

**NEC 210 Freeway
Alder Ave and West Casmalia St
Rialto, CA 92377**



I-210 FREEWAY PAD 4

Offering Memorandum

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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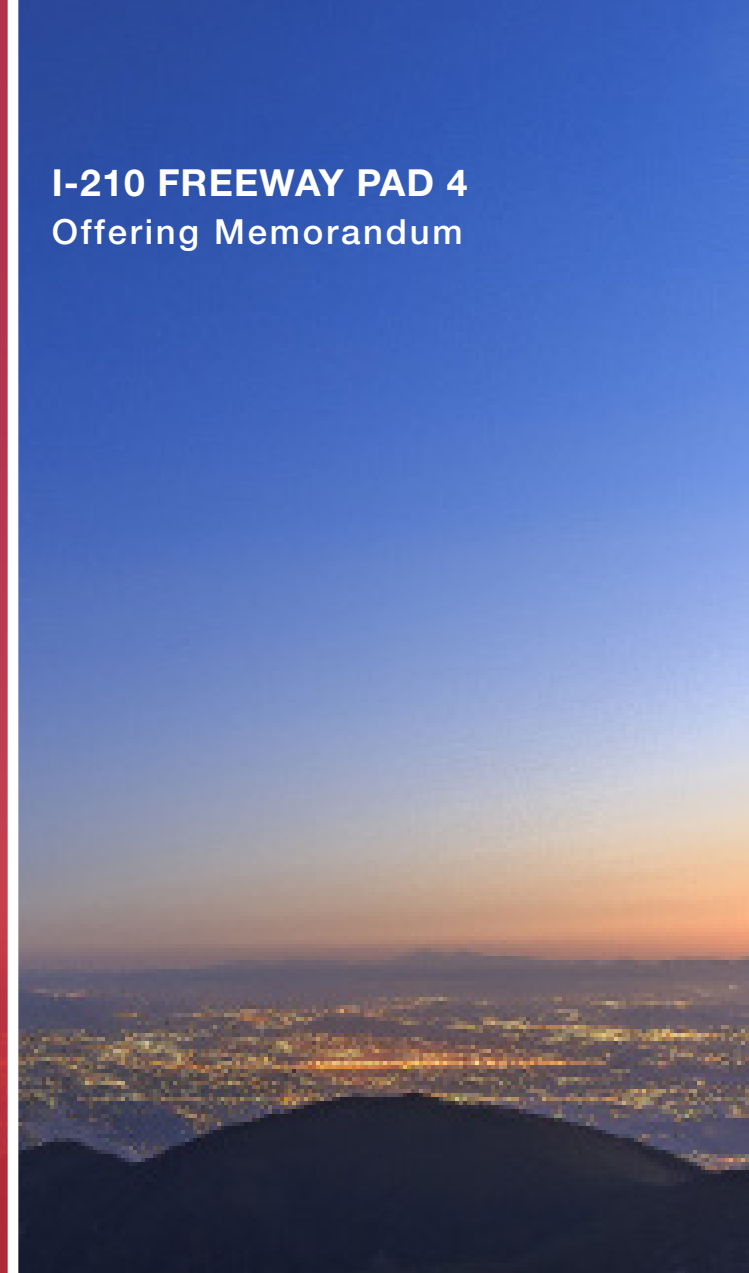
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EXECUTIVE SUMMARY

The Offering

NAI Capital, Inc, is proud to present the sale of a 2.14 acre freeway commercial land pad. The pad is located at the State Route 210 and Alder Avenue/Casmalia Street exit; adjacent to the Arco gas station.

The subject property is part of the Renaissance Redevelopment, one of the largest redevelopment projects in the Inland Empire which will include over 800 housing units, anticipated to open in the first part of 2019. Approximately 460,000 square feet of retail, hosting national retailers, restaurants and entertainment with a modern architecture. Some of the retailers will include Cinemark Movie Theater, 24 Hour Fitness, Burlington Coat Factory, GS Love, The Habit, Coffee Nutzz, Blaze Pizza, Panda Express and West Coast Dental. The project will include a twenty acre sports park. The residential component will include a mix of rental and for sale housing. Approximately 700 acres of the area will be designated for industrial uses. The project is expecting to generate over 4,000 new residents and approximately 11,000 new jobs at full build-out in 2030.

Pad Information:

Pad 4:

+/- 93,223 Square Foot (2.14 acres)

Possible Uses: Retail, Restaurant, & Hotel (with CUP)

APN: 1133-181-22

Zoning: Renaissance Specific Plan – SP-AR

INVESTMENT HIGHLIGHTS

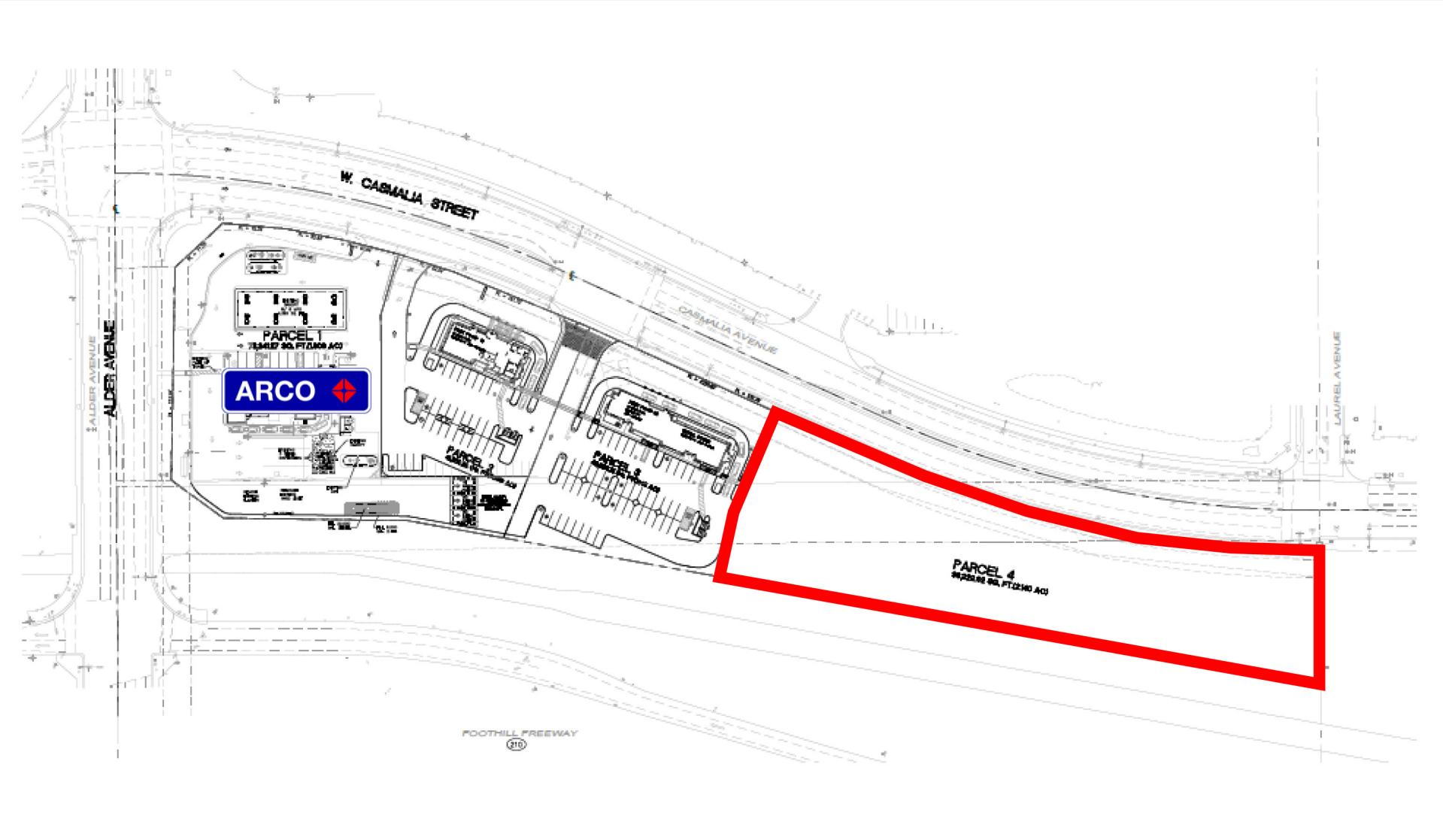
- +/-93,223 Square Foot Land Pad
- Excellent Freeway Visibility
- 50 Foot Freeway Pylon Signage Available
- Asking Price: \$20 Per Square Foot
- Off-Site Work is Completed

OFFERING SUMMARY

Property Address	NEC 210 Freeway at Alder Ave and West Casmalia St • Rialto, CA 92377
Price	\$1,864,460
Assessors Parcel Number	1133-181-22
Zoning	Commercial
Lot Size (SF)	93,218
Price/SF	\$20.00
Lot Size (Acres)	2.1400
Price/Acre	\$871,247
Number of Lots	1
Price/Lot	\$1,864,460
Type of Ownership	Fee Simple



PARCEL 4



AREA MAP



INLAND EMPIRE, CA

Overview

Riverside and San Bernardino Counties combined represent the Inland Empire, which lies in the northeastern portion of Southern California. The region encompasses over 27,000 square miles with more than 4.7 million residents, making it larger than 10 U.S. states in terms of size and 26 states in terms of population. This growing region offers a high concentration of industrial and warehousing facilities coupled with a strong economy as well as relatively affordable housing.

Transportation & Access

Highways

The Inland Empire enjoys proximity to many transportation arteries that link the region to other notable economic centers across the American Southwest. Interstates 10 and 210 connect the Inland Empire to Los Angeles County along with the Ports of San Pedro and Long Beach. Interstate 10 runs through the Coachella Valley in the east to neighboring Arizona. Interstates 15 and 215 provide access to San Diego County while Interstate 15 continues north through the High Desert to Las Vegas, Nevada. Finally, commuters travel on State Routes 91 and 71 to Orange County and Los Angeles

Industrial

Several leading manufacturers and retailers have key distribution facilities in the Inland Empire:

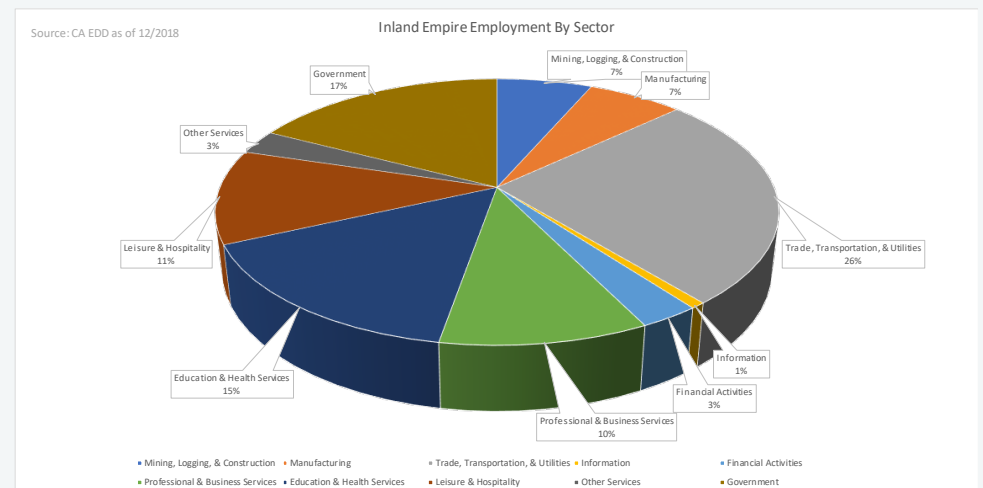
- Whirlpool Corporation
- Wal-Mart
- Quicksilver
- Lowe's
- Ralph's Grocery Co.
- Toyota Motor Corporation
- Amazon
- Nordstrom
- Kohl's
- Target

Airports


Ontario International Airport is the third busiest international facility in Southern California with more than 4.2 million passengers and 88,000 flights every year. Ontario International Airport serves as a hub of several major cargo airlines, namely: Amazon Prime Air, FedEx Express, and UPS Airlines. These companies help make Ontario International one of the leading cargo airports in the country. Victorville's Southern California Logistics Airport, the San Bernardino International Airport, and the Palm Springs International Airport complete the Inland Empire's air travel offerings.


Economy

Once a major agricultural center, the Inland Empire is now one of Southern California's main commercial hubs. The U.S. Bureau of Economic Analysis (BEA) ranks the Riverside-San Bernardino-Ontario MSA as the 25th largest economy in the United States. Inexpensive land prices, relative to Southern California, alongside a comprehensive transportation network, and an ample supply of vacant land, have contributed to the Inland Empire's rise as a major economic region. Additionally, the Labor Department identified this region as among the nation's top metro areas for annual average job increases in 2017.




DEMOGRAPHICS

 Population	1 Mile	3 miles	5 Miles
2018 Estimated Population	2,923	127,503	328,338
2023 Projected Population	3,014	132,500	340,605
2010 Census Population	2,816	118,151	304,089

 Households	1 Mile	3 miles	5 Miles
2018 Estimated Households	757	32,775	83,211
2023 Projected Households	770	33,532	84,993
2010 Census Households	716	29,739	75,333

 Income	1 Mile	3 miles	5 Miles
2018 Est. Average Household Income	\$106,543	\$71,660	\$67,651
2018 Est. Median Household Income	\$124,630	\$82,029	\$77,851
2018 Est. Per Capita Income	\$29,055	\$22,305	\$20,499

 Race and Ethnicity	1 Mile	3 miles	5 Miles
Total Population (2018)	2,923	127,503	328,338
White (2018)	1,153	54,512	147,656
Black or African American (2018)	452	18,135	38,055
American Indian or Alaska Native (2018)	33	1,283	3,433

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