FOR LEASE · RESTAURANT & SHOP SPACE

CBRE



Rancho Verde Plaza

RIALTO, CALIFORNIA

PLANET FITNESS · STARBUCKS · I-210 & RIVERSIDE AVE

Five spaces from 1,000 to 3,600 square feet, plus a drive-thru pad coming available

01 — THE CENTER

A freeway corner with daily-needs traffic.

Rancho Verde Plaza sits on the signalized corner of Riverside Avenue and the I-210 ramps in North Rialto, with a panel on the freeway pylon. Planet Fitness, Starbucks, Carl's Jr, Del Taco, AutoZone, Leslie's and Rancho Verde Market bring customers in every day, and Walmart Depot is coming.

1.8M

Visits to the center in the last 12 months

Top 5%

Of strip centers nationwide, by visits

153,759

Cars a day on the I-210 at the site

19,276

Cars a day on Riverside Avenue

$97,323

Average household income, 3 miles

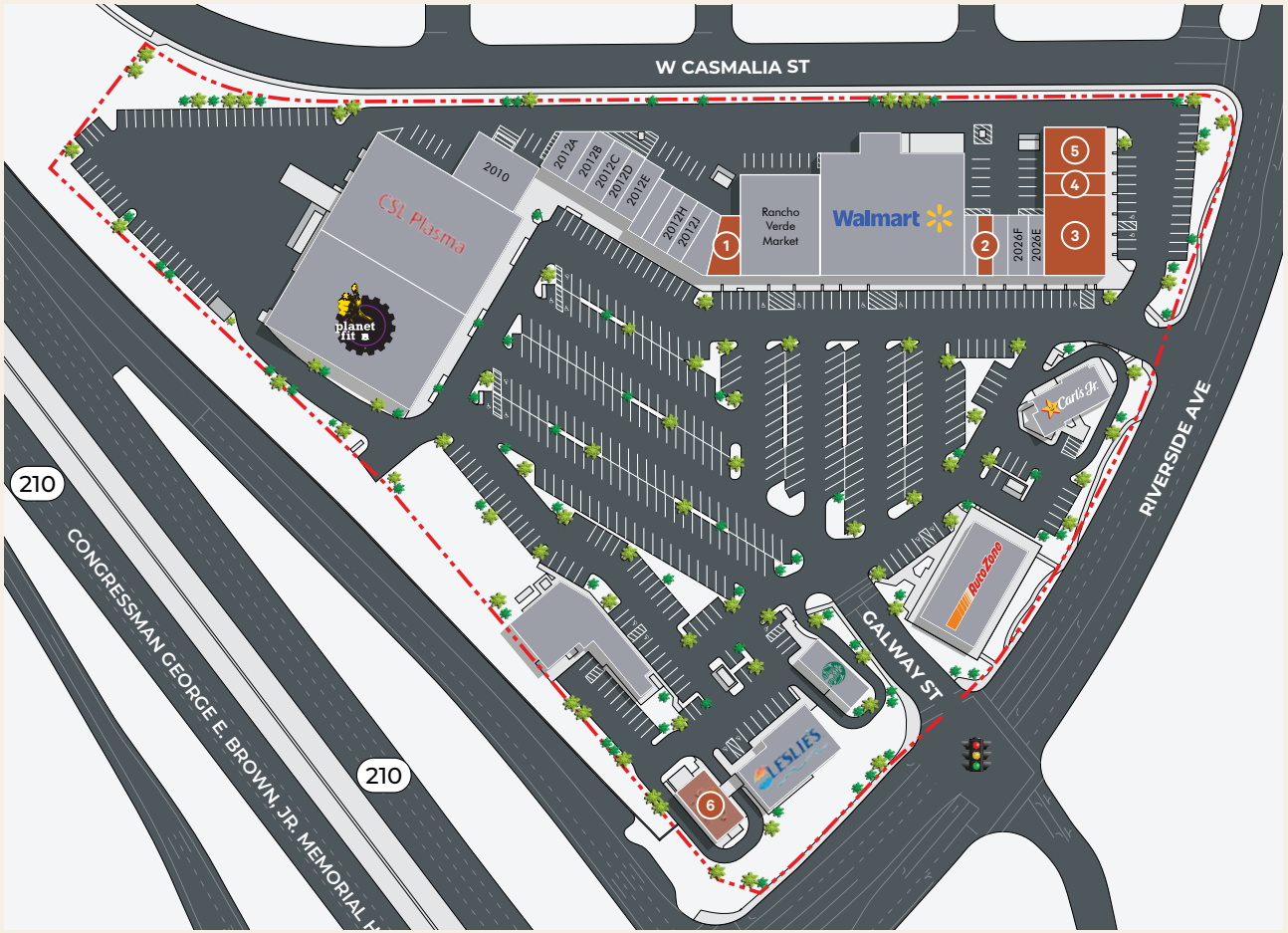
109,933

Square feet on 9.31 acres, 502 parking spaces

Sources: Placer.ai, Nov 2025–Oct 2026; CoStar; Esri.



Five spaces, 1,000 to 3,600 SF, plus a drive-thru pad.



Available Coming available Not to scale

1 1,585 SF

SUITE 2012L

Second-generation restaurant in the main strip.

2 1,000 SF

SUITE 2026C

Shop space next to Subway. Service or retail.

3 3,600 SF

SUITE 2026G

End cap with a restaurant kitchen and hood in place.

4 1,200 SF

SUITE 2026J

Second-generation restaurant. Coffee, juice or dessert.

5 2,700 SF

SUITE 2026K&L

In-line shop. Up to 7,500 SF with 2026G and 2026J.

6 2,300 SF

DEL TACO PAD

Drive-thru pad. Coming available, date TBD.

Del Taco pad: tenant in place and open. Delivery date to be confirmed. Please do not visit or contact the tenant; all inquiries through CBRE.

TENANT ROSTER

2000	**Del Taco (coming avail.)**	**2,300**
2002A&B	Leslie's Pool Supplies	3,020
2004	Starbucks	1,950
2010A	Rancho Dental	3,300
2012A	Rancho Verde Cleaners	1,200
2012B	Pilates & I	1,200
2012C	Gent's Barbershop	1,200
2012D	IE Clinical Trials	900
2012E	Mariscos El Puerto	1,200
2012F	King Spa	900
2012H	Rentokil / Terminix	900
2012J	Miracle-Ear	—
2012K	KMA Aquatic Pets	1,320
2012L	**Available**	**1,585**
2016	Rancho Verde Market	3,000
2020A	Walmart Depot (coming)	17,880
2026C	**Available**	**1,000**
2026D	Subway	1,200
2026F	Phillips Pet Grooming	825
2026G	**Available**	**3,600**
2026J	**Available**	**1,200**
2026K&L	**Available**	**2,700**
Pad	Planet Fitness	18,502
Pad	CSL Plasma	12,000
Pad	AutoZone	6,500
Pad	Carl's Jr	2,859
Pad	H&R Block	2,250

Sizes approximate. Center GLA 109,933 SF on 9.31 acres. Subject to change.



03 — THE CORNER

Anchors that bring customers back every week.

463K
PLANET FITNESS
Visits a year

412K
STARBUCKS
Visits a year

130K
CARL'S JR
Visits a year

127K
DEL TACO
Visits a year

04 — THE SPACES

Restaurant and shop space, ready to go.

SUITE	SF	GOOD FIT FOR
2026G	3,600	End cap with a restaurant kitchen and hood in place. Pizza, family dining or fast casual.
2026K&L	2,700	In-line shop. Combine with 2026J and 2026G for up to 7,500 SF.
2012L	1,585	Second-generation restaurant. Fast casual, take-out or dessert.
2026J	1,200	Second-generation restaurant. Juice, boba or coffee concept.
2026C	1,000	Shop space. Cellular, insurance, tax or salon.
Del Taco pad	2,300	Drive-thru pad, coming available. Delivery date TBD. Please do not disturb the tenant.

LEASE TERMS

NNN approximately $0.75/SF/month. Panel available on the I-210 freeway pylon. Contact the listing broker for rates. Del Taco pad: tenant in place and open. Delivery date to be confirmed. Please do not visit or contact the tenant; all inquiries through CBRE.

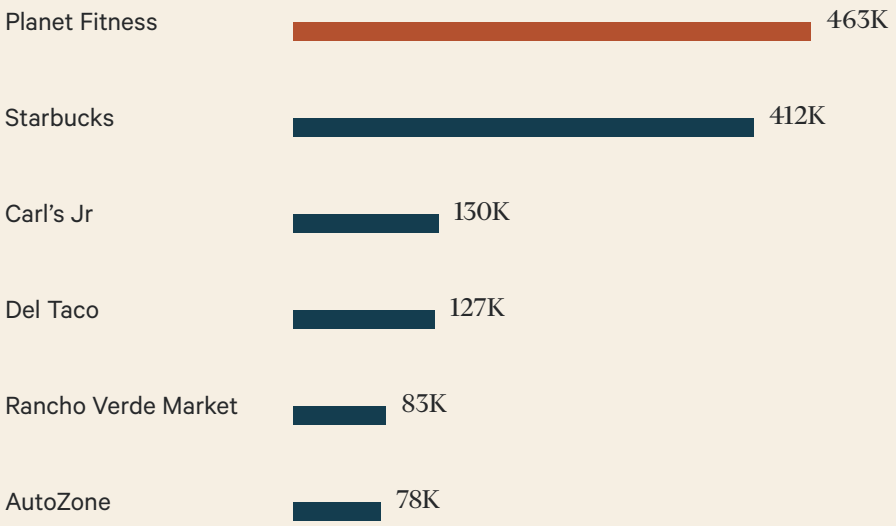


05 — CUSTOMER TRAFFIC

About 4,900 visits a day, from a gym, a coffee shop and three drive-thrus.

Placer.ai counts 1.8 million visits to Rancho Verde Plaza over the last 12 months, up 1.5% year over year. Among strip centers it ranks #9 of 102 within 15 miles and #186 of 2,296 in California.

VISITS IN THE LAST 12 MONTHS, THOUSANDS



Source: Placer.ai, Nov 1, 2025–Oct 31, 2026.

WHO SHOPS HERE

WITHIN 3 MILES

Population	114,241
Daytime population	93,333
Average household income	$97,323

TRADE AREA (70% OF VISITS)

Median household income	$75,600
Median age	31.5
People per household	3.69
Hispanic or Latino	75%

Sources: Esri; Placer.ai trade area; Census 2024 ACS.



06 — THE MARKET

North Rialto is adding rooftops, jobs and retail along the I-210.

3,900

homes planned in Renaissance Rialto (Lewis / Hillwood) along the I-210

8,407

homes entitled in the Lytle Creek Ranch Specific Plan at I-15 and Riverside Ave

4,000

jobs planned in the Renaissance Rialto employment district

Amazon, Target and Staples run major distribution centers in Rialto. Renaissance Marketplace (Cinemark, Ross, Ulta, Five Below) is just east on the freeway.

Sources: Lewis Group / Hillwood; Lytle Creek Ranch Specific Plan; CoStar.

DEMOGRAPHICS

WITHIN 3 MILES

Population	114,241
Daytime population	93,333
Daytime employees	21,443
Avg. household income	$97,323

WITHIN 1 MILE

Median household income	$106,182

WITHIN 5 MILES

Households	99,625

NEARBY

Walmart, Stater Bros, Harbor Freight, Dollar Tree, Smart & Final, CVS, McDonald's and dd's Discounts.

Sources: Esri; CoStar.



Rancho Verde Plaza

2000–2026 N RIVERSIDE AVE · RIALTO, CALIFORNIA 92377

See all of my listings

www.pablorodriguez.com

EXCLUSIVE LEASING

Pablo Rodriguez

First Vice President
+1 909 418 2041
pablo.rodriguez1@cbre.com
Lic. 01870757

Conner Tolliver

Associate
+1 909 418 2090
conner.tolliver@cbre.com
Lic. 02187079

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