

TANNA *Real Estate*

Proudly Presents:

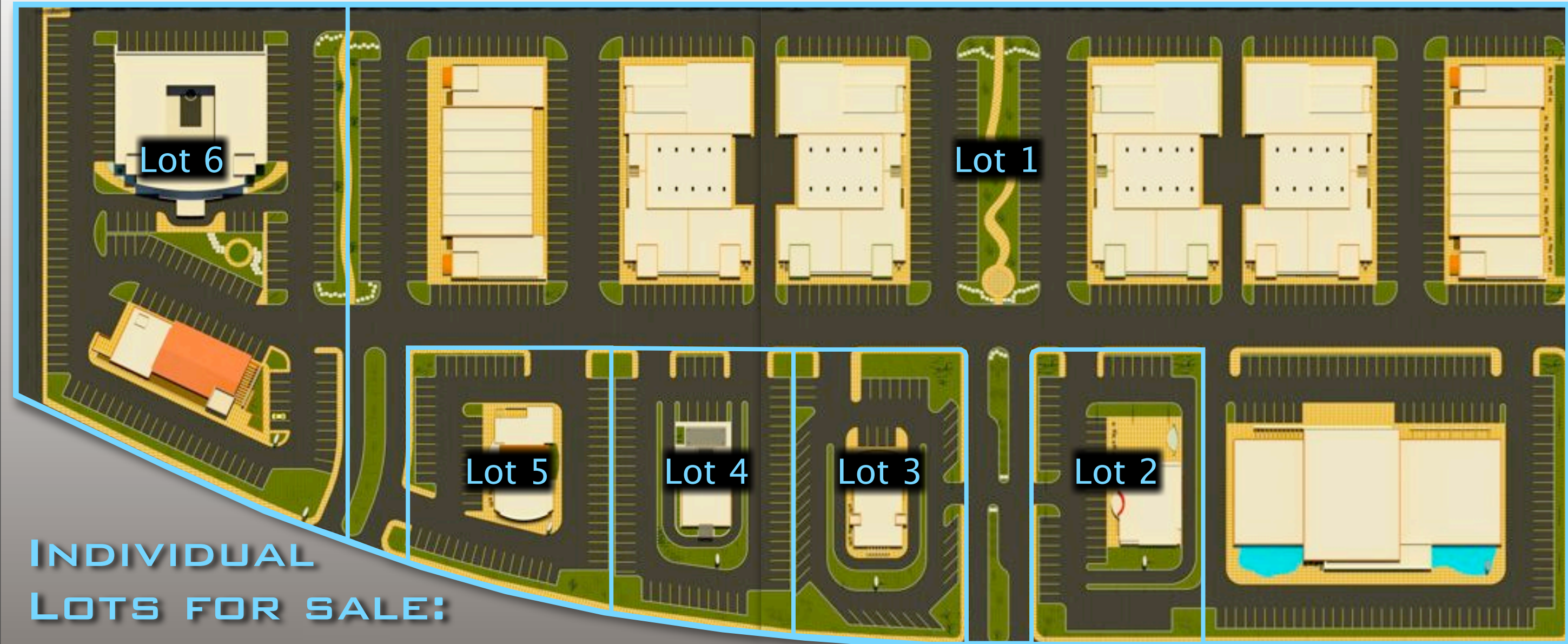
THE RIALTO GATEWAY CENTER



For more information please call 626.757.1700

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THE RIALTO GATEWAY CENTER



INDIVIDUAL LOTS FOR SALE:

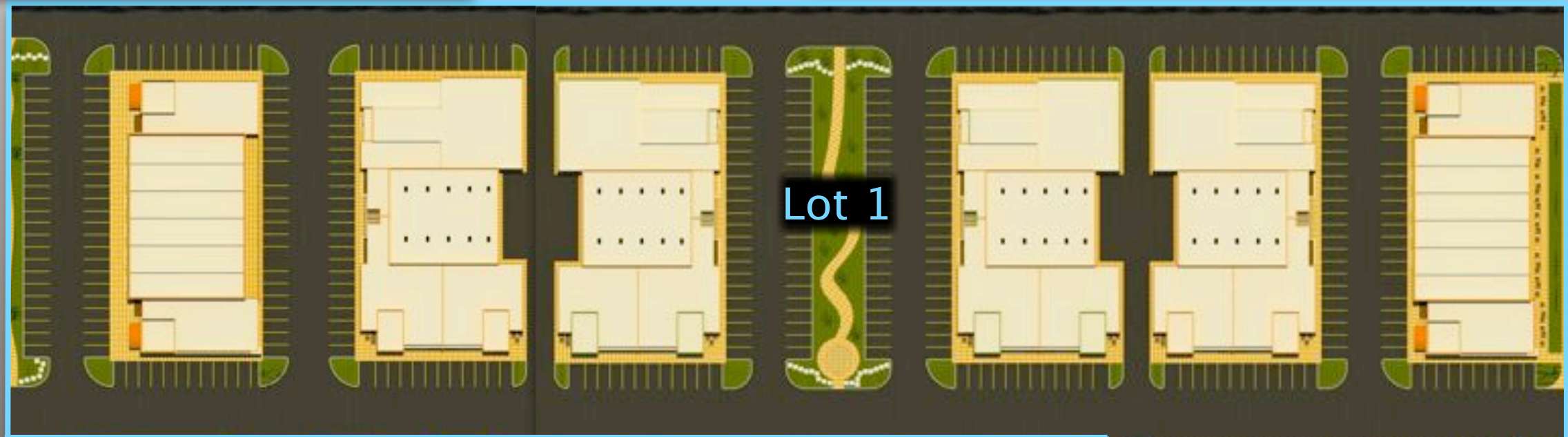
Lot 1	491,939 S.F.
Lot 2	44,375 S.F.
Lot 3	44,840 S.F.
Lot 4	43,738 S.F.
Lot 5	43,571 S.F.
Lot 6	124,330 S.F.
TOTAL	792,793 S.F.

HOTEL & RESTAURANT SITES

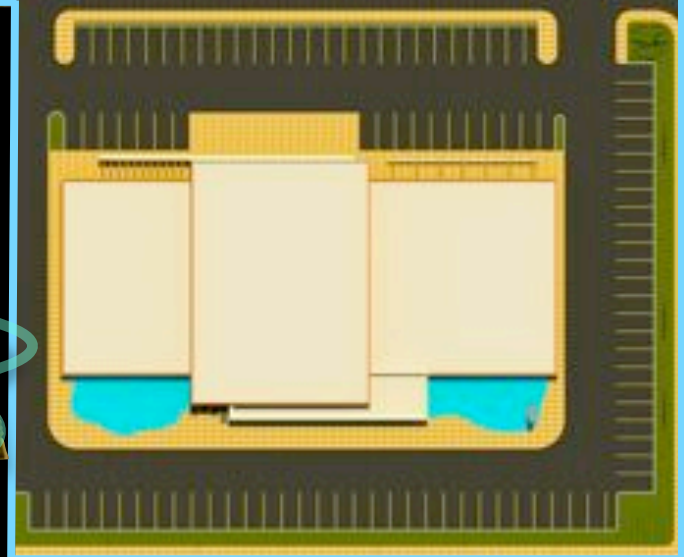


FAST FOOD PADS





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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RIALTO GATEWAY BUSINESS CENTER

RIALTO, CALIFORNIA



EXTENDED STAY HOTEL



LIGHT INDUSTRIAL & OFFICE PADS



RETAIL OR LIGHT INDUSTRIAL PAD



FIVE RESTAURANT PADS



TANNA REAL ESTATE

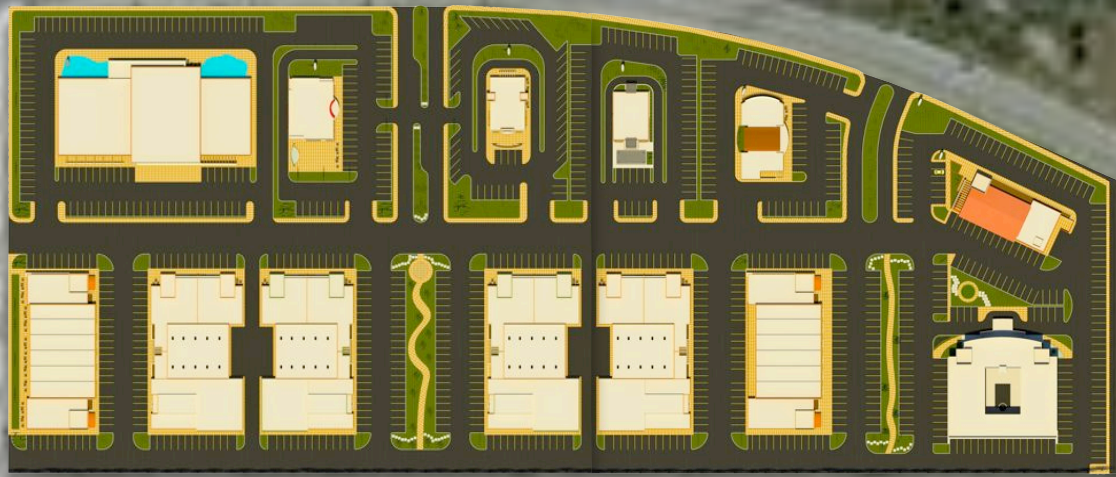


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Alder Exit

New 210 Freeway



PROJECT DATA			LOT DATA			LOT BREAK-DOWN				LANDSCAPING REQUIREMENTS			
TOTAL PROJECT AREA	792,795 sq ft	1.822 acres	LOT 01E	48,294 sq ft	1.102 acres	Lot #	Proposed Use	Table Area	Table Spacing	Table Provided	Table Area	Table Spacing	Table Provided
TOTAL PROPOSED AREA TO BE BUILT	250,770 sq ft		LOT 02E	43,820 sq ft	1.002 acres	1	RETA. INFORNA	1,400 sq ft	17' x 11' (1,400)	387	RETA. INFORNA	1,400 sq ft	17' x 11' (1,400)
TOTAL REQUIRED PARKING	493 SPACES	1,508 sq ft	LOT 03E	44,478 sq ft	1.002 acres		LIGHT INFORNA	49,000 sq ft	50' x 11' (5,000)	42	LIGHT INFORNA	49,000 sq ft	50' x 11' (5,000)
TOTAL PARKING PROVIDED	500 SPACES	1,294 sq ft	LOT 04E	46,090 sq ft	1.028 acres	2	PARTY/ODD / (RM-148)	5,000 sq ft	50' x 11' (5,000)	45	PARTY/ODD / (RM-148)	5,700 sq ft	20' x 1,740 sq ft
TOTAL HANDOFF SPACES REQUIRED	14 SPACES		LOT 05E	44,490 sq ft	1.002 acres	3	PARTY/ODD / (RM-148)	5,000 sq ft	50' x 11' (5,000)	47	FINISHING	4,700 sq ft	20' x 990 sq ft
TOTAL HANDOFF SPACES PROVIDED	28 SPACES		LOT 06E	24,112 sq ft	0.552 acres	4	PARTY/ODD / (RM-148)	2,700 sq ft	20' x 13' (2,700)	42	THE TRAIL	4,200 sq ft	20' x 1,290 sq ft
SPACES INCLUDED IN PROJECT			TOTAL AREA	792,795 sq ft	1.822 acres	5	THE TRAIL	4,700 sq ft	48' x 13' (4,700)	49	ROCK / ROCK	49,000 sq ft	20' x 9,500 sq ft
1	COHO-17-27	1,042 sq ft	79,467 sq ft			6	ROCK / ROCK	4,200 sq ft	48' x 13' (4,200)	45	TOTAL TABLE AREA (LANDSCAPING REQUIRED)	74,500 sq ft	
2	COHO-17-02	4,800 sq ft	300,947 sq ft								TOTAL TABLE AREA (LANDSCAPING PROVIDED)	114,000 sq ft	
3	COHO-17-08	2,874 sq ft	129,409 sq ft								TOTAL PROJECT TABLES REQUIRED (1.00000)	25 tables	
4	COHO-17-20	5,575 sq ft	184,265 sq ft								TOTAL PROJECT TABLES PROVIDED (1.00000)	27 tables	
5	Future Use	0,076 sq ft	5,479 sq ft								TOTAL TABLE AREA TABLES REQUIRED	1,000 sq ft	
6	COHO-17-04	14,192 sq ft	75,026 sq ft								TOTAL TABLE AREA TABLES PROVIDED	1,000 sq ft	
7	COHO-18-08	1,170 sq ft	9,274 sq ft										



SUBJECT PROPERTY

Sierra Lakes

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



Fontana Auto Row
3 of the 12
proposed dealerships

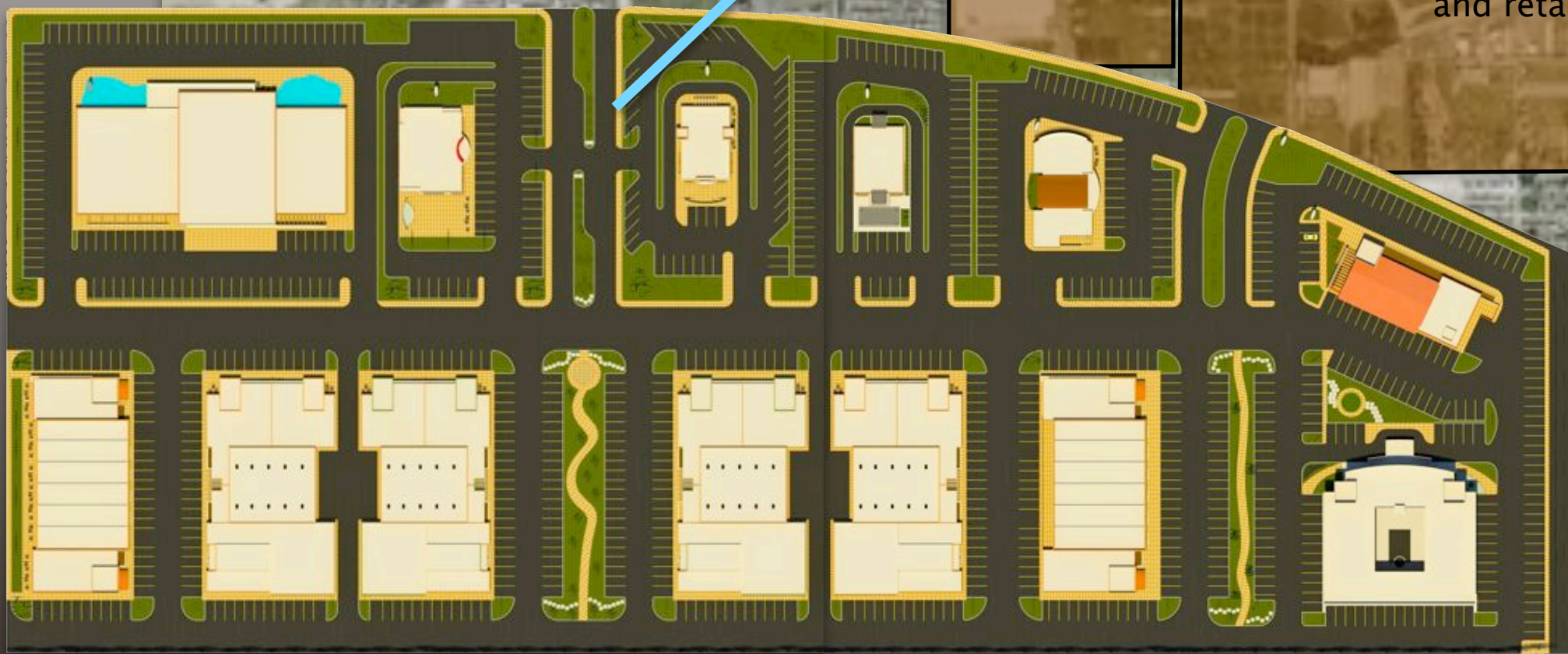


Target
3.2 Million
square Foot
distribution
center

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

Prologis
3.5 Million
square Feet
of industrial
space

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

