

FOR SALE OR GROUND LEASE

±2.15 ACRES AND ±4.47 ACRES



SEQ HWY 210 & ALDER AVE | RIALTO, CA

CBRE

PROPERTY HIGHLIGHTS



Land available for sale or ground lease



Excellent location for fast food, gas or car wash users



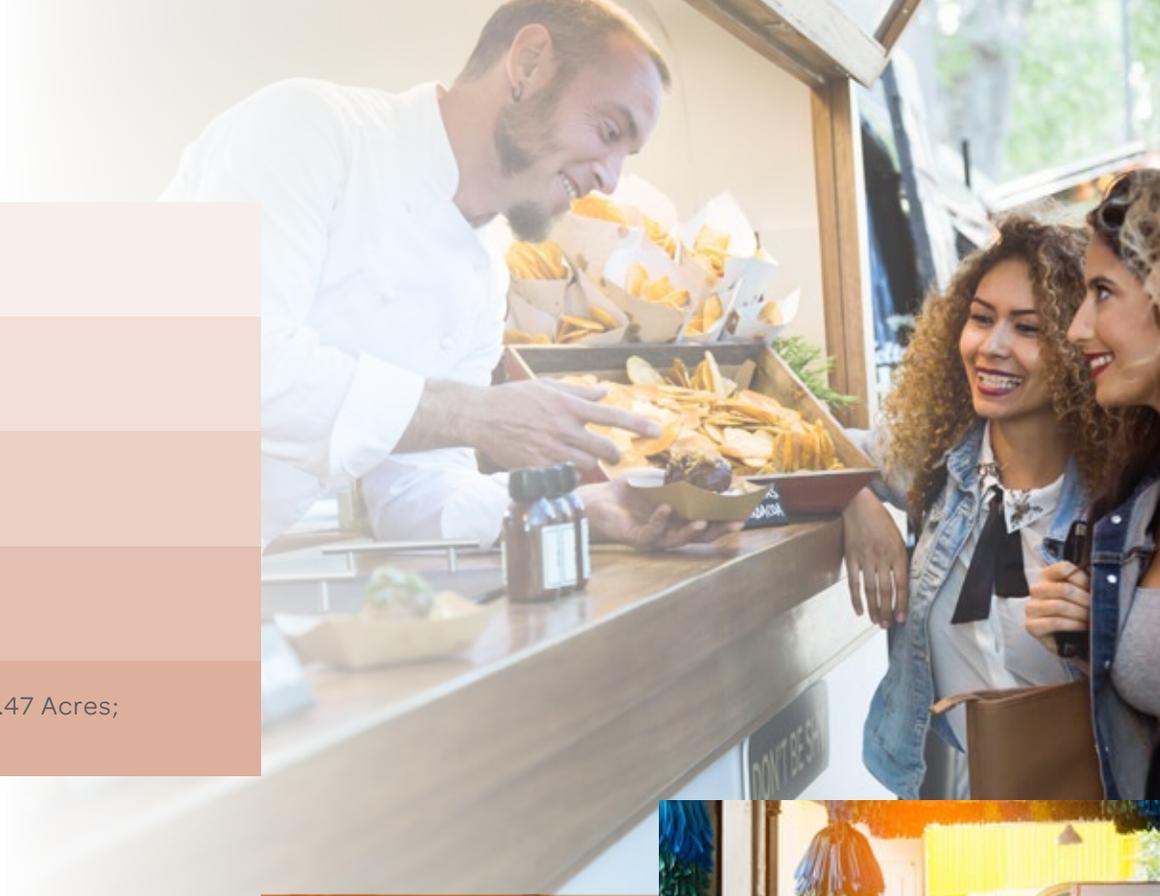
Highway 210 is just 0.2 mile from the site



Alder Ave has a full diamond interchange



Two parcels totaling ±2.15 acres and one parcel totaling ±4.47 Acres;
APN 0240-211-13, 14 and 36



DEMOGRAPHICS

| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|--------------------|-----------|------------|------------|
| Population | 46,600 | 274,398 | 688,187 |
| Avg. HH Income | \$87,773 | \$83,897 | \$79,252 |
| Avg. HH Size | 4.07 | 3.95 | 3.65 |
| Daytime Population | 34,109 | 207,537 | 625,707 |

TRAFFIC COUNT

| | |
|------------------------|--------------|
| Hwy 210 at N Alder Ave | 108,000 AADT |
|------------------------|--------------|





BRIAN MCDONALD

+1 909 418 2020

brian.mcdonald@cbre.com

Lic. 011002150

RYAN GAST

+1 909 418 2129

ryan.gast@cbre.com

Lic. 01886602

CBRE

CBRE, INC.
Broker Lic. 00409987

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