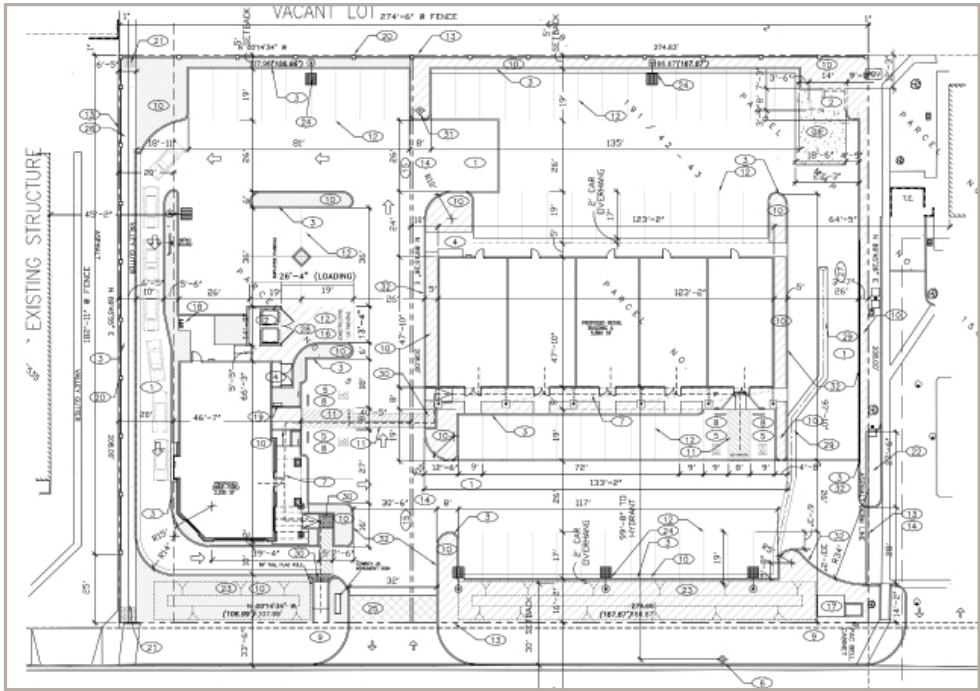
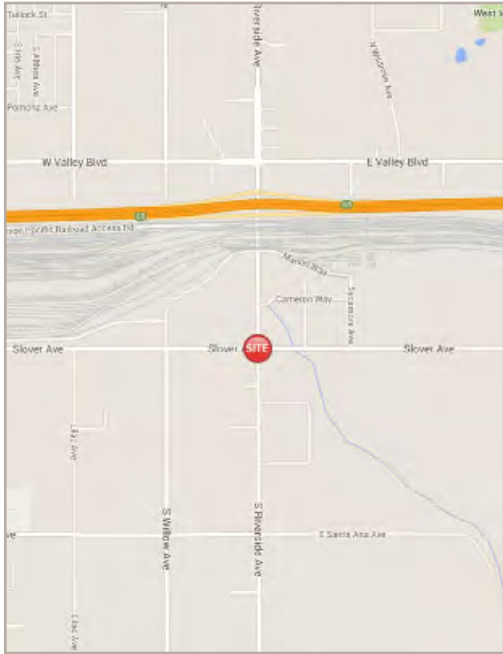


AVAILABLE FOR SALE

±1.43 ACRE VACANT COMMERCIAL LAND

SWC Riverside Avenue & Slover Avenue | Rialto, California



CONTACT:

JEFF STANLEY
951.276.3612

jstanley@lee-associates.com
License ID# 01016436

www.lee-associates.com

FEATURES

- 62,127 s.f. lot available for lease/sale
- Adjacent to successful Shell/ Circle K Gas Convenience store with shared access
- Located on busy intersection
- Riverside Ave. is a major artery connecting Rialto, Colton and the City of Riverside
- Immediate access the I-10

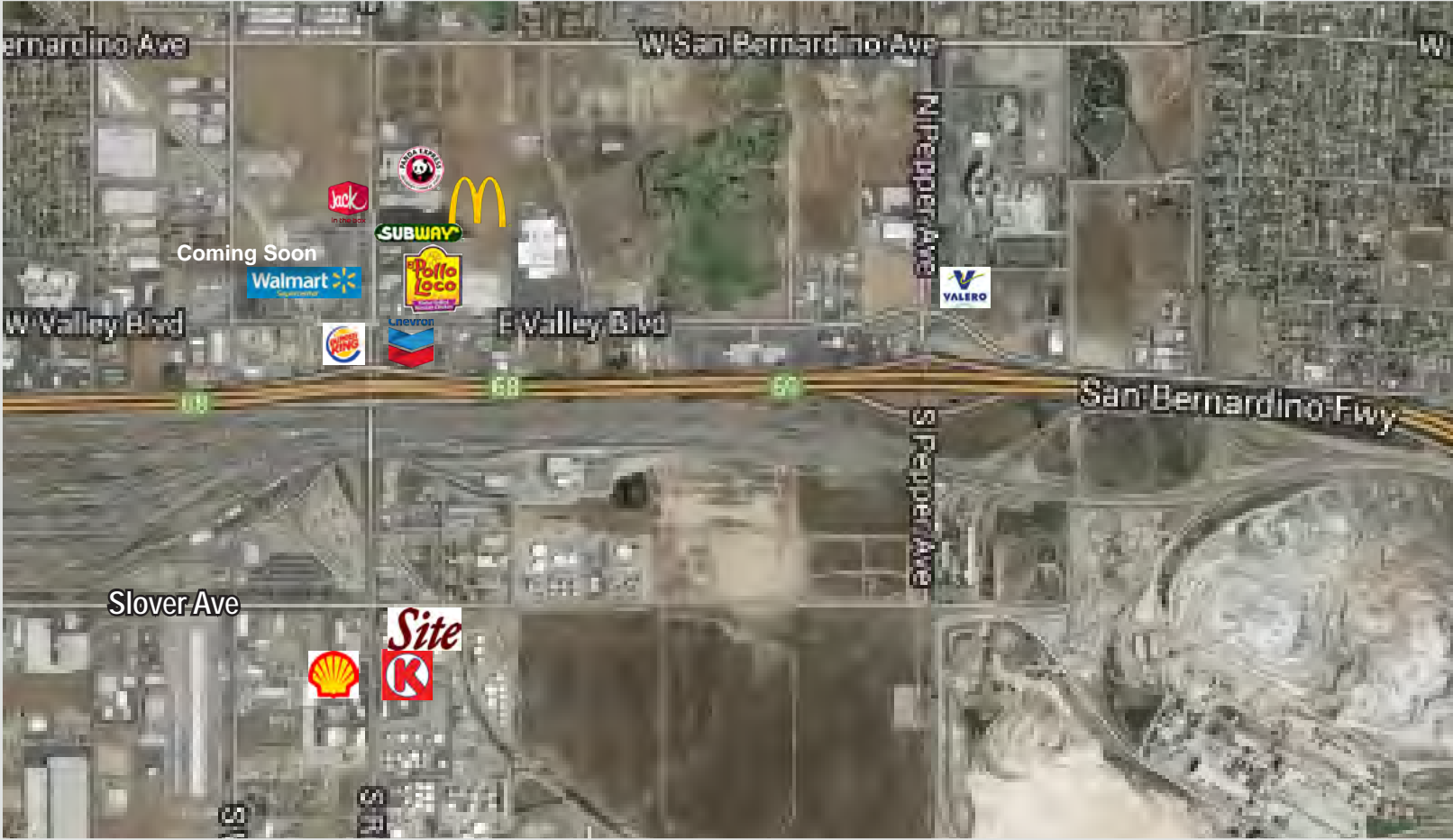
DEMOGRAPHICS	1-mile	2-mile	3-mile
Estimated Population:	5,074	41,759	108,550
Daytime Population:	3,358	12,692	31,094
Average HH Income:	\$61,072	\$57,716	\$54,821



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