

# 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



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# Property Highlights

- Superior location to 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 ( $\pm 37,300$  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



**$\pm 10$  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

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.

## Major Employers



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

±37,300 VPD  
SAN BERNARDINO AVE.  
& RIVERSIDE AVE.



## Leasing Contacts

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