

745 E Foothill Blvd

Southeast corner of Foothill Boulevard & Eucalyptus Avenue

RIALTO, CA 92376

±0.34 AC
PROPOSED LEASE AREA

±89 FT
FOOTHILL FRONTAGE

±1,250 SF
COMPACT DRIVE-THRU CONCEPT

THE SITE

A corner pad on Foothill

West portion of APN 0130-411-06 / Existing ACE Cash Express on the east portion



Proposed lease area Parent parcel Traffic signal

County parcel records Existing ACE location Open in Google Maps

PARCEL & ACCESS

±14,880 SF proposed pad

Within a ±0.86-acre parent parcel

1. Foothill Blvd driveway (shared)
2. Eucalyptus Ave driveway

Existing curb cuts are shown. Final access and circulation are subject to City review and lease rights.

LAND USE

Foothill Mixed-Use Zone

Restaurant without drive-thru, general retail and medical/dental are listed as permitted uses. Drive-thru and enclosed oil change require a Conditional Development Permit.

The Housing Opportunity District overlay also applies. The ordinance retains the underlying zoning for commercial use.

Specific plan Overlay rules Parcel inventory

THE CORRIDOR

Retail along East Foothill

Grocery and daily-needs retail along Historic Route 66, with Omnitrans service at the corner.



USDA NAIP aerial. Business markers are approximate.

Stater Bros. AutoZone Rialto Town Center Omnitrans Route 14

TRAFFIC / 2022 AVERAGE DAILY VOLUMES

24,745
Foothill Blvd
Riverside to Sycamore, west of site

4,559
Eucalyptus Ave
South of Foothill, along site

City of Rialto transportation analysis, Table 4

RIALTO CITYWIDE

106,554
Population
July 2025 estimate

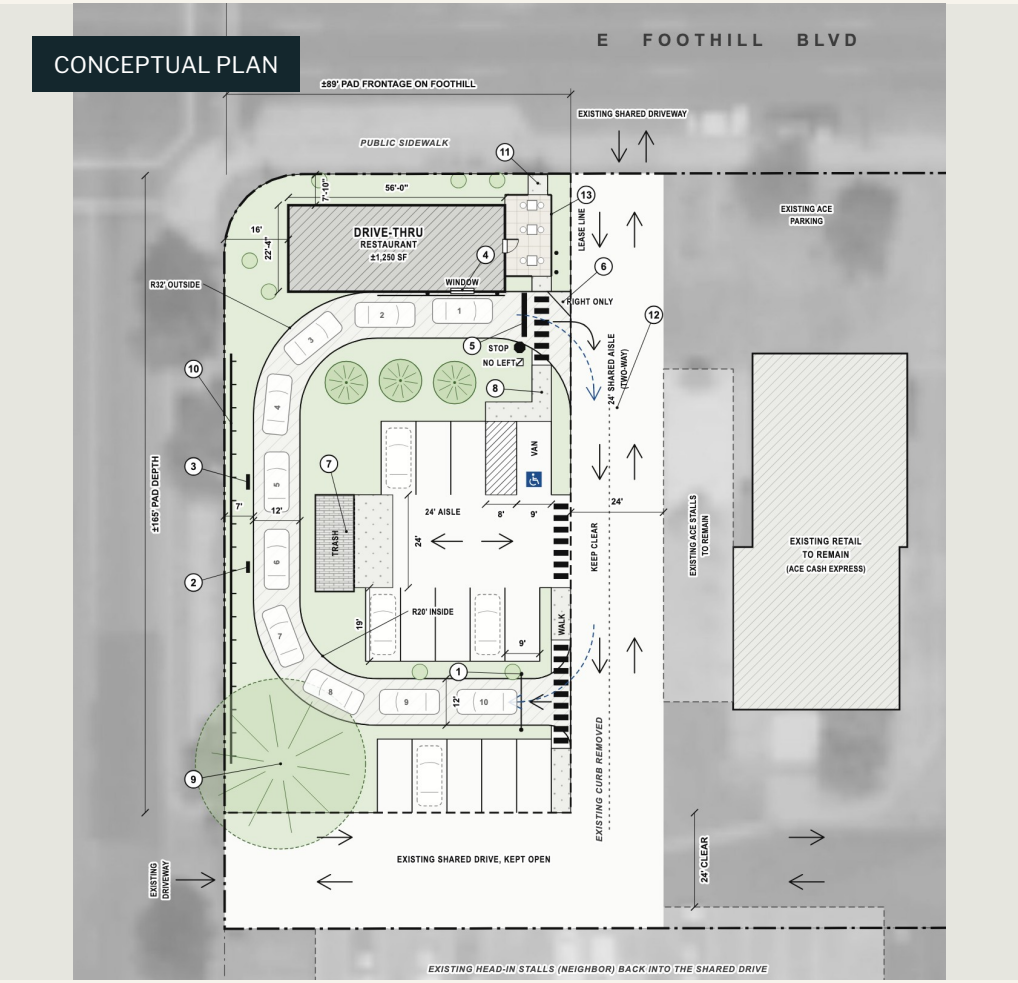
$88,857
Median household income
2020–2024 ACS

U.S. Census Bureau QuickFacts

DEVELOPMENT CONCEPTS

Test fit for a compact drive-thru

The ±1,250 SF layout shows all 14 proposed parking stalls within the pad.



±1,250 SF BUILDING

10 cars QUEUE SHOWN

14 PAD STALLS

The coffee or quick-service concept places the building on Foothill and routes the queue around the parking area. Drive-thru service requires a City Conditional Development Permit.

OTHER CONFIGURATIONS

±2,000 SF drive-thru restaurant

10-car queue and 13 pad stalls shown. Feasibility depends on approved additional parking.

±1,980 SF enclosed quick lube

Three pull-through bays and 10 stalls shown. Conditional Development Permit required.

±3,200 SF retail or medical building

Three-suite concept. Final suite mix and parking are subject to site plan review.

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Plans and dimensions are illustrative. Final layout, parking, queueing, access and signage are subject to survey, engineering, lease terms and City review.