



I-210 at signalized intersection of SEC of N Pepper Ave, Rialto, CA. Adjacent to Shell gas station and industrial developments.

SEC OF N PEPPER AVE AND I-210, RIALTO, CA

Exclusively listed by

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QUICK SERVICE RESTAURANT PAD AVAILABLE FOR GROUND LEASE

PROPERTY OVERVIEW

ADDRESS	SEC of N Pepper Ave and I-210, Rialto, CA
PARCEL SIZE	±1.18 AC
PARCEL NUMBER	0264-191-02-0000 / TBD
ZONING	Pepper Ave Specific Plan - Community Commercial
DELIVERY	Rough Graded and Stubbed for Utilities
TIMING	1st Quarter 2027
ENTITLED AS	±3,915 SF with Drive-Thru

PROPERTY HIGHLIGHTS

Located right on the I-210 on/off ramp (±149,995 VPD)

New future signalized intersection on Pepper Ave

Pylon sign visible from I-210 (±65-feet max height)

Adjacent to Western Realco's ±220,000 SF proposed and ±468,000 SF under-construction industrial developments. New industrial developments will add to the consumer base for the adjacent retail

LOCATION HIGHLIGHTS

Rialto's ±104,026 residents and young median age of 32.6 create a strong consumer base and workforce for continued business growth.

Daytime employees of ±108,430 support local restaurants

±20M SF of industrial is in the planning or development phase in Rialto creating a large economic driver

The City of Rialto General Plan is targeting over ±16,368 new housing units

Rialto is home to Amazon, Porsche, Target, Pirelli, Monster Energy, Medline Industries, Niagara Bottling, Subaru, and more

The Inland Empire is expected to see its population grow by an estimated 35% from 2016 to 2045

Source: City of Rialto, CoStar, Regis Online, Esri

SEC OF N PEPPER AVE AND I-210, RIALTO, CA



HUGHBANKS
ELEMENTARY SCHOOL

BEN F. KOLB MIDDLE SCHOOL

W CASMALIA ST

210

PRESTON
ELEMENTARY SCHOOL

JERRY
EAVES
PARK

N LILAC AVE

N WILLOW AVE

MORGAN
ELEMENTARY SCHOOL

FRISBIE PARK

N PEPPER AVE

FRISBIE MIDDLE SCHOOL

EISENHOWER HIGH SCHOOL

DUNN
ELEMENTARY SCHOOL

N SYCAMORE AVE

N ACACIA AVE

HELEN L. DOLLAHAN
ELEMENTARY SCHOOL

HENRY
ELEMENTARY SCHOOL

BEMIS
ELEMENTARY SCHOOL

MYERS
ELEMENTARY SCHOOL

ARROYO VALLEY
HIGH SCHOOL

66

RIALTO

66

AVAILABLE FOR LEASE

W RIALTO AVE

E RIALTO AVE

KIDDER MATHEWS

DELMANN
HEIGHTS PARK

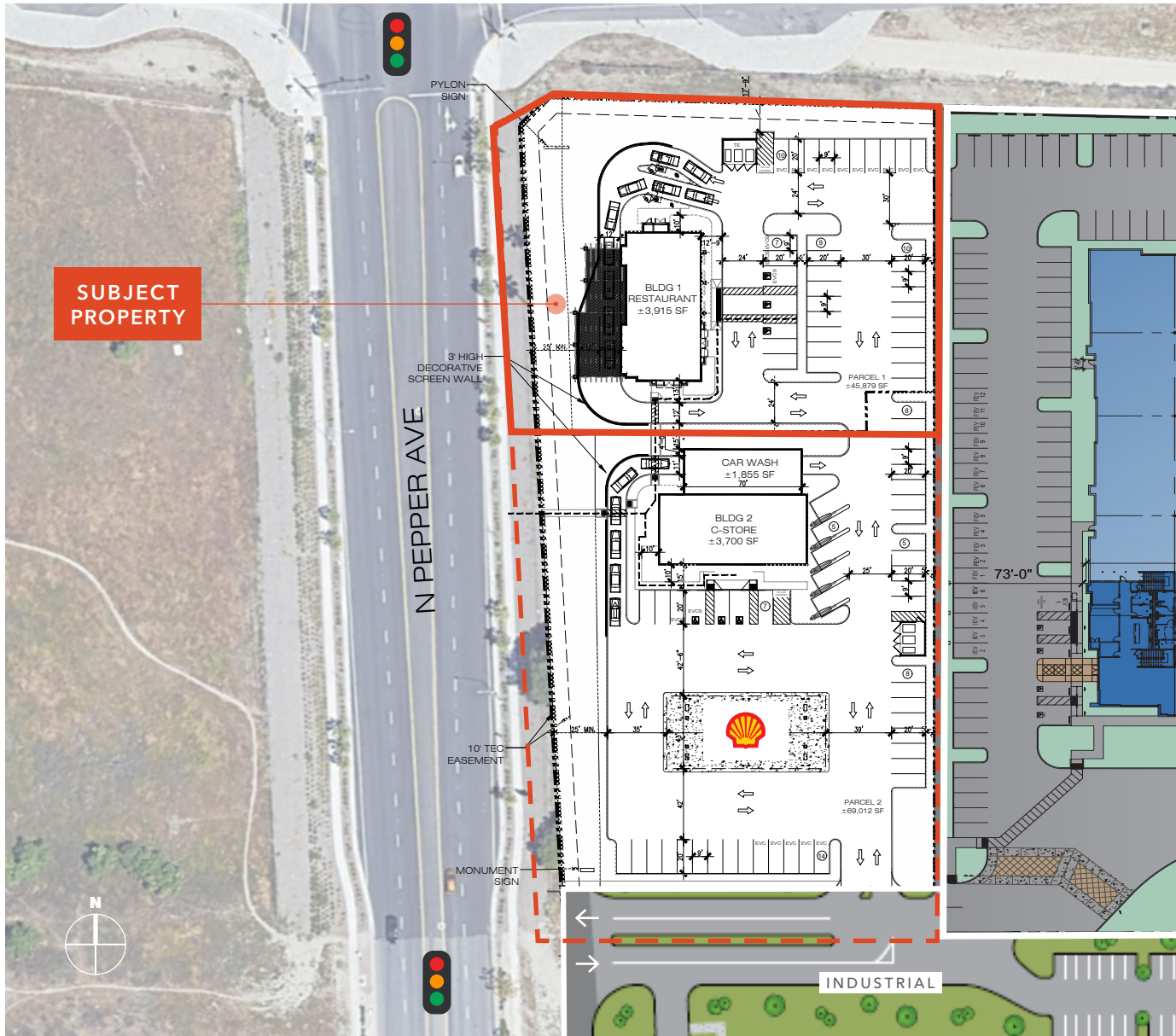
SUBJECT
PROPERTY

±149,995 VEHICLES
Average Daily Traffic

DEVELOPER: WESTERN REALCO,
DEVELOPMENT ESTIMATED FOR 2028

IN PROCESS, ±468,563 SF,
DEVELOPER: BRIDGE

±2,364 VEHICLES
Average Daily Traffic



QSR

Pad Size: ±1.18 AC

ENTITLED AS

±3,915 SF with drive-thru

PARKING REQUIREMENT

Restaurant: 1 per 75 SF and 3 stalls credit for each D/T lane

PARKING STALLS REQUIRED

Building 1: Restaurant: 26 stalls (includes 6 stall credit for two drive-thru lanes)

PARKING STALLS PROVIDED

Building 1: Restaurant: 36 stalls

SEC OF N PEPPER AVE AND I-210, RIALTO, CA

RENDERINGS



Rederings Courtesy of: Western RealCo.

AVAILABLE FOR LEASE

KIDDER MATHEWS

RENDERINGS



Rederings Courtesy of: Western RealCo

SEC OF N PEPPER AVE AND I-210, RIALTO, CA

RENAISSANCE MARKETPLACE

RANCHO VERDE PLAZA

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THE SHOPPES AT CREEKSIDE

SUBJECT PROPERTY

±149,995 VEHICLES
Average Daily Traffic

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NORTH RIALTO CENTER

WEST SIDE PLAZA

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AVAILABLE FOR LEASE

KIDDER MATHEWS

SEC OF N PEPPER AVE AND I-210, RIALTO, CA

CENTRALLY LOCATED ECONOMIC CENTER

Located in the heart of Southern California's Inland Empire – one of the nation's fastest growing population and economic centers.

Within San Bernardino County, located ± 56 miles east of Los Angeles, Rialto has convenient access to major transportation routes including the Cajon Pass, Interstate 15, Interstate 10, State Route 210, and the Metrolink. The city has maintained its small-town charm while strategically growing. Rialto stands out for its diversity, strong community, rich cultural heritage, business-friendly environment.

Businesses ranging from retail stores to restaurants and global corporations are choosing Rialto for its strategic location near customers and supply chains, and expanding workforce. Major employers include Niagara Bottling, Medline Industries, Angelus Block, Biscoamerica, Amazon, Fed-Ex, and Target Distribution. These companies recognize that Rialto's affordable cost of living and high quality of life.

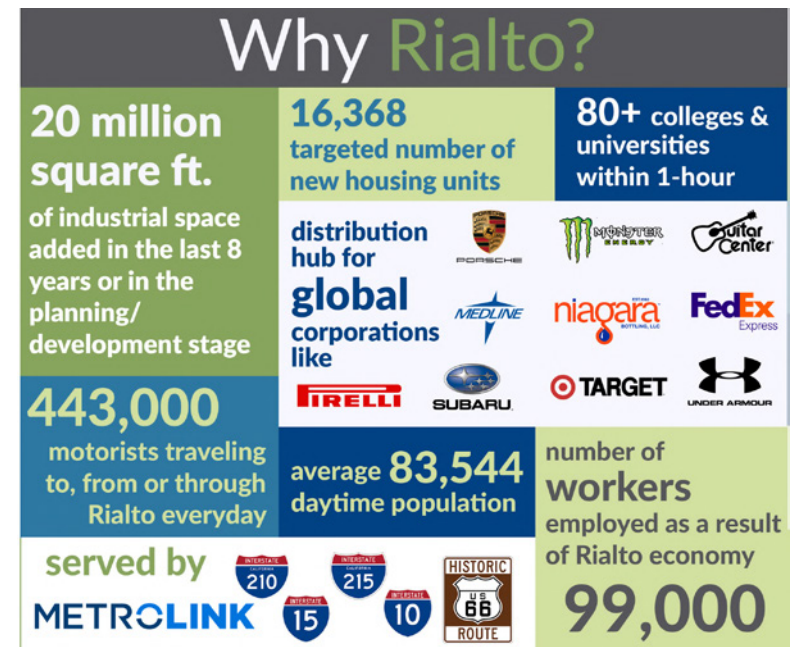
Rialto's central location provides excellent transportation options, offering residents, businesses, and commuters reduced travel times and direct access to regional economic hubs and world-class cultural, entertainment, and recreational destinations. The nearby San Bernardino International Airport and Ontario International Airport provide numerous commercial flights to major airports nationwide.

Residents enjoy safe neighborhoods, numerous parks, quality schools, and outstanding community facilities including the city-owned Fitness and Aquatic Center, Performing Arts Theater, Senior Center, and Community Center.

Rialto benefits from access to nearby higher education, including CSU San Bernardino and Loma Linda University.

Average Household Income \$108,983 and more than 3,238 households earn above \$100,000

Average Owner-occupied households of $\pm 16,859$ and an median home value of \$452,944



Infographic Source: City of Rialto

DISTRIBUTION CENTER

Rialto is home to major regional distribution centers: Staples Inc., Amazon, Under Armour, Monster Energy, Niagara Bottling, Medline Industries, Angelus Block, Biscoamerica, and Fed-Ex. In the northern region of the city, within the Las Colinas community are the Target Distribution as well as one of the United States' largest fireworks companies headquarters, Pyro Spectaculars.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 TOTAL POPULATION	9,643	140,901	373,578
2026 DAYTIME POPULATION	6,740	108,430	320,949
2026 DAYTIME WORKERS	1,208	28,361	114,710
2026 DAYTIME RESIDENTS	5,532	80,069	206,239

MEDIAN AGE & GENDER

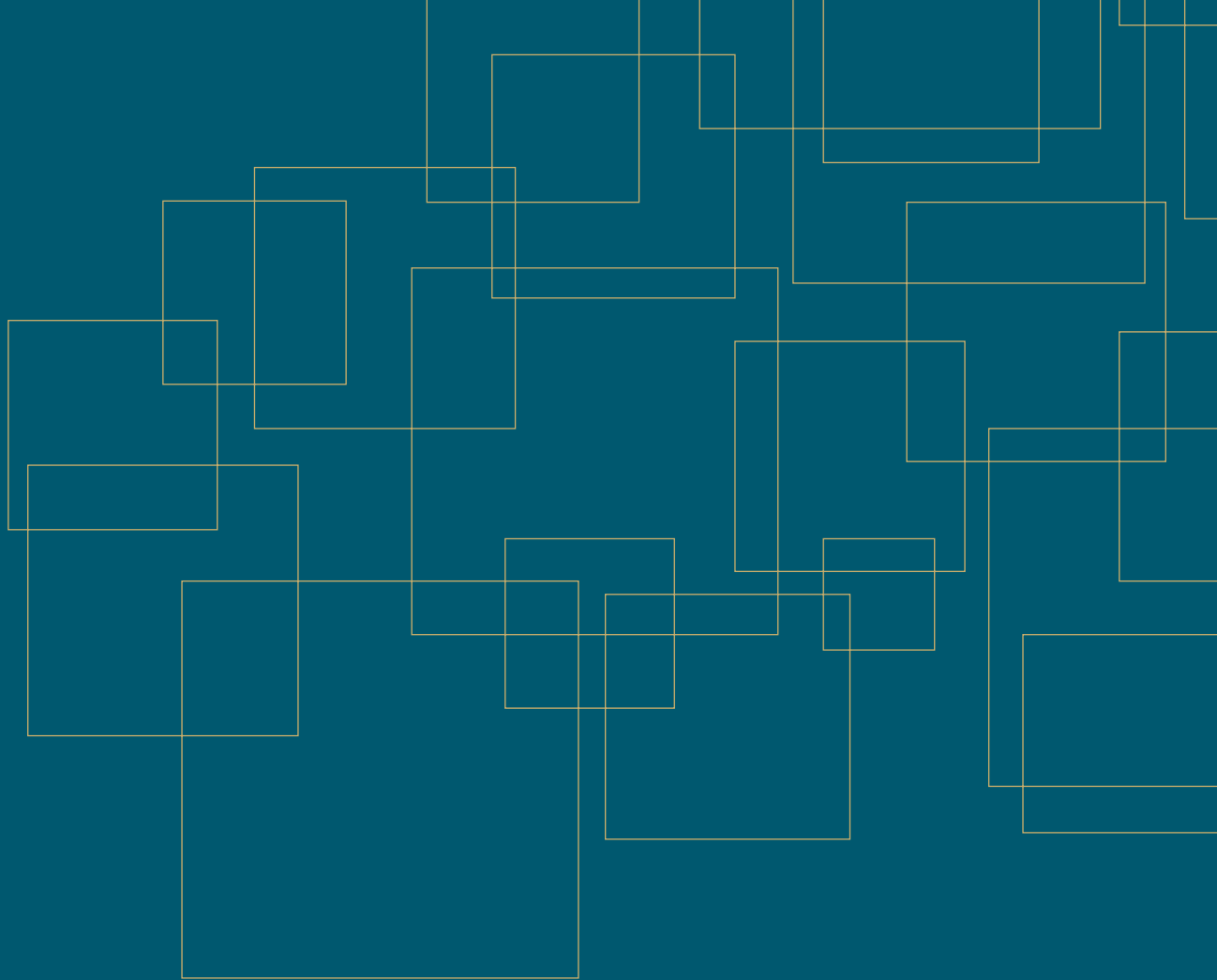
	1 Mile	3 Miles	5 Miles
MEDIAN AGE	33.9	32.7	33.1
FEMALE	4,812	70,775	187,798
MALE	4,831	70,126	185,780

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$104,721	\$81,890	\$79,443
2031 MEDIAN PROJECTED	\$117,958	\$96,134	\$89,973
2026 AVERAGE	\$117,172	\$98,733	\$97,294
2026 PER CAPITA INCOME	\$30,733	\$26,538	\$27,542

Data Source: Esri forecasts for 2026 and 2031.





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