installed.

PARCELS AVAILABLE



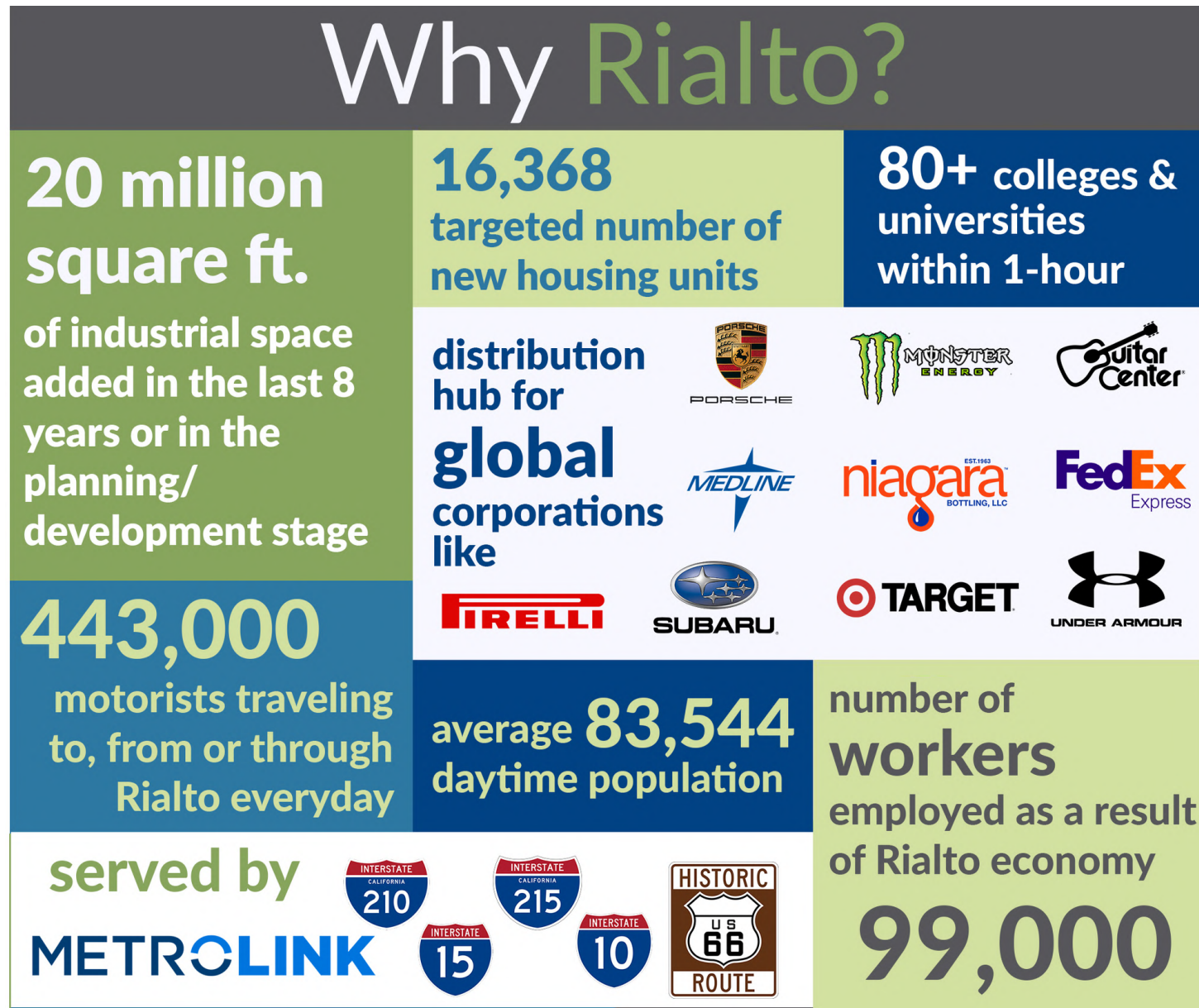
ENTIRE PROJECT SITE PLAN



RETAILER MAP



WHY RIALTO?



DEMOGRAPHICS

E Highland Ave

POPULATION

	1 mi	3 mi	5 mi
2023 Total Population	9,261	137,191	370,471
2023 Median Age	32.4	31.5	31.6
2023 Total Households	2,194	34,177	96,802
2023 Average Household Size	4.2	4.0	3.8

INCOME

2023 Average Household Income	\$131,000	\$101,908	\$101,550
2023 Median Household Income	\$88,392	\$73,582	\$73,923
2023 Per Capita Income	\$31,124	\$25,465	\$26,675

BUSINESS SUMMARY

2023 Total Businesses	123	2,265	7,368
2023 Total Employees	1,312	20,457	68,163

SITE
2.63 AC

PROJECT
(NOT A PART)