

Retail For Lease

JOIN THE STRONGEST NATIONAL RETAIL TENANTS IN RIALTOS' #1 REGIONAL SHOPPING CORRIDOR

SEC San Bernardino Ave. & Riverside Ave. | Rialto, CA

Development by



**NEW SHOPPING CENTER
ANCHOR & PAD OPPORTUNITIES**

**±38,000 VPD
SAN BERNARDINO AVE.
& RIVERSIDE AVE.**

ERIK WESTEDT
erik.westedt@jll.com
213 545 4500
Lic. 01372758

BLAKE KAPLAN
blake.kaplan@jll.com
909 702 3367
Lic. 02001158

DREW OLSON
drew.olson@jll.com
949 870 0565
Lic. 02051219



Property Highlights

- This corner location is the dominant regional retail hub of Rialto, as evidenced by the brand new 10 acre, 90,000+ SF Sprouts/Burlington/Ulta center across the street
- Adjacent power centers with diverse tenant mixes, making the shopping destination less susceptible to economic volatility, e-commerce competition, and consumer spending changes
- Uniquely positioned on the primary commuter side of this major retail corridor, the center is the first and most convenient stop for the dense evening traffic
- Current flexibility in site plan allows for customization to meet tenant specific size requirements
- High traffic counts, multiple access points, and excellent visibility with frontage on San Bernardino Ave and Riverside Ave ($\pm 38,000$ VPD)
- Shared signalized intersection with Rialto Marketplace
- Neighboring tenants include Walmart, Sprouts, Burlington, Ulta, In-N-Out, Chipotle, Jersey Mike's, and more
- Strong trade area with dense demographics
- Underserved retail market with limited competition
- Close freeway proximity



± 10 AC
Prominent Retail/
Restaurant Space

+132K
Daytime Population
in a 3 mile Radius

Adjacent
Top 3%
Most Visited Walmart
Supercenter in U.S.

Source: Placer.ai, 2026

3.8M
Annual Visits to
Walmart Supercenter

Source: Placer.ai, 2026

RIALTO

Rialto is situated 47.5 miles east of Downtown Los Angeles and borders San Bernardino to the east and Fontana to the west. Rialto is also one of few regions in Southern California where housing is affordable. The median home value in Rialto is \$272,471 which is less than half the Los Angeles County median home value (\$569,360).

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	21,091	145,486	338,614
Daytime Population	16,692	132,586	330,811
Avg. Household Income	\$95,378	\$95,799	\$97,099
Median Age	32.2	31.5	31.7

Major Employers



Rialto's economy is heavily anchored by its strategic position within the Inland Empire, making it a crucial hub for logistics, distribution, and manufacturing. The city hosts major regional distribution centers for some of the nation's largest companies. Prominent employers in this sector include e-commerce giant Amazon, retail corporation Target, and shipping leaders FedEx and UPS. Additionally, Staples operates a key distribution center in Rialto that serves the entire West Coast.

Beyond logistics, Rialto has a strong manufacturing base. Major employers in this area include beverage producer Niagara Bottling, medical supplier Medline Industries, and concrete product manufacturer Angelus Block. The snack food company Frito-Lay also maintains a significant presence in the city. Other notable employers include the Rialto Unified School District, the Rialto Police Department, and Pyro Spectaculars, one of the largest fireworks companies in the country, which is headquartered in the city.

Local Aerial

.4 miles
PROXIMITY TO
I-10 FREEWAY

±182,000 VPD
I-10 FREEWAY

±38,00 VPD
SAN BERNARDINO AVE.
& RIVERSIDE AVE.



Neighboring Retailers





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