

KEYZCOMMERCIAL

FOR LEASE



City Hub

301 North Pepper Avenue, Colton, CA 92324

JASON KEYZ

888.539.9101

jason@keyzgroup.com

CalDRE #01906778

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PROPERTY DESCRIPTION

Beautiful brand new construction shopping center on W Valley Blvd and Pepper Ave with the Colton Golf Course and Arrowhead Regional Medical center nearby. Easy access to the 10 freeway.

Anchored by numerous highly visible brands and includes a soon to be built Holiday Inn Express hotel.

Only 4,957 SF of space current left available for lease. Suites A, B, and C currently available for up to 4,957 SF of contiguous space which may be sub-divided in up to 3 units.

PROPERTY HIGHLIGHTS

- Current tenants include ARCO, am/pm, Gogo Express Car Wash, Chelo's Burgers, Black Bear Diner, Holiday Inn Express, WaBa Grill, and an independent coffee shop.

OFFERING SUMMARY

Lease Rate:	\$4.50 SF/month (NNN)
Available SF:	2,604 SF
Lot Size:	
Building Size:	315,810 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,285	32,029	82,506
Total Population	12,633	123,642	314,241
Average HH Income	\$55,959	\$50,636	\$53,567

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LEASE TYPE | NNN

TOTAL SPACE | 2,604 SF

LEASE TERM | Negotiable

LEASE RATE | \$4.50 SF/month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 400	Available	2,604 SF	NNN	\$4.50 SF/month

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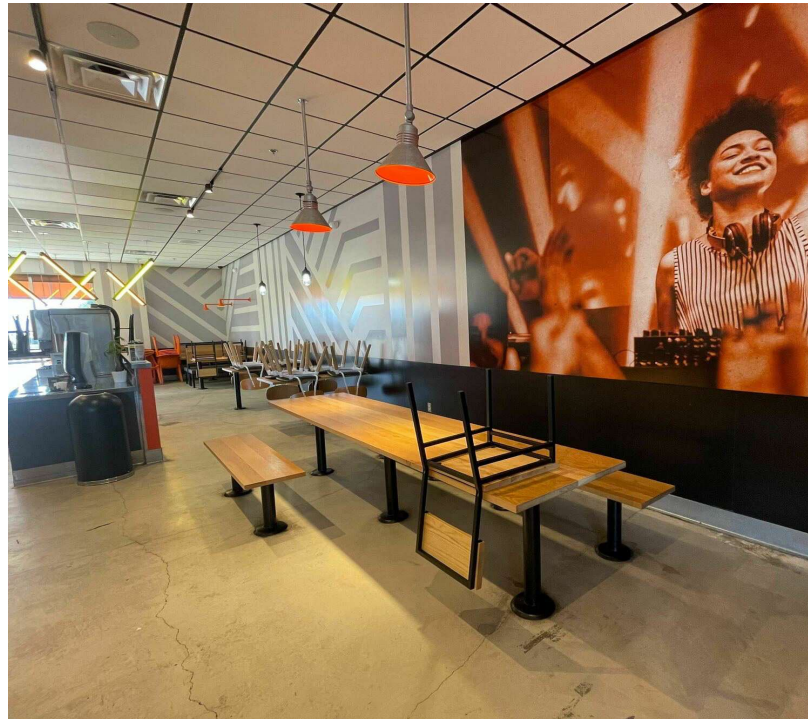
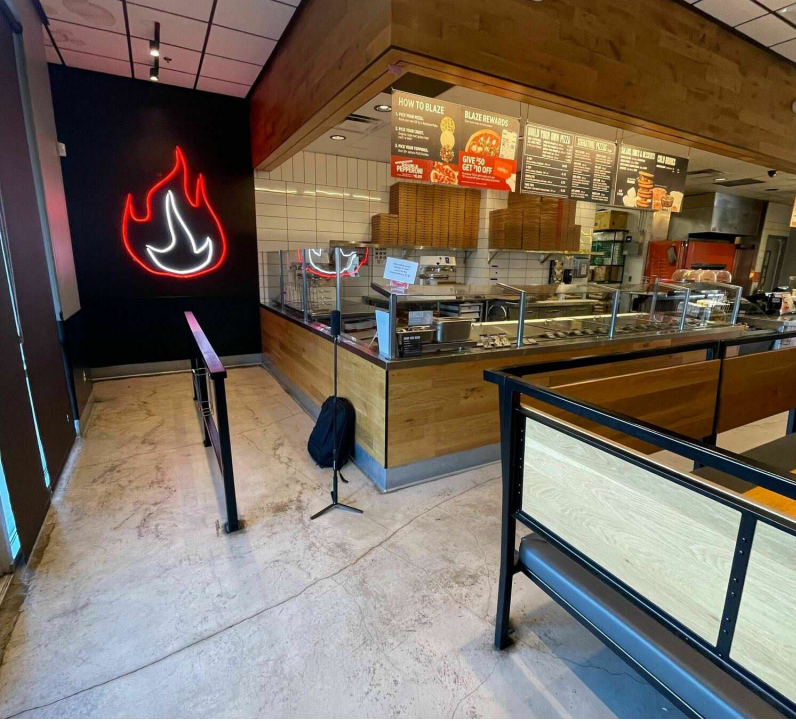
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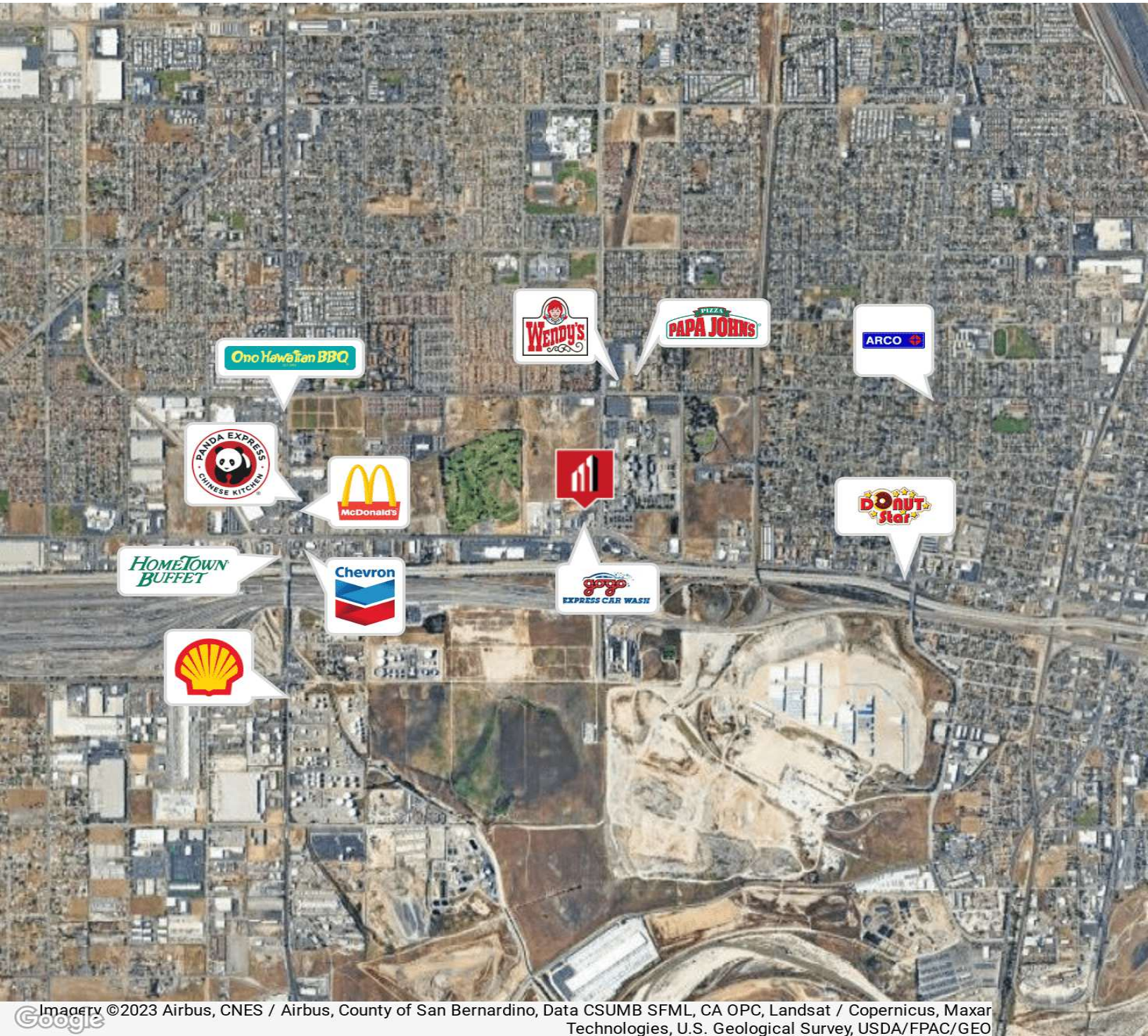
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