

**For
Lease**

**±18,228 SF Building with Frontage
Build to Suit: Multi-Tenant or Anchor Tenant Opportunity**

BLDG: ± 18,228 SF

333 E. Foothill Blvd Rialto CA 92376



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PROPERTY DESCRIPTION

Property Address: 333 E. Foothill Blvd Rialto CA 92376

Total Bldg: ±18,228 SF

Lot: ±95,832 SF / ± 2.2 AC

Year Built: 1955

Zoning: C-2

Clearance: 16' High

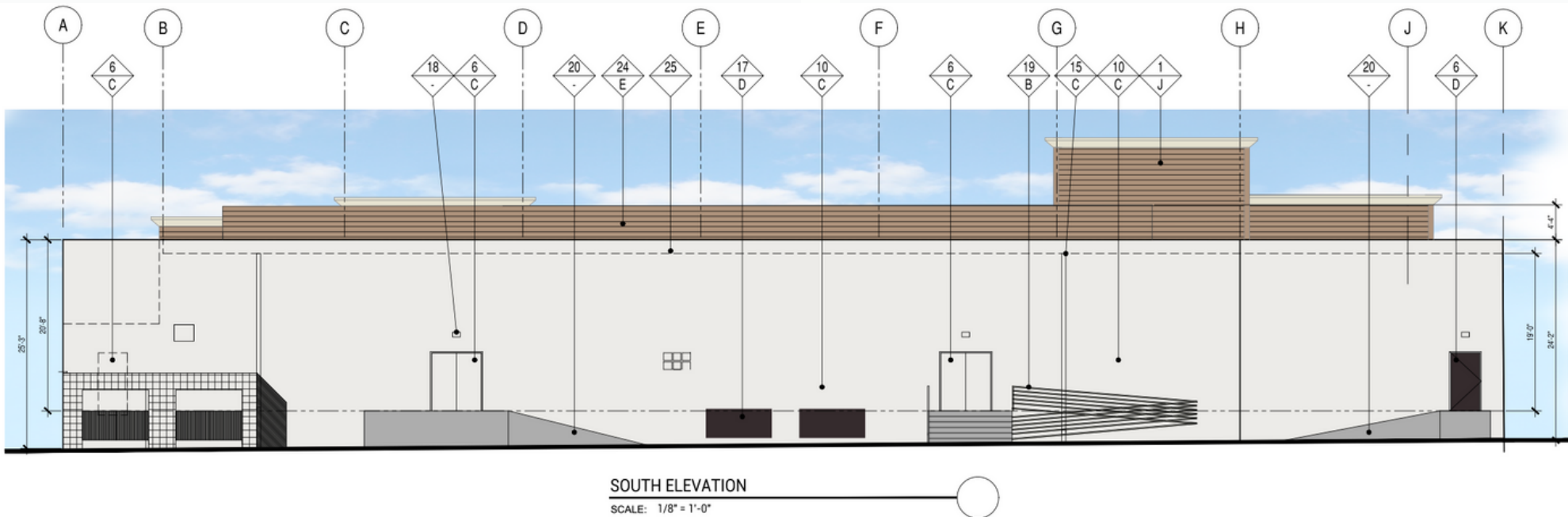
APN: 0130-051-28-0000

County: San Bernardino

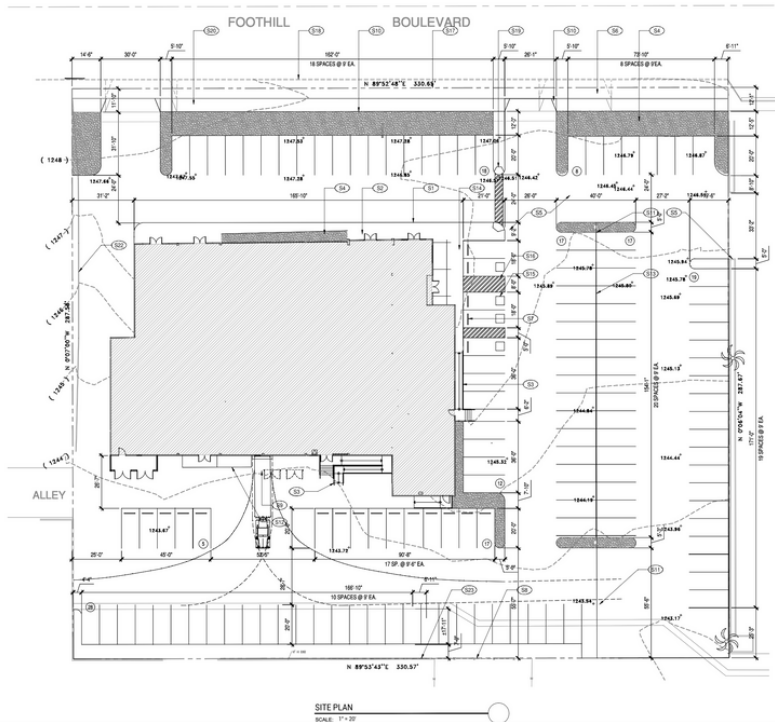
HIGHLIGHTS

- Excellent Traffic Counts Per Day
- Fully Sprinklered
- Ample Parking: Over 116v spaces
- Excellent Ingress and Egress
- Frontage on Foothill Blvd.
- Proximity to Interstate 60, 10 & 71 Fwy
- Near Rialto Commuter Rail, San Bernardino Commuter Rail, Fontana Commuter Rail, Riverside Commuter Rail, and Pedley Commuter Rail
- Ontario International Airport 16 miles away

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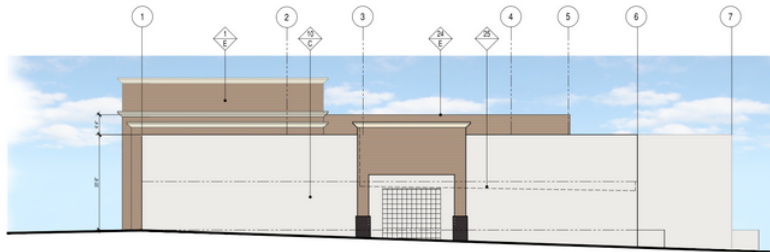
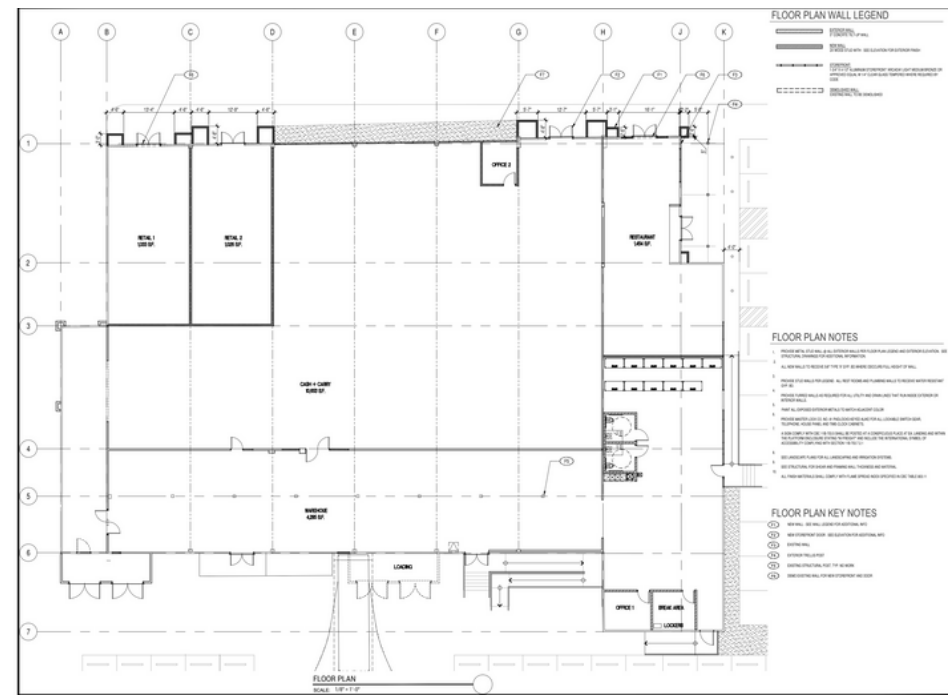


FLOOR PLANS:

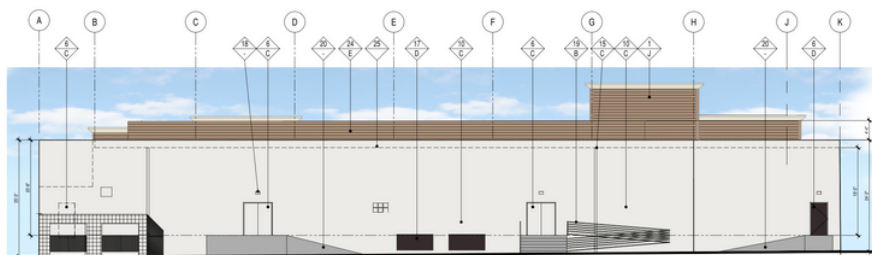


- ### SITE PLAN KEY NOTES

- [illegible]



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

[illegible]



AERIAL MAP

Catalina Island
Essential
Fish Habitat...

Simi Valley

Santa C

Long Beach

Inglewood

Los Angeles

Pasadena

Huntington
Beach

Irvine

Anaheim

Clemente

Mission Viejo

Angeles
National Forest

Chino

Ontario

Corona

Mt San
Antonio

Lake Elsinore

333 E Foothill Blvd

Rialto, CA

Lake Ang

Perris

Moreno Valley

San Bernardino

Redlands

Hesperia

Adelanto

Victorville

Beaumont

RIALTO, CA DEMOGRAPHICS

Rialto, CA

Place in: [San Bernardino County, CA](#), [Riverside-San Bernardino-Ontario, CA Metro Area](#), [California](#), [United States](#)

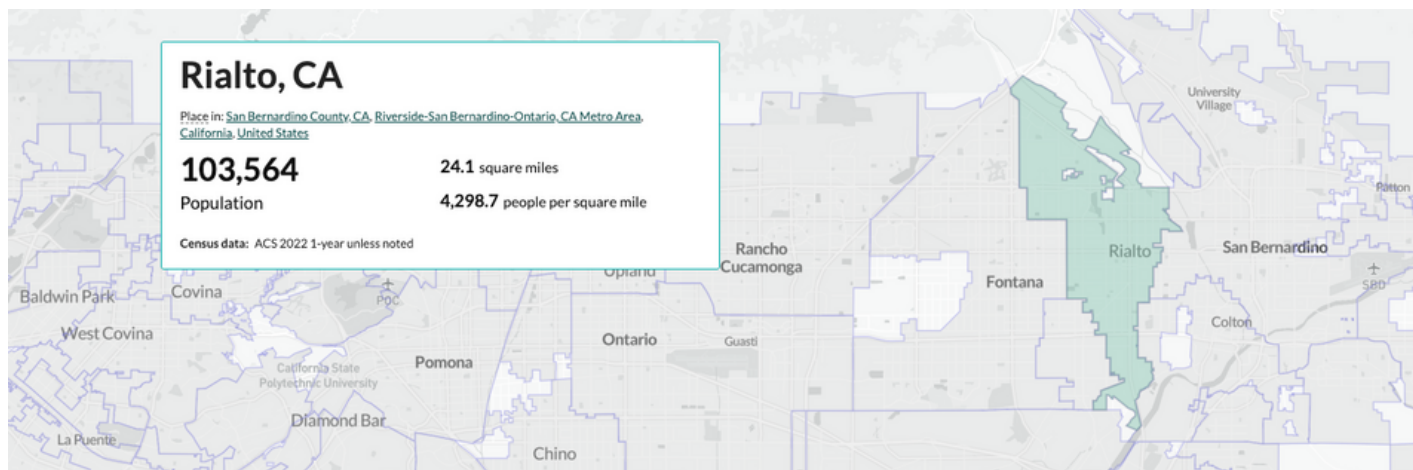
103,564

Population

24.1 square miles

4,298.7 people per square mile

Census data: ACS 2022 1-year unless noted



Income

\$25,683

Per capita income

about three-quarters of the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$33,613

about half the amount in California: \$46,661

\$85,585

Median household income

a little higher than the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$82,803

about 90 percent of the amount in California: \$91,551

Household income



Poverty

14.5%

Persons below poverty line

about 20 percent higher than the rate in the Riverside-San Bernardino-Ontario, CA Metro Area: 12%

about 20 percent higher than the rate in California: 12.2%

Children (Under 18)



Seniors (65 and over)



Transportation to work

33.3 minutes

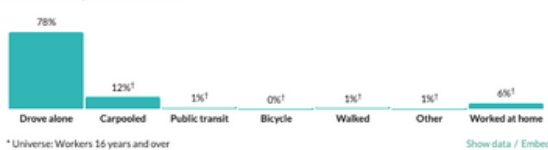
Mean travel time to work

* ACS 2022 5-year data

about the same as the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 33.1

about 10 percent higher than the figure in California: 29.2

Means of transportation to work



Households

27,295

Number of households

the Riverside-San Bernardino-Ontario, CA Metro Area: 1,443,666

California: 13,550,586

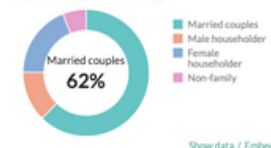
3.8

Persons per household

about 20 percent higher than the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 3.2

about 1.3 times the figure in California: 2.8

Population by household type



Units & Occupancy

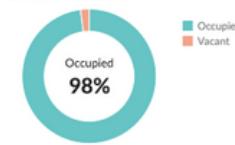
27,872

Number of housing units

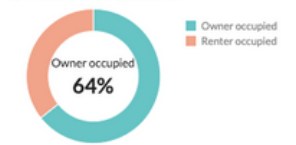
the Riverside-San Bernardino-Ontario, CA Metro Area: 1,610,097

California: 14,627,041

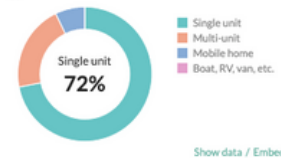
Occupied vs. Vacant



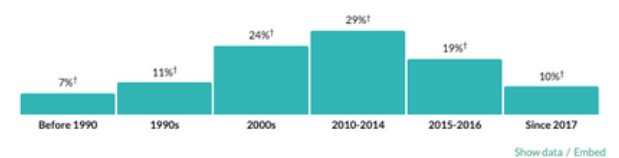
Ownership of occupied units



Types of structure



Year moved in, by percentage of population



Value

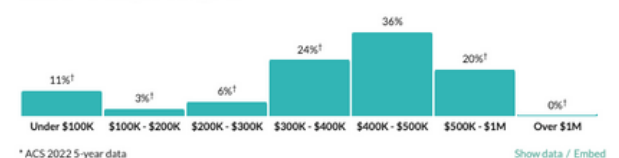
\$482,000

Median value of owner-occupied housing units

about 90 percent of the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$534,900

about two-thirds of the amount in California: \$715,900

Value of owner-occupied housing units



Educational attainment

73.3%

High school grad or higher

about 90 percent of the rate in the Riverside-San Bernardino-Ontario, CA Metro Area: 82.5%

about 90 percent of the rate in California: 84.7%

13.3%

Bachelor's degree or higher

about half the rate in the Riverside-San Bernardino-Ontario, CA Metro Area: 24.1%

about one-third of the rate in California: 37%

Population by highest level of education

