

4,409 SF RETAIL SPACE FOR LEASE

# GATEWAY PLAZA

1501 - 1519 S RIVERSIDE AVE | RIALTO CA 92376



## JOIN NEIGHBORHOOD TENANTS:



## PROPERTY HIGHLIGHTS

- > Gateway Plaza was constructed in 2002 and is approximately 70,797 sq. ft. with a dedicated turn lane, signalized intersection and great street exposure.
- > Anchor tenants include Espinosa Family Restaurant, Chuze Fitness, Nails Blinged Supply, Rialto Dental Park, Tortas Las Glorias, Nutritional Merchandise, Full Steam Staffing, HDTV Outlet Rialto, Artiste Academy/ Barber Academy and Smart Bargains.
- > Great Freeway Access: One block to the San Bernardino Interstate 10 Freeway and; 2 miles from the Interstate 215 Moreno Valley Freeway.
- > Major Monument signage available.
- > Excellent parking 5:1,000 parking ratio.
- > Excellent location for Grocery, Retail, Medical Office, Service Related and Trade School use.

2023 Demographics	1-Mile	3-Miles	5-Miles
Est. Population:	15,227	13,624	347,430
Daytime Population:	7,602	70,923	197,624
Avg. HH Income:	\$101,577	\$99,244	\$104,374

Source: Regis

Traffic Counts	Cars Per Day
Riverside Ave & Valley Blvd:	56,796

Source: Regis



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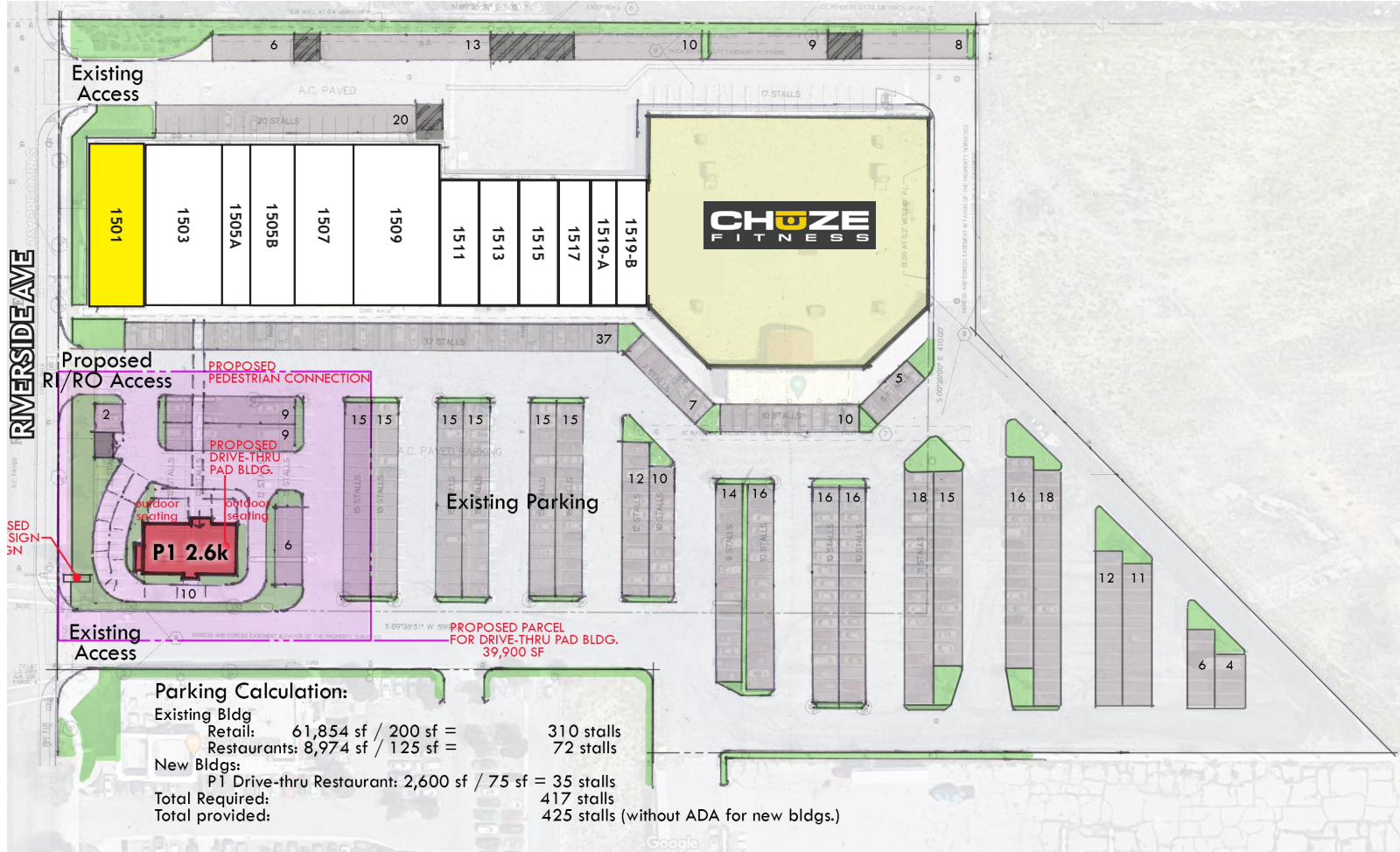
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

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## SITE PLAN



NO.	SIZE (SF)	TENANT/AVAILABILITY
1501	4,409	Available with 60 days notice
1503	6,334	Espinoza's Family Restaurant
1505A	1,650	Nail Salon
1505B	3,300	Rialto Dental Park
1507	4,400	Artiste Academy/Barber Academy
1509	6,050	Smart Bargains

NO.	SIZE (SF)	TENANT/AVAILABILITY
1511	2,640	Tortas Las Glorias
1513	2,376	Nutritional Merchandise
1515	2,796	Nails Blinged Supply
1517	2,112	Full Steam Staffing
1519-A	1,650	Five Star Barber Shop
1519-B	1,650	HDTV Outlet Rialto
1521	32,000	Chuze Fitness



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1501 S Riverside Ave Rialto, CA 92376	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	15,227	138,624	347,430
2028 Projected Population	15,186	139,293	347,510
2020 Census Population	15,193	138,741	349,233
2010 Census Population	14,263	133,219	332,673
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.3%
2023 Median Age	31.3	31.5	31.7
<b>Households</b>			
2023 Estimated Households	3,879	34,710	89,353
2028 Projected Households	3,897	35,156	89,926
2020 Census Households	4,048	35,983	92,946
2010 Census Households	3,686	33,486	85,988
Projected Annual Growth 2023 to 2028	-	0.3%	0.1%
Historical Annual Growth 2010 to 2023	0.4%	0.3%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	24.0%	24.8%	25.1%
2023 Estimated Black or African American	9.3%	8.0%	9.6%
2023 Estimated Asian or Pacific Islander	4.7%	3.0%	4.2%
2023 Estimated American Indian or Native Alaskan	2.2%	2.5%	2.4%
2023 Estimated Other Races	59.8%	61.8%	58.8%
2023 Estimated Hispanic	77.0%	80.6%	76.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$101,577	\$99,244	\$104,374
2023 Estimated Median Household Income	\$68,872	\$72,449	\$75,257
2023 Estimated Per Capita Income	\$26,039	\$24,903	\$26,913
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	14.3%	14.6%	13.2%
2023 Estimated Some High School (Grade Level 9 to 11)	15.9%	14.9%	13.8%
2023 Estimated High School Graduate	29.9%	33.1%	33.4%
2023 Estimated Some College	18.1%	18.9%	19.5%
2023 Estimated Associates Degree Only	7.4%	6.3%	6.2%
2023 Estimated Bachelors Degree Only	11.4%	9.1%	10.1%
2023 Estimated Graduate Degree	2.9%	3.1%	3.8%
<b>Business</b>			
2023 Estimated Total Businesses	330	2,773	9,224
2023 Estimated Total Employees	2,782	26,985	89,791
2023 Estimated Employee Population per Business	8.4	9.7	9.7
2023 Estimated Residential Population per Business	46.1	50.0	37.7



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