

FOR SALE: 2.15 AC OR
GROUND LEASE AVAILABLE
POTENTIAL HOTEL SITE
SEC 210 FRWY & ALDER AVE, RIALTO CA 92376



pilot



SITE

154,000 CPD



BEYOND
FOOD MART

Off Ramp

16,587 CPD Alder Ave

On Ramp

Renaissance Pkwy



CBRE

PROPERTY HIGHLIGHTS



Prime Corner Location: Strategically positioned at the high-traffic intersection of Highway 210 and Alder Avenue, offering exceptional visibility and accessibility.



Exceptional Freeway Exposure: Benefit from unparalleled exposure to the daily traffic flow of the 210 Freeway, maximizing brand awareness.



Easy Access & Connectivity: Excellent ingress and egress from both Hwy 210 and Alder Avenue, ensuring convenient access for customers and employees.



Ideal for Development: Two parcels offer a unique opportunity for development with flexible potential for a variety of uses, including retail, restaurant, hospitality, or other commercial ventures.

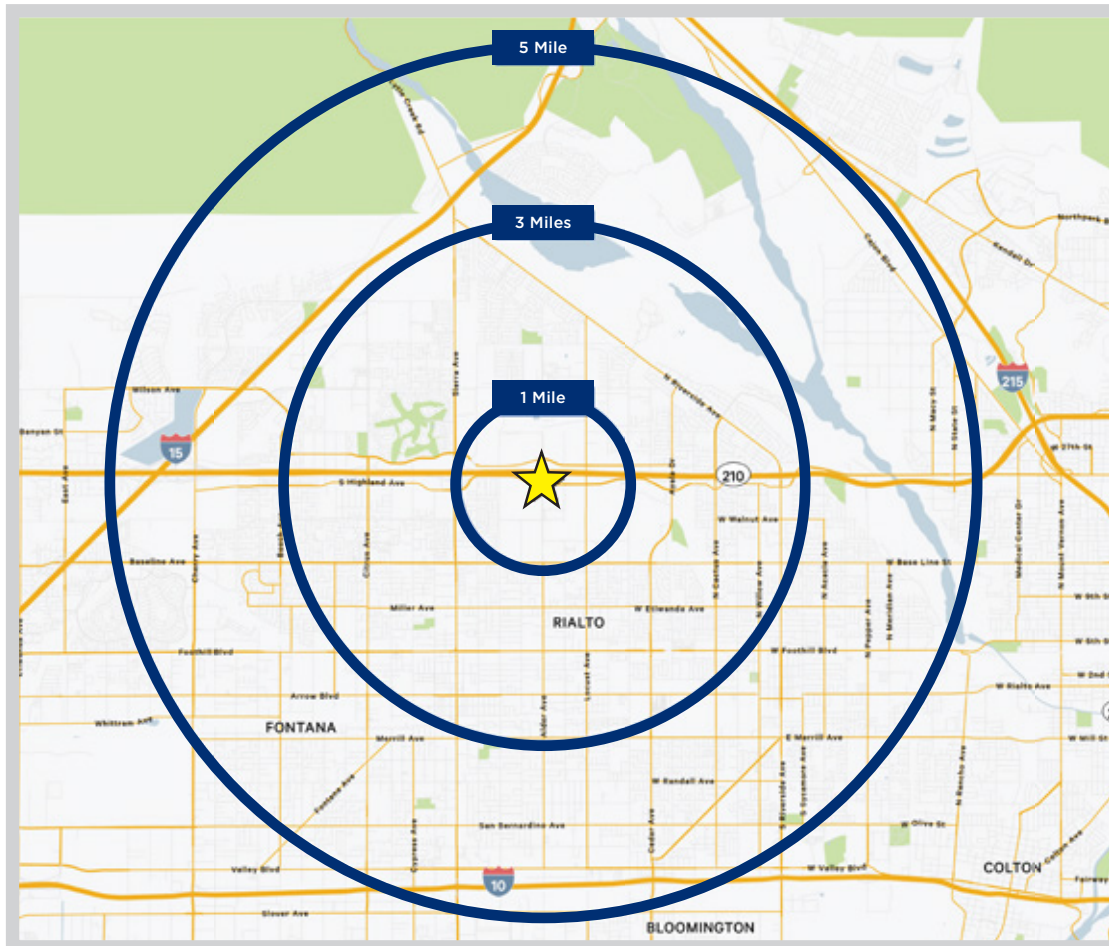


Growing Market: Located in a rapidly growing area within Rialto, benefiting from increasing population and commercial activity.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2024)	3,189	149,989	351,071
Average HH Income	\$138,118	\$122,051	\$117,560
Average HH	840	40,787	93,478
Median Age	35.70	33.80	33.50



CITY OF RIALTO

Rialto, CA, is a vibrant city in the heart of the Inland Empire, offering a diverse and dynamic environment with a rich history and promising future. Known for its strategic location and strong industrial base, Rialto provides easy access to major transportation routes and a thriving economy. The city boasts a diverse population, reflected in its wide array of culinary experiences, cultural events, and community celebrations. Rialto is committed to enhancing the quality of life for its residents through ongoing investments in parks, recreation, and infrastructure. The city offers a variety of recreational opportunities, including access to regional parks, sports facilities, and community centers. With a focus on economic development, community engagement, and commitment to its residents, Rialto is a city on the rise, offering a diverse and exciting place to live, work, and thrive. Discover the opportunities that Rialto has to offer!

AERIAL MAP



SITE PLAN





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