

2850 W Foothill Blvd

2850 W Foothill Blvd, Rialto CA 92376



OFFERING MEMORANDUM

2850 W Foothill Blvd

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2850 W FOOTHILL BLVD

01

Executive Summary

Investment Summary

Location Summary



OFFERING SUMMARY

ADDRESS	2850 W Foothill Blvd Rialto CA 92376
BUILDING SF	10,400 SF
YEAR BUILT	1982
APN	0130-462-06-0000

FINANCIAL SUMMARY

OFFERING PRICE	\$1,701,001
PRICE PSF	\$163.56

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	27,833	193,359	394,861
2020 Median HH Income	\$53,543	\$55,640	\$60,153
2020 Average HH Income	\$65,482	\$68,545	\$76,152

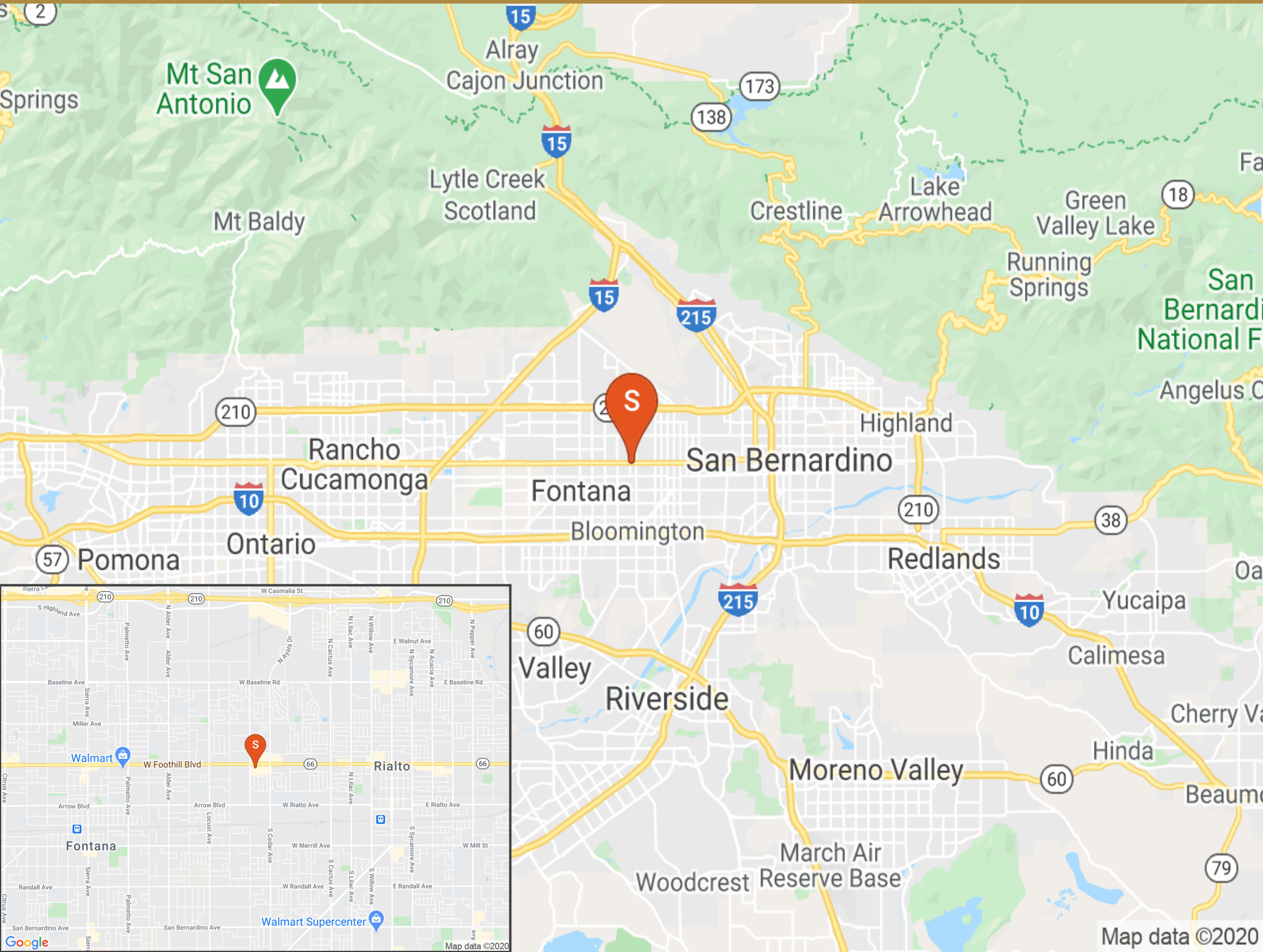
**INVESTMENT HIGHLIGHTS**

Ample onsite parking along with secure rear access.

Ideal owner/user property for entire 1st floor/income.

EXECUTIVE SUMMARY

This sale offers an opportunity to purchase a well-located building with tremendous upside potential in prime Rialto directly adjacent to Walgreens Pharmacy and great signage available.



Mt San Antonio

Alray
Cajon Junction

Mt Baldy

Lytle Creek
Scotland

Crestline

Lake Arrowhead

Green Valley Lake

Running Springs

San Bernardino National F

Angelus C



Highland

Rancho Cucamonga

San Bernardino

Fontana

Bloomington

Redlands

Pomona

Ontario

Yucaipa

Calimesa

Valley

Riverside

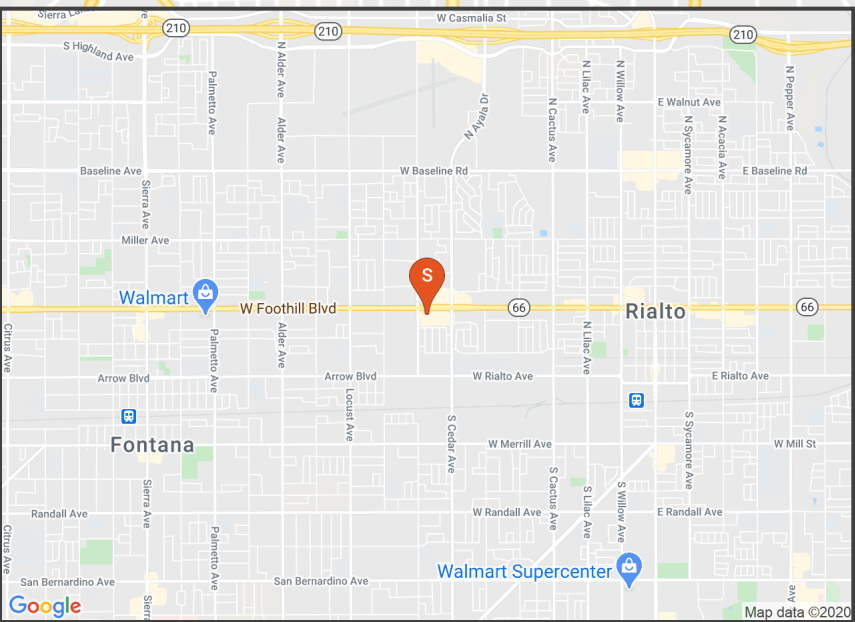
Cherry Va

Moreno Valley

Hinda

Beaume

March Air
Woodcrest Reserve Base





02

Property Description

Property Features

Aerial Map

Parcel Map

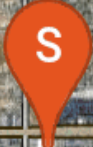
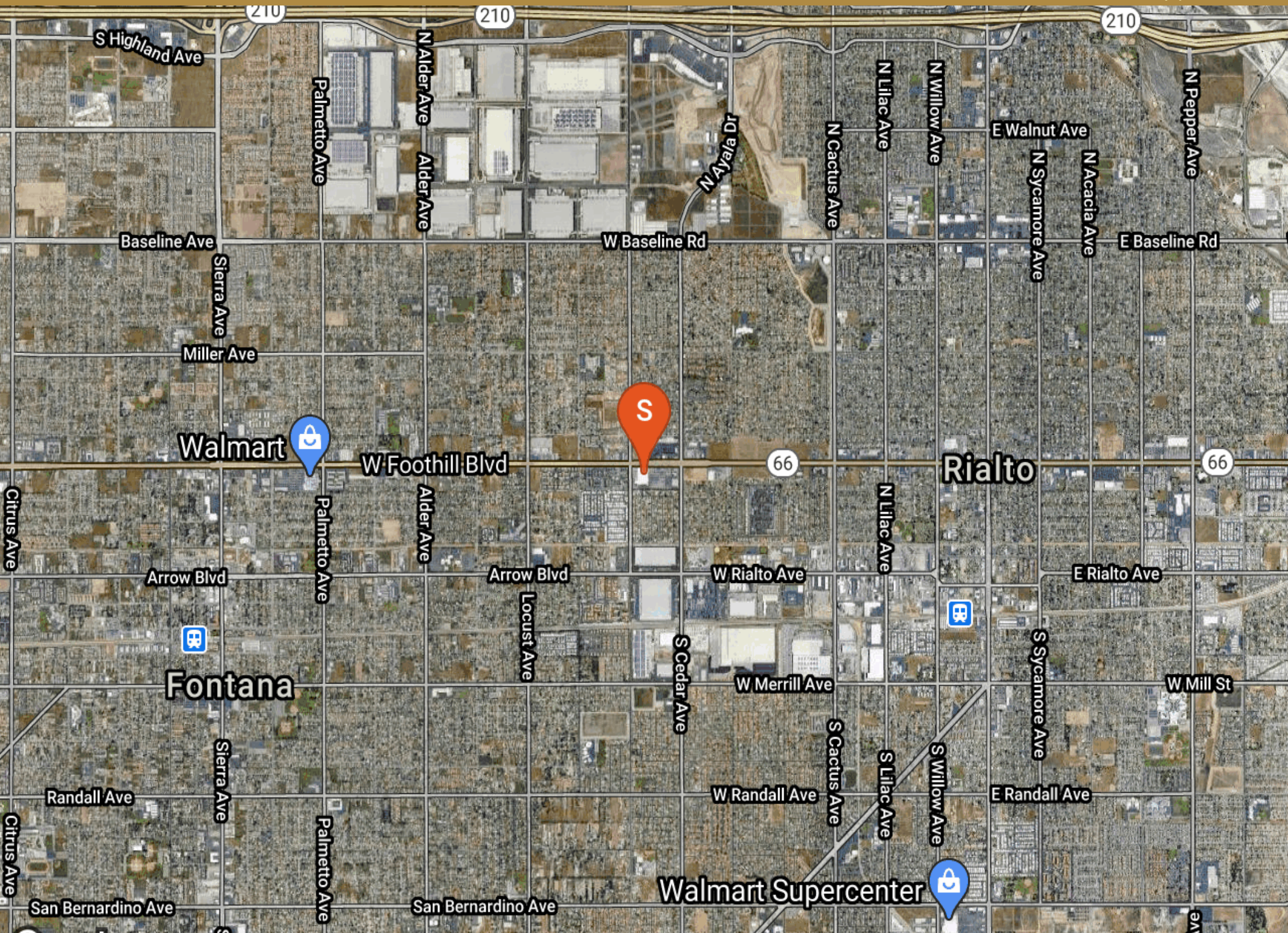
Additional Maps

Pictures with Captions

PROPERTY FEATURES

BUILDING SF	10,400
LAND ACRES	0.38
YEAR BUILT	1982
ZONING TYPE	C2
NUMBER OF PARKING SPACES	30
PARKING RATIO	0.65 Spaces per 1,000 SF





Walmart

Rialto

Fontana

Walmart Supercenter







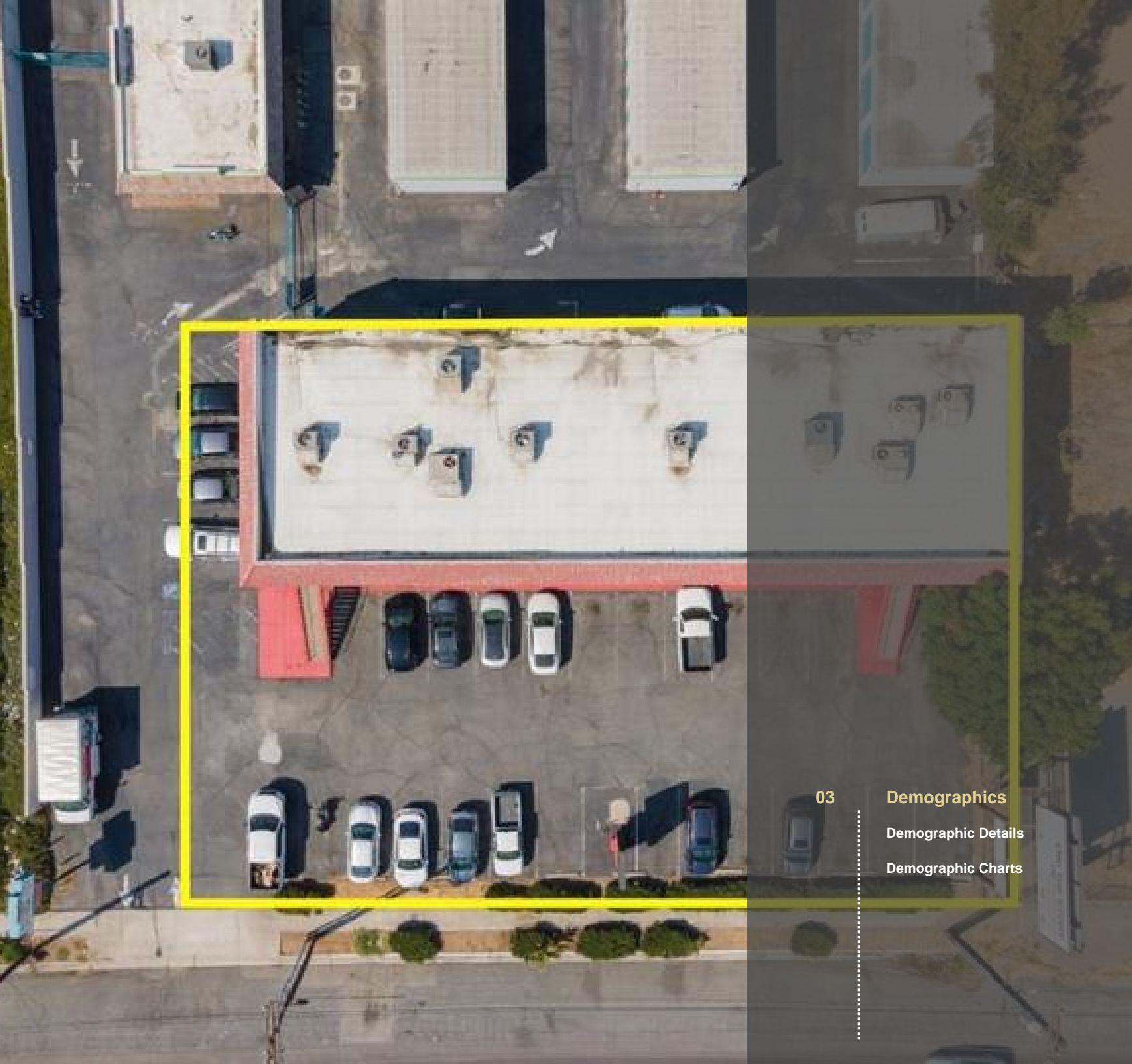








2850 W FOOTHILL BLVD



03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,886	163,249	302,515
2010 Population	26,338	181,331	366,748
2020 Population	27,833	193,359	394,861
2025 Population	28,515	198,464	406,540
2020 African American	3,825	19,354	37,802
2020 American Indian	294	2,139	4,294
2020 Asian	635	4,542	15,657
2020 Hispanic	21,185	151,451	303,209
2020 Other Race	10,109	72,588	142,994
2020 White	11,450	84,992	173,946
2020 Multiracial	1,431	9,121	18,892
2020-2025: Population: Growth Rate	2.45 %	2.60 %	2.90 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	668	4,423	7,915
\$15,000-\$24,999	685	4,458	8,578
\$25,000-\$34,999	745	5,064	9,240
\$35,000-\$49,999	1,035	6,832	12,507
\$50,000-\$74,999	1,460	10,156	18,852
\$75,000-\$99,999	1,083	7,387	14,991
\$100,000-\$149,999	868	6,573	14,593
\$150,000-\$199,999	180	1,975	5,492
\$200,000 or greater	142	997	3,373
Median HH Income	\$53,543	\$55,640	\$60,153
Average HH Income	\$65,482	\$68,545	\$76,152

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,670	46,409	84,538
2010 Total Households	6,559	45,425	89,865
2020 Total Households	6,866	47,864	95,542
2025 Total Households	7,012	48,972	98,091
2020 Average Household Size	4.04	4.03	4.11
2000 Owner Occupied Housing	3,496	27,871	52,381
2000 Renter Occupied Housing	2,819	15,984	26,809
2020 Owner Occupied Housing	3,254	27,300	59,566
2020 Renter Occupied Housing	3,612	20,564	35,976
2020 Vacant Housing	426	2,872	4,687
2020 Total Housing	7,292	50,736	100,229
2025 Owner Occupied Housing	3,336	28,174	61,750
2025 Renter Occupied Housing	3,676	20,798	36,341
2025 Vacant Housing	445	3,027	4,934
2025 Total Housing	7,457	51,999	103,025
2020-2025: Households: Growth Rate	2.10 %	2.30 %	2.65 %



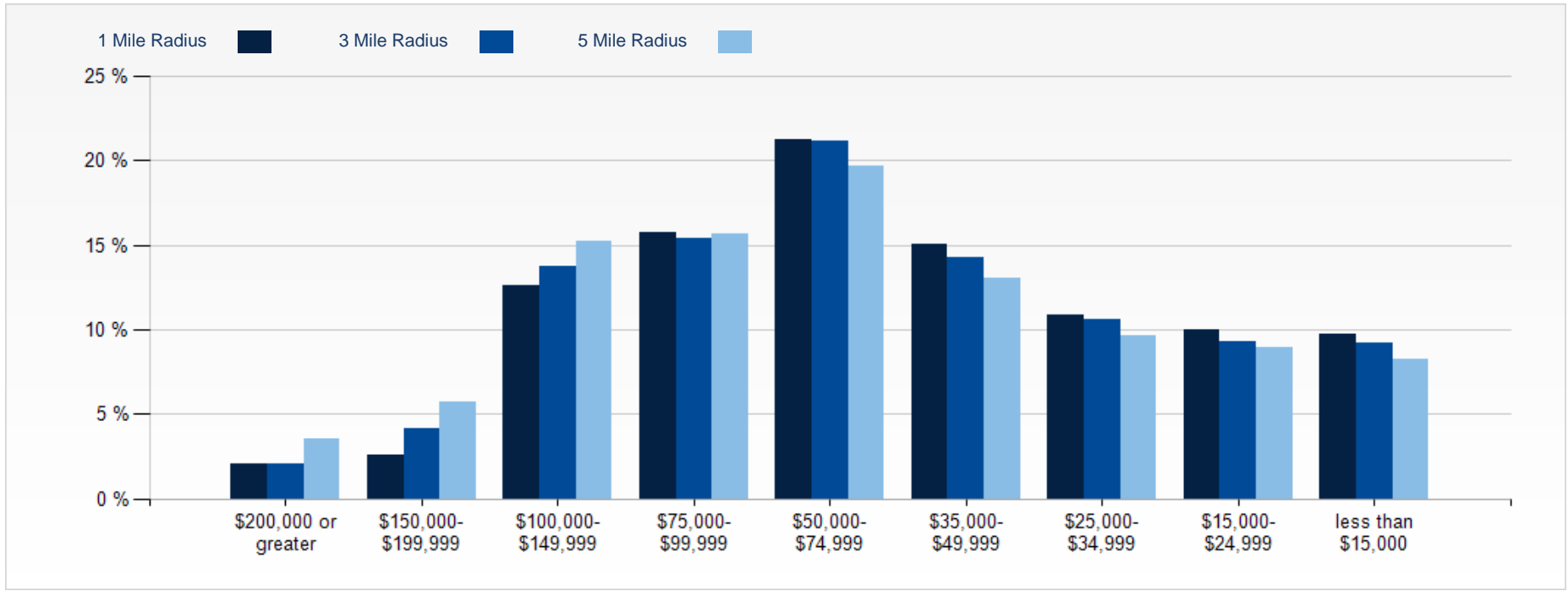
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,383	16,025	33,276
2020 Population Age 35-39	1,792	12,606	25,883
2020 Population Age 40-44	1,501	10,615	22,233
2020 Population Age 45-49	1,424	10,502	22,320
2020 Population Age 50-54	1,375	10,379	21,546
2020 Population Age 55-59	1,238	9,470	19,790
2020 Population Age 60-64	1,085	8,351	16,934
2020 Population Age 65-69	819	6,520	12,819
2020 Population Age 70-74	560	4,592	8,884
2020 Population Age 75-79	300	2,812	5,484
2020 Population Age 80-84	165	1,725	3,341
2020 Population Age 85+	150	1,483	2,894
2020 Population Age 18+	19,301	136,247	277,825
2020 Median Age	28	30	30

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,459	\$58,557	\$62,534
Average Household Income 25-34	\$64,141	\$68,521	\$73,848
Median Household Income 35-44	\$53,001	\$61,091	\$70,315
Average Household Income 35-44	\$69,127	\$75,340	\$85,594
Median Household Income 45-54	\$62,445	\$65,366	\$73,852
Average Household Income 45-54	\$73,455	\$77,710	\$88,305
Median Household Income 55-64	\$57,431	\$59,612	\$63,172
Average Household Income 55-64	\$69,850	\$71,875	\$78,343
Median Household Income 65-74	\$43,072	\$43,975	\$45,662
Average Household Income 65-74	\$54,786	\$56,622	\$61,178
Average Household Income 75+	\$42,156	\$41,015	\$42,726

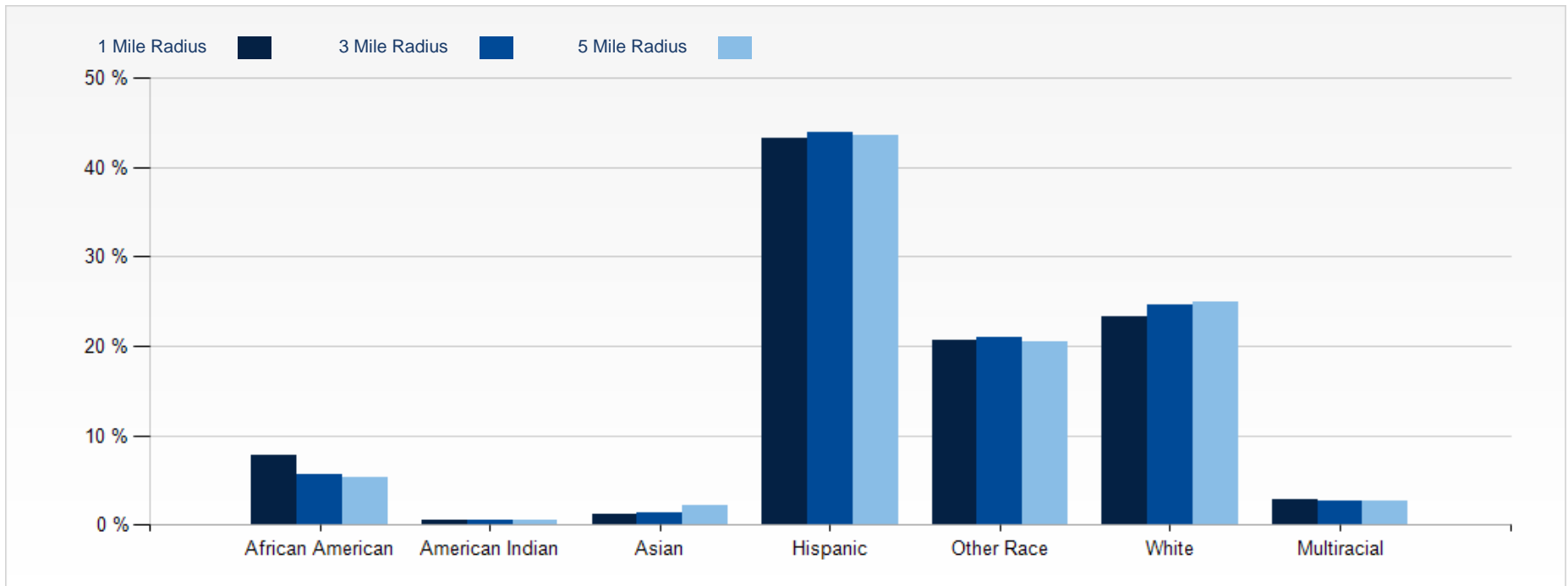
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,599	17,161	36,922
2025 Population Age 35-39	2,211	15,605	33,514
2025 Population Age 40-44	1,706	12,432	25,598
2025 Population Age 45-49	1,418	10,346	21,481
2025 Population Age 50-54	1,305	9,918	20,766
2025 Population Age 55-59	1,225	9,555	19,533
2025 Population Age 60-64	1,085	8,601	17,677
2025 Population Age 65-69	914	7,400	14,798
2025 Population Age 70-74	664	5,497	10,713
2025 Population Age 75-79	446	3,880	7,363
2025 Population Age 80-84	198	2,109	4,079
2025 Population Age 85+	166	1,640	3,181
2025 Population Age 18+	19,886	140,789	288,047
2025 Median Age	29	31	32

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,505	\$61,048	\$66,153
Average Household Income 25-34	\$68,376	\$73,446	\$81,029
Median Household Income 35-44	\$58,652	\$69,234	\$78,847
Average Household Income 35-44	\$76,653	\$84,831	\$97,926
Median Household Income 45-54	\$67,410	\$71,632	\$78,514
Average Household Income 45-54	\$81,659	\$86,716	\$98,151
Median Household Income 55-64	\$60,799	\$63,776	\$68,351
Average Household Income 55-64	\$77,728	\$79,567	\$87,471
Median Household Income 65-74	\$46,669	\$48,227	\$49,921
Average Household Income 65-74	\$60,517	\$63,330	\$68,369
Average Household Income 75+	\$46,212	\$46,436	\$48,305

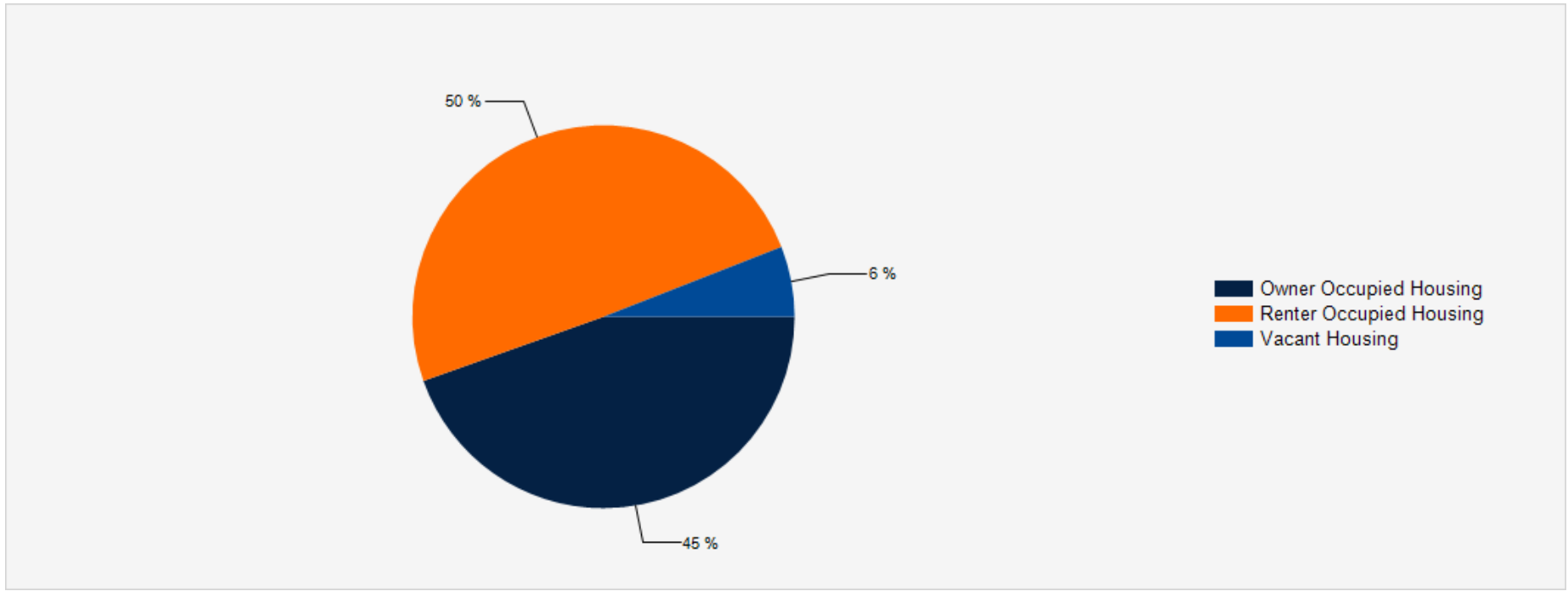
2020 Household Income



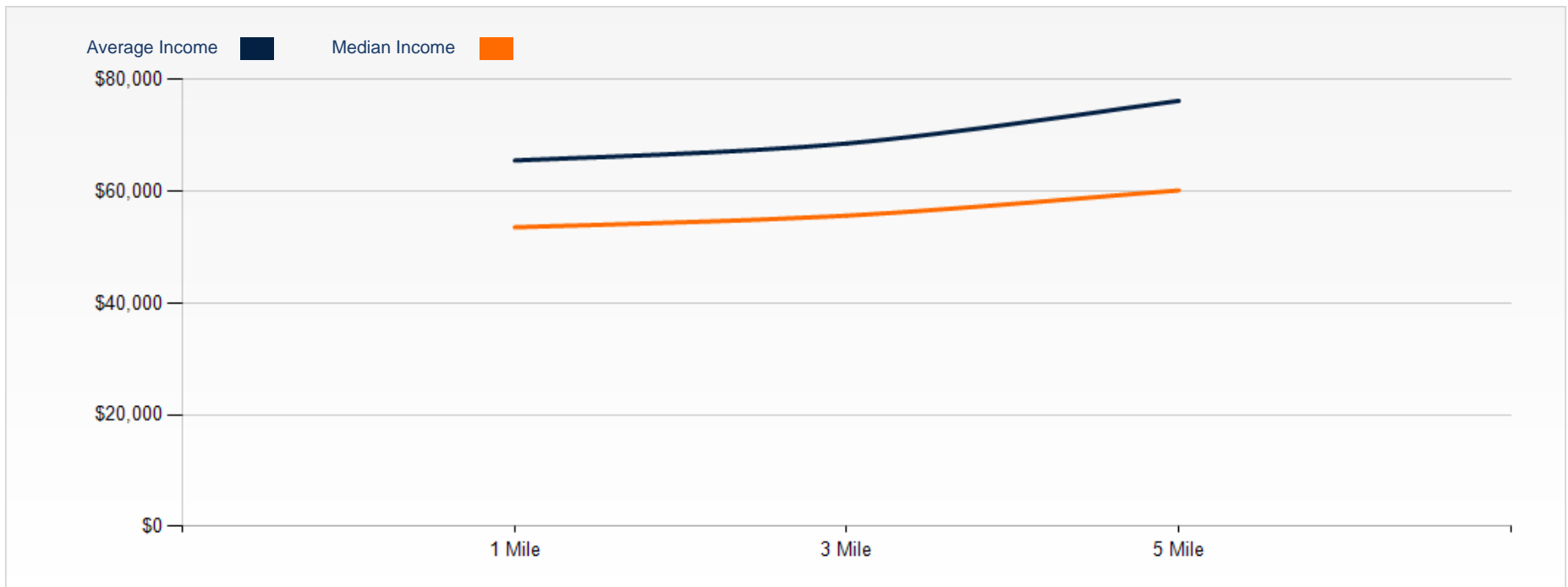
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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