

# FOR LEASE

2415 N. LOCUST AVE. | RIALTO | CA

## RIALTO COMMERCE CENTER



609,888 SF

210

N. LOCUST AVE.

FOR MORE INFORMATION, PLEASE CONTACT:

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**INDUSTRIAL WAREHOUSE | 609,888 SF**

**PROPERTY HIGHLIGHTS**



**609,888 SF Total**



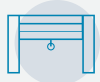
**6,000 Amps, 277 / 480 V Power**



**9,463 SF Office Space**



**185' Fully Secured Truck Court**



**83 DH Doors (12' x 14')**



**ESFR Sprinkler (K-25 Heads at 25 PSI)**



**32' Clear Height**



**6" Concrete Floor Slab**



**120 Vehicle Parking Stalls**



**50' x 52' Bay Spacing**



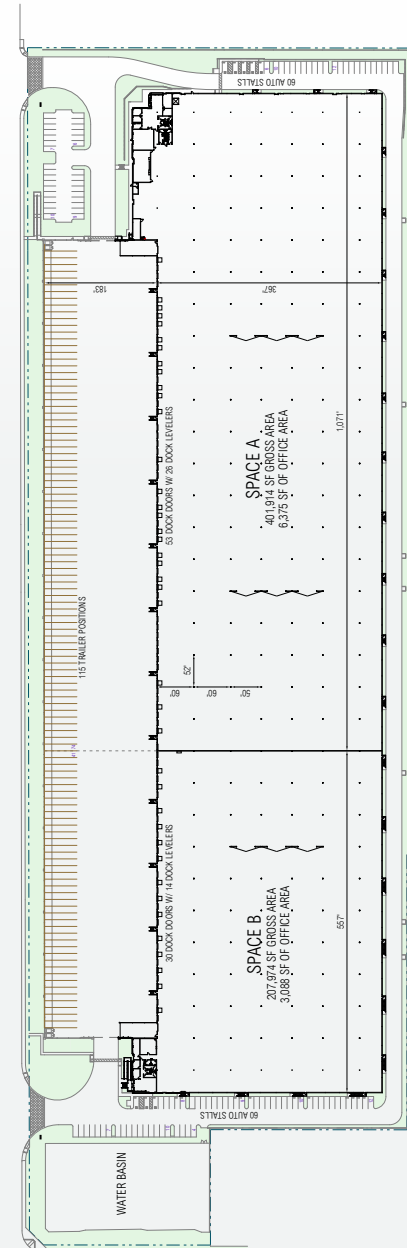
**115 Gated Trailer Parking Stalls**



**Immediate access to the CA-210 Freeway**



**New Rooftop Solar Being Installed**



## Save on your Energy Bill with Clean Energy

Brought to you by Altus Power and New York Life



HOW IT WORKS



### Altus and New York Life Rooftop Solar

- New York Life and Altus Power will fund and operate the clean energy system
- Tenant will receive clean energy from the system, while also remaining connected to the utility's electric infrastructure
- Clean energy reduces building and tenant's CO2 emissions footprint, scope 2 emissions, and carbon intensity



### EV Charging + Energy Storage Systems

- Fleet EV Charging infrastructure powered by the clean energy system as an optional addition
- Energy storage systems designed to reduce demand surges and provide resiliency



## FAQ SHEET

<b>Site</b>	The Solar system will be installed on the rooftop, with minimal equipment added on one side of the building.
<b>Term</b>	The clean energy contract will remain as long as you remain a tenant of the building.
<b>Power Price</b>	As tenant you will receive a credit or reduction on your utility bill.
<b>Power Provider</b>	You will remain a customer of your current utility. The power savings will show up as a credit or reduction on your current utility bill.
<b>Construction</b>	Altus will be responsible for all engineering, procurement, and construction of the system.
<b>Laydown Area</b>	Altus will coordinate the construction areas with the building owner and tenant before showing up to the site.
<b>Maintenance</b>	Altus has a dedicated Energy Optimization team that monitors the systems daily performance and coordinates all maintenance.
<b>Costs</b>	Altus funds 100% of the cost of solar.

# RIALTO

## COMMERCE CENTER

PROPERTY PHOTOS



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**NEW YORK LIFE** INVESTMENTS

# RIALTO

## COMMERCE CENTER

ABOUT

More than 100,000 people call Rialto home, and for good reason. Located in the heart of Southern California's Inland Empire – one of the nation's fastest growing population and economic centers – Rialto nonetheless has retained a small town atmosphere and a desirable quality of life other communities covet. Our diversity, sense of community, rich cultural assets, supportive business climate and commitment to the health and safety of all residents make Rialto an ideal community to live, work and play.

### RIALTO IS FAMILY FRIENDLY

Affordable. Ethnically and culturally diverse. Safe. Southern Californians looking for an ideal family environment are turning to Rialto in growing numbers. According to 2019 Census data, 103,526 people live here, with nearly two-thirds of households owning their own homes. Average home prices in Rialto are 30% less than the state average – a value proposition that's hard to pass up for a city with so much to offer: Safe neighborhoods, parks to play in, quality schools and great community assets such as a city-owned Fitness and Aquatic Center, Performing Arts Theater, Senior Center and Community Center.

### ALL ROADS LEAD HERE

Centrally located with convenient transit and freeway access, Rialto offers residents, businesses and commuters shorter travel times and

direct connections to the region's economic centers and world-class cultural, entertainment and recreational venues. Nearby Ontario International Airport has been named the fastest-growing U.S. airport for three years running, offering nonstop commercial jet service to 26 major airports in the U.S., Mexico and Asia.

### SAFE & HEALTHY

Looking for a safe and healthy place to live? Our police department is one of the most progressive and innovative in the United States, featured in the New York Times and other national publications. Rialto Fire's EMS program is widely regarded as one of the best in the state, boasting a cardiac survivability rate that is seven times the national average. And our Healthy Communities program provides residents the opportunity to buy farm-fresh food at our City Hall Farmers Market every week.

### A GREAT PLACE TO WORK – OR DO BUSINESS

Retailers, restaurants and multinational corporations are flocking to Rialto, for our welcoming business climate, proximity to customers and supply chains, and our growing labor pool. Among our major employers: Niagara Bottling, Medline Industries, Angelus Block, Biscoamerica, Amazon, Fed-Ex and Target Distribution. What many of them will tell you is that our cost of living and quality of life play a major role in attracting and retaining the best employees.

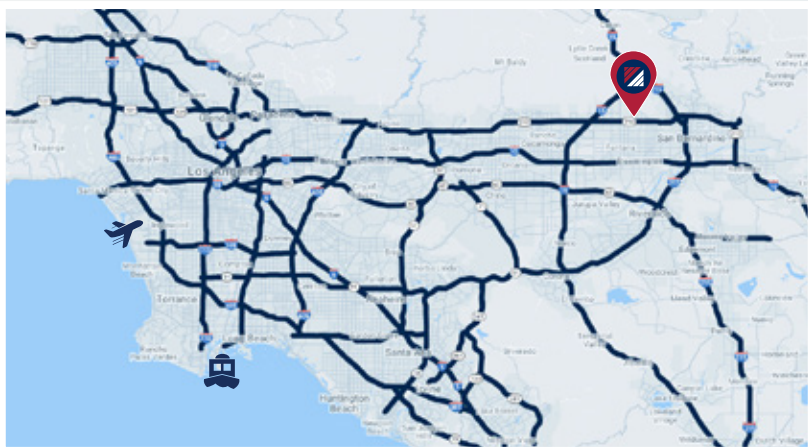
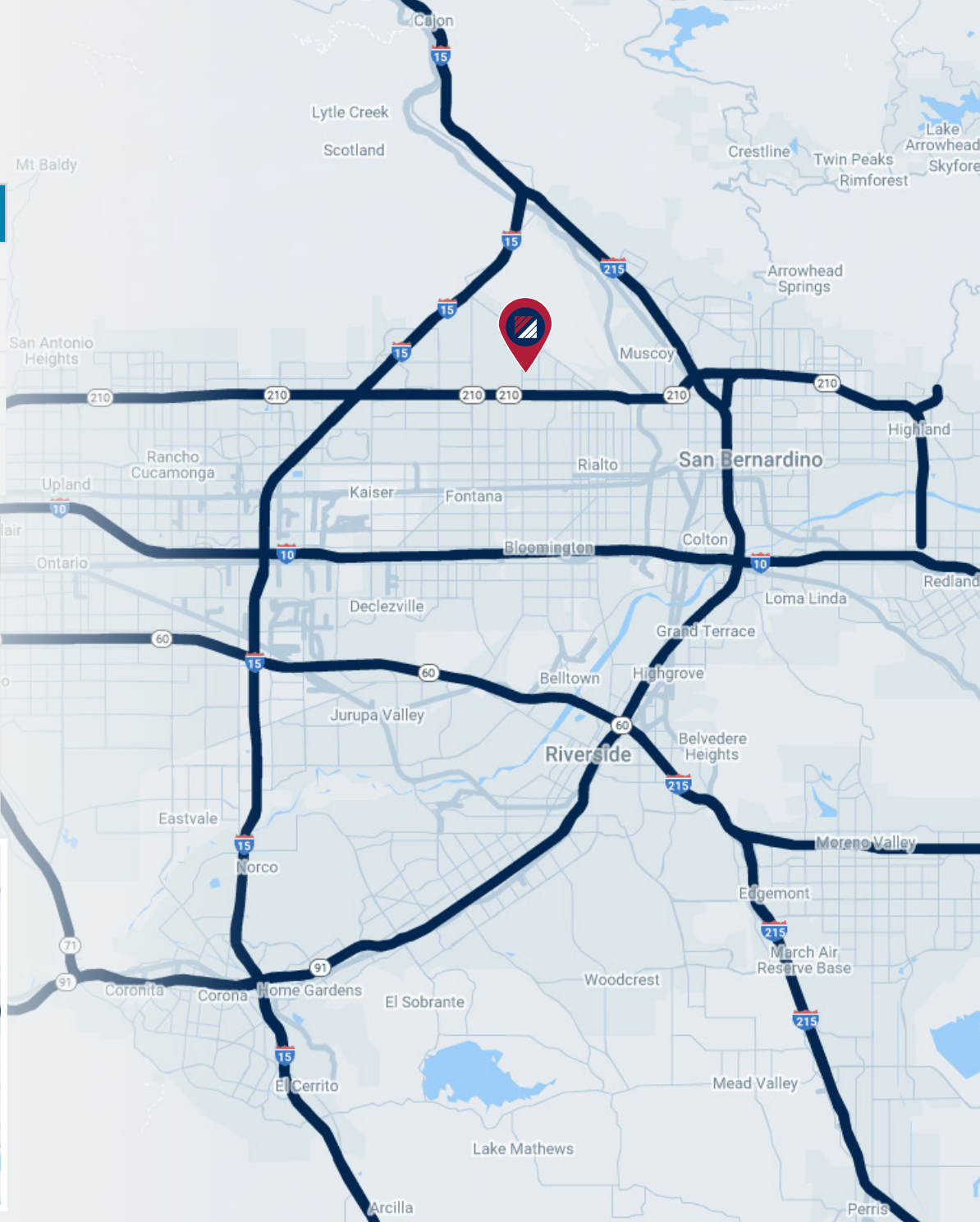


SOURCE: <https://www.yourrialto.com/>

# DEMOGRAPHICS & LOCATION MAP

DESTINATIONS	DISTANCE
Downtown Los Angeles	54 Miles
Hollywood	59 Miles
San Bernardino Int Airport	13 Miles
Ontario Int Airport	14 Miles
Los Angeles Intl. Airport	69 Miles
Port of Long Beach	68 Miles
Port of Los Angeles	70 Miles

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	84,964	284,995	770,375
2022 Population	100,137	319,026	837,061
2027 Population Projection	105,416	333,264	870,903
Avg Household Income	\$101,303	\$90,166	\$85,844
Median Household Income	\$86,070	\$73,229	\$68,497
Total Specified Consumer Spending (\$)	\$1B	\$3.1B	\$8.1B



# RIALTO

## COMMERCE CENTER

### CORPORATE NEIGHBORS



# RIALTO

## COMMERCE CENTER

### AMENITIES MAP

ON/OFF RAMP

ON/OFF RAMP

SUMMIT AVE.

CASA GRANDE AVE.

SUMMIT AVE.

CITY OF FONTANA  
**AQUATICS**  
*Making a Splash*

CITRUS AVE.

Sierra Lakes  
GOLF CLUB

MANGO AVE.

NILOCUST AVE.



**SUBJECT PROPERTY**



ON/OFF RAMP

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ON/OFF RAMP

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FREEWAY INTERCHANGE

Google





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