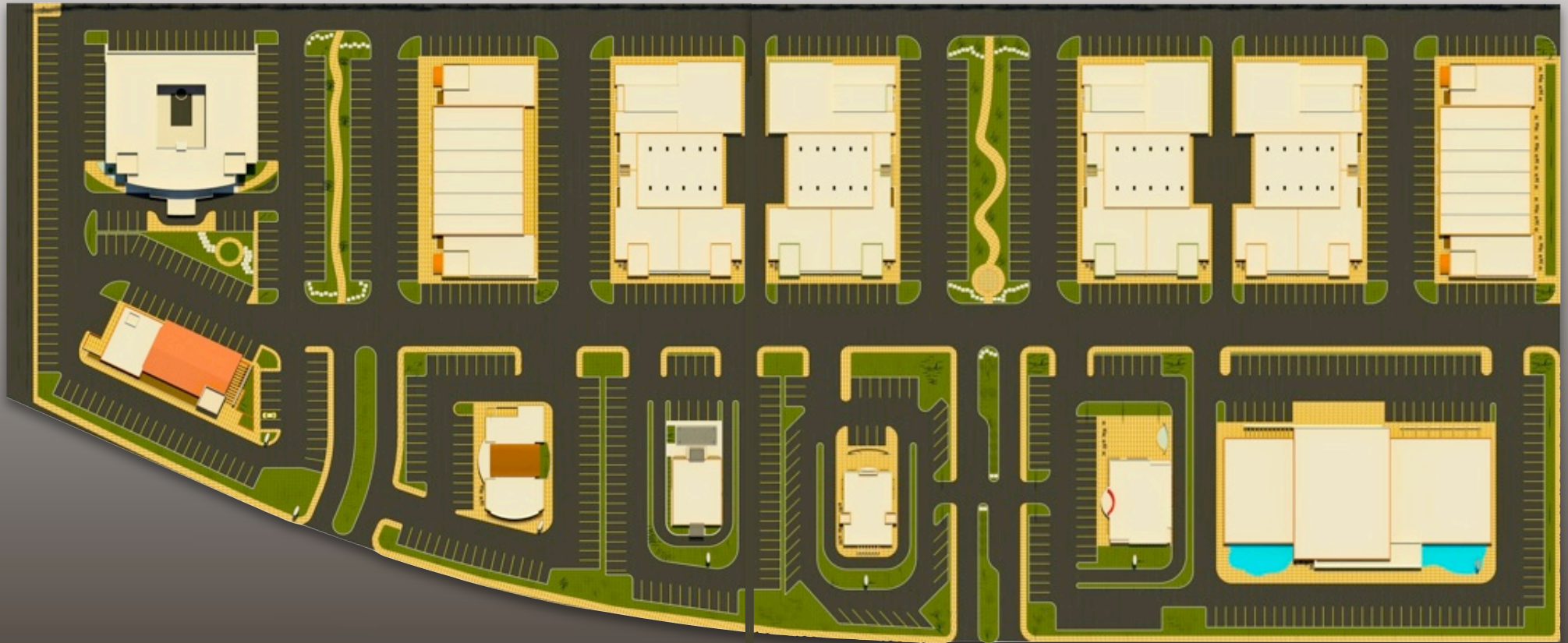


TANNA *Real Estate*

Proudly Presents:

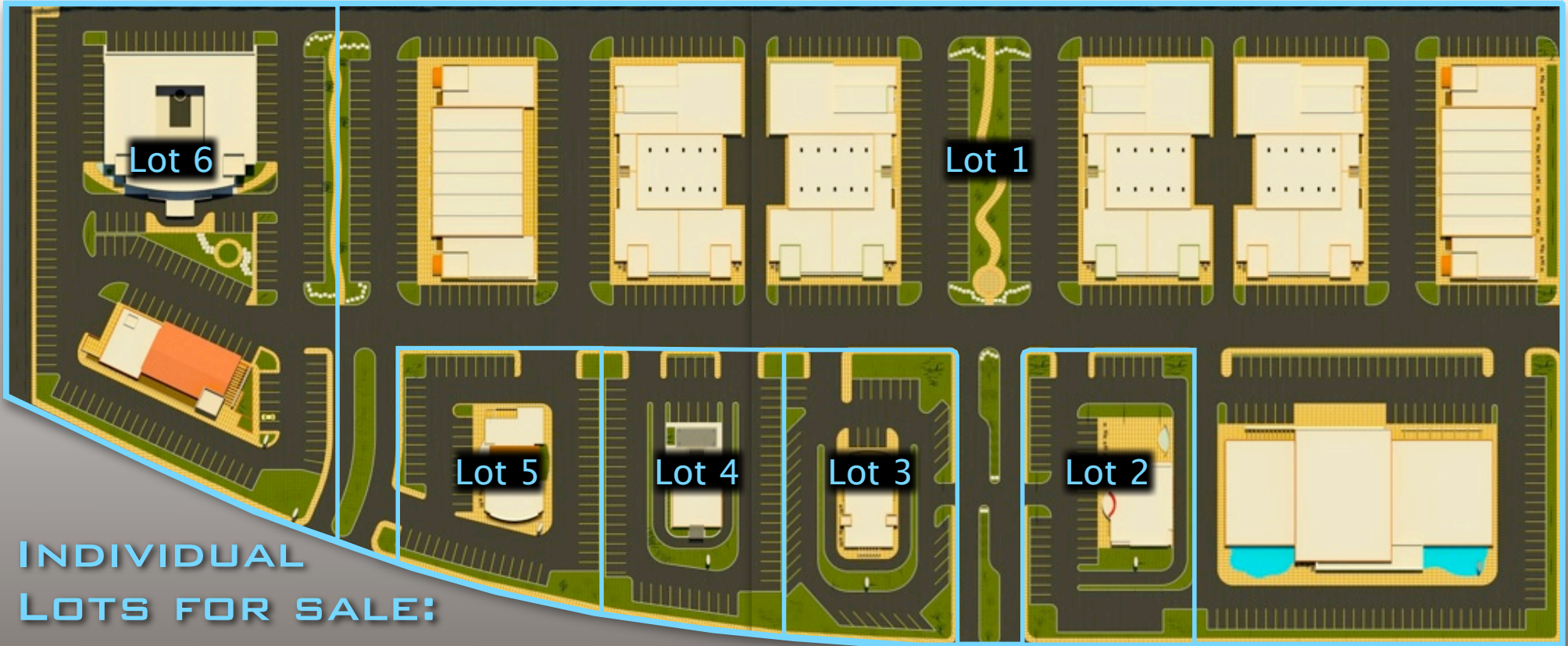
THE RIALTO GATEWAY CENTER



For more information please call 626.757.1700

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THE RIALTO GATEWAY CENTER



INDIVIDUAL LOTS FOR SALE:

Lot 1	491,939 S.F.
Lot 2	44,375 S.F.
Lot 3	44,840 S.F.
Lot 4	43,738 S.F.
Lot 5	43,571 S.F.
Lot 6	124,330 S.F.
TOTAL	792,793 S.F.

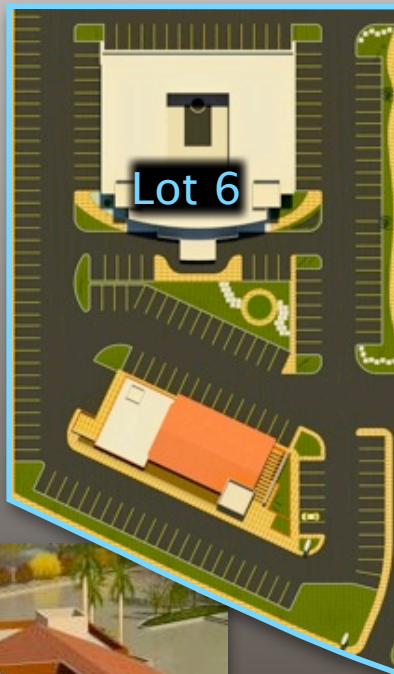
**PRICED
TO SELL
AT \$9.20 / S.F.**

**OR PURCHASE THE ENTIRE
18.2 ACRES FOR:**

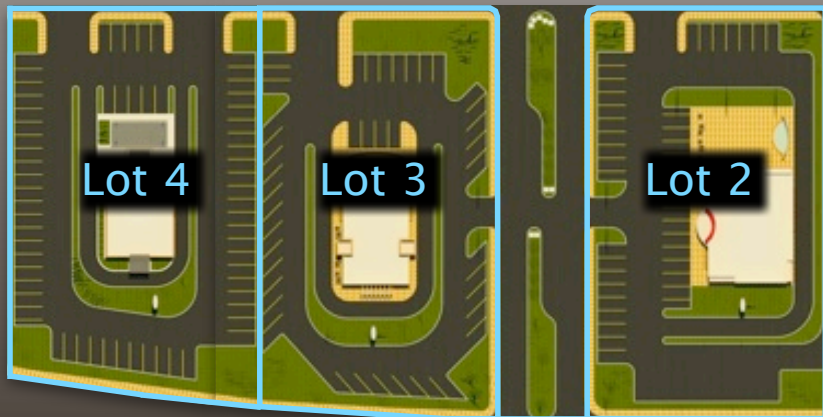
\$7,295,000

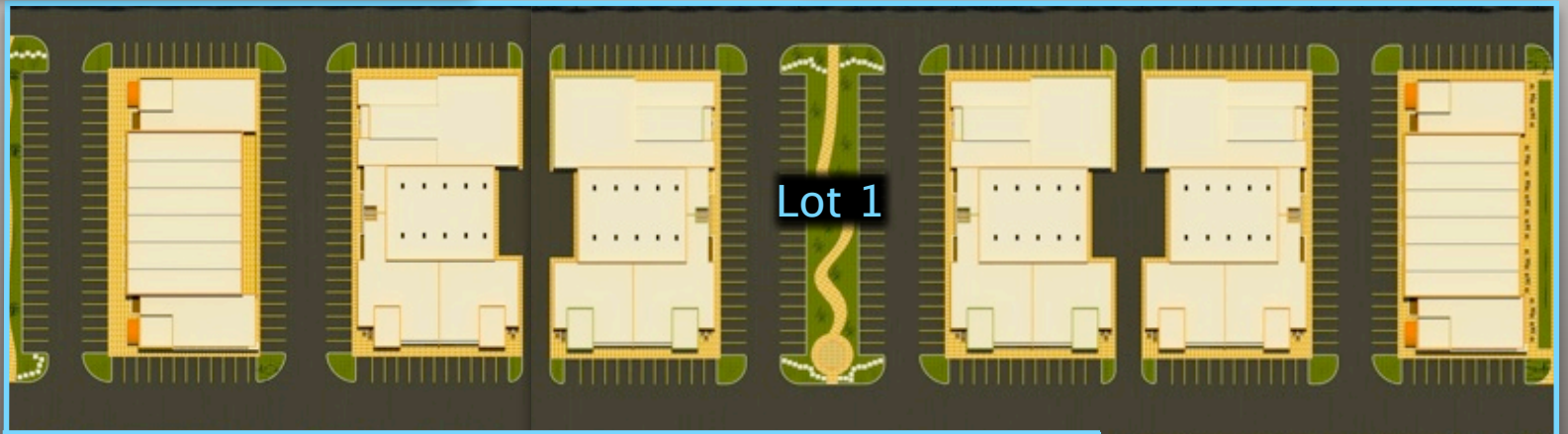
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HOTEL & RESTAURANT SITES

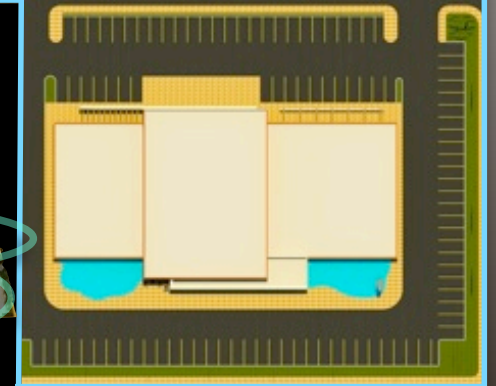


FAST FOOD PADS





LIGHT INDUSTRIAL,
OFFICE AND RETAIL



CITY DESCRIPTION

ALTHOUGH THE CITY OF RIALTO IS LOCATED IN THE MIDDLE OF ONE OF THE NATION'S FASTEST GROWING REGIONS, RIALTO HAS RETAINED A SMALL TOWN ATMOSPHERE AND SIMILAR QUALITY OF LIFE. RIALTO IS AN ETHNICALLY DIVERSE AND PROGRESSIVE COMMUNITY, WHICH BOASTS SEVERAL UNIQUE COMMUNITY ASSETS INCLUDING ITS OWN POLICE AND FIRE DEPARTMENTS, A MUNICIPAL AIRPORT, A CITY OWNED RACQUET AND FITNESS CENTER, PERFORMING ARTS THEATER, A COMMUNITY CENTER AND A BRAND NEW SENIOR CENTER. RIALTO IS CONVENIENTLY LOCATED TO VARIOUS RECREATIONAL PURSUITS FROM THE MOUNTAINS, BEACHES AND DESERT. THE COST OF LIVING AND QUALITY OF LIFE PLAY A MAJOR ROLE IN DETERMINING A COMPANY'S ABILITY TO ATTRACT AND RETAIN THE BEST EMPLOYEES. WORKING PEOPLE AT EVERY LEVEL WANT TO OWN HOMES, ESPECIALLY CLOSE TO WHERE THEY WORK. RIALTO'S HOUSING MIX AND HOME COSTS ARE SOME OF THE MOST AFFORDABLE IN THE SOUTHERN CALIFORNIA REGION. FIRST-TIME HOME BUYERS FIND RIALTO MORE AFFORDABLE THAN ALMOST ANY OTHER COMPARABLE COMMUNITY IN THE REGION. EXECUTIVES AND THOSE SEEKING HIGH-END HOMES ALSO FIND THEY CAN PURCHASE MUCH MORE HOME FOR THEIR MONEY HERE IN RIALTO. THIS LOWER COST OF LIVING IN RIALTO ALSO TRANSLATES INTO MORE DISCRETIONARY INCOME FOR RESIDENTS, WHICH IS GOOD FOR RETAILERS AND SERVICE PROVIDERS.

LOCATION DESCRIPTION

THIS IS ONE OF THE BIGGEST OFFERINGS OF RFC {REGIONAL FREEWAY COMMERCIAL} LAND ON THE NEW 210 CORRIDOR. THIS SITE HAS AN ATTRACTION BASED ON A CENTRAL LOCATION BETWEEN THE CITY OF RIALTO AND FONTANA AND A GREAT EXPOSURE BASE OF THE 210 FREEWAY. 328,377 PEOPLE AND 88,706 HOMES FILL A FIVE MILE RADIUS OF THIS LOCATION AT A GROWTH RATE ESTIMATION OF 3.4% OVER THE NEXT FIVE YEARS ENSURES A STRONG BASE FOR SUCCESS. ONE KEY TO THE SUCCESS OF THIS SITE WILL BE THE ONTARIO INTERNATIONAL AIRPORT. IT HAS BECOME THE NEXT MAJOR AIRPORT IN SOUTHERN CALIFORNIA, WITH A BETTER TRAFFIC FLOW AND A MORE CONVENIENT LAYOUT IT HAS GROWN AT A FAST BUT STEADY RATE. FINALLY, THIS PROPERTY FALLS DIRECTLY IN THE MIDDLE OF MAJOR DEVELOPMENTS INCLUDING A NEW LOWE'S HOME IMPROVEMENT CENTER, A TWELVE DEALER AUTO MALL, THE HOME DEPOT, COSCO, THE SIERRA LAKES COUNTRY CLUB, A RALPHS ANCHORED SHOPPING CENTER AND OVER 2.6 MILLION SQ. FT. OF INDUSTRIAL SPACE DIRECTLY TO THE SOUTH.

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SITE INFORMATION

TOTAL ACREAGE: THE PROPERTY IS COMPROMISED OF SIX TOTAL LOTS AND A TOTAL SIZE OF 18.2 ACRES. INDIVIDUAL LOTS RANGE FROM ROUGHLY 1-11 ACRES.

LOCATION DESCRIPTION: LOCATED ON EASTON, THE NEW 210 FRONTAGE ROAD. FALLING BETWEEN CITRUS AND JUST OFF THE ALDER EXIT ON THE SOUTH SIDE OF THE FREEWAY. THE FREEWAY HAS REACHED THE FINAL LEG OF CONSTRUCTION, EXTENDING ALL THE WAY FROM THE 57 FREEWAY IN SAN DIMAS, THRU THE 15 INTERCHANGE ALL THE WAY OUT TO THE 215 FREEWAY. SINCE THE START OF CONSTRUCTION, EVERY LEG OF COMPLETION HAS CAUSED MAJOR GROWTH AND EXPANSION WITH THOUSANDS OF NEW HOMES AND COMMERCIAL DEVELOPMENT.

CURRENT ZONING: THE CURRENT ZONING IS REGIONAL FREEWAY COMMERCIAL, WHICH ALLOWS FOR A VARIETY OF USES INCLUDING: MOVIE THEATER, SIT DOWN RESTAURANT, BIG BOX RETAIL, FAST FOOD, HOTEL, COMMERCIAL RETAIL, OFFICE, VEHICLE SALES LIGHT INDUSTRIAL AND MUCH MORE.

PURCHASE PRICE: SEE NEXT PAGE

CURRENT FINANCING: NONE

EXACT LOCATION: PLEASE SEE ATTACHED MAPS

LOT	SQ. FT.
ONE	491,939
TWO	44,375
THREE	44,840
FOUR	43,738
FIVE	43,571
SIX	124,330
TOTAL	792,793

RIALTO GATEWAY BUSINESS CENTER

RIALTO, CALIFORNIA



EXTENDED STAY HOTEL



LIGHT INDUSTRIAL & OFFICE PADS

RETAIL OR LIGHT INDUSTRIAL PAD



FIVE RESTAURANT PADS



TANNA REAL ESTATE



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PROJECT DATA		LOT DATA		LOT BREAK-DOWN				LANDSCAPING REQUIREMENTS		
TOTAL PROJECT AREA	792,799 sf 1.822 ACRES	LOT ONE	49,294 sf 1.128 acres	Lot #	Proposed Use	Public Use	Units/Spaces	Units/Spaces	Tree Area	Total # of Landscaping Required
TOTAL PROPOSED AREA TO IMP	290,770 sf	LOT TWO	49,820 sf 1.132 acres	1	BEYOND PERMITS	7,430 sf 17% (14,000)	287		BEYOND PERMITS	7,430 sf 17% (14,000)
TOTAL REQUIRED TREES	643 SPACES 1,059 sf	LOT THREE	44,495 sf 1.022 acres		LIGHT INDUSTRIAL	69,000 sf 15% (13,000)	92		LIGHT INDUSTRIAL	69,000 sf 15% (13,000)
TOTAL PARKING PROVIDED	800 SPACES 1,294 sf	LOT FOUR	49,090 sf 1.125 acres	2	PAVING / (SM) - (MS)	5,000 sf 50% (1,000)	45		PAVING / (SM) - (MS)	5,000 sf 50% (1,000)
TOTAL HANDICAP SPACES PROVIDED	14 SPACES	LOT FIVE	44,490 sf 1.022 acres	3	PAVING / (SM) - (MS)	5,000 sf 50% (1,000)	47		TREES / TREES	4,790 sf 30% (990)
TOTAL HANDICAP SPACES PROVIDED	28 SPACES	LOT SIX	24,197 sf 0.555 acres	4	PAVING / (SM) - (MS)	2,500 sf 25% (1,000)	62		TREES / TREES	6,290 sf 30% (1,290)
APNs INCLUDED IN PROJECT		TOTAL AREA	792,799 sf 1.822 acres	5	TREES / TREES	4,500 sf 45% (1,000)	68		TREES / TREES	49,000 sf 30% (9,500)
1	CO04-01-27 1,5242 acrs 79,463 sf	BASIS OF PRICING		6	TREES / TREES	4,200 sf 42% (1,000)	66		TOTAL PAV AREA LANDSCAPING PROVIDED	14,800 sf
2	CO04-01-02 6,9000 acrs 300,947 sf	ON BASIS OF 1.00 SF OF ASPHALT PER SQUARE FOOT			NOTS / NOTS	49,000 sf 100% (1,000)	29		TOTAL TREES PROVIDED (1.00 acrs) / 1	28 trees
3	CO04-01-08 2,9754 acrs 129,809 sf	OVERLAY OF HAZARD ZONING SHALL BE THE BASIS OF ANY							TOTAL PROJECT TREES PROVIDED (1.00 acrs) / 1	28 trees
4	CO04-01-20 5,9175 acrs 254,369 sf	MAP NO. 2004-01-0001-01-0001-01-0001-01-0001-01-0001-01-0001							TOTAL PAVED AREA TREES PROVIDED	28 trees
5	Truncated 0,0199 acrs 5,179 sf	OF HAZARD ZONING MAP							TOTAL PAVED AREA TREES PROVIDED	28 trees
6	CO04-01-02 14,182 acrs 79,016 sf								TOTAL PAVED AREA TREES PROVIDED	28 trees
7	CO04-08-08 1,730 acrs 5,294 sf								TOTAL PAVED AREA TREES PROVIDED	28 trees



SUBJECT PROPERTY

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Sierra Lakes

New luxury homes
Surrounding an 18
hole golf course.
Completed in 2005



Fontana Auto Row
3 of the 12
proposed dealerships

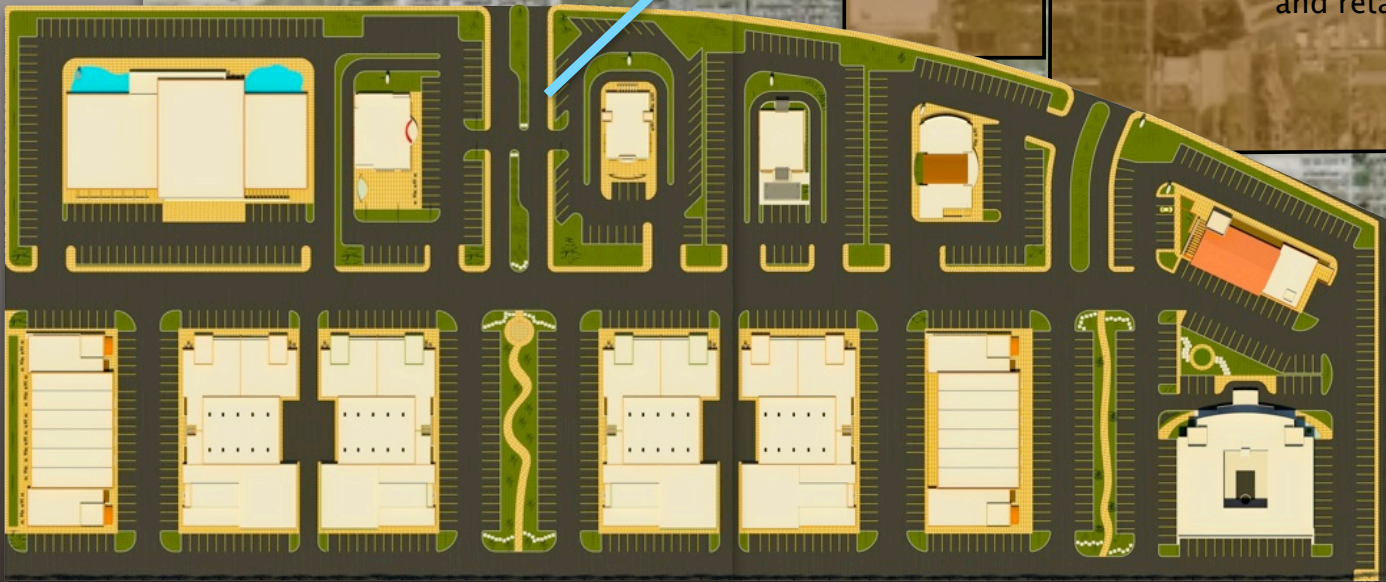


Prologis
3.5 Million
square Feet
of industrial
space

Target
3.2 Million
square Foot
distribution
center

W.A.C. High School
Brand new,
state of the art school
serving N. Rialto

Rialto Renaissance
Proposed 500 acre master development
with new homes, commercial, office
and retail space.



Site Location Map

CARS PER DAY

I-15 @ I-210 – 159,000
I-10 @ I-15 – 198,000
I-210 @ ALDER – 140,000

