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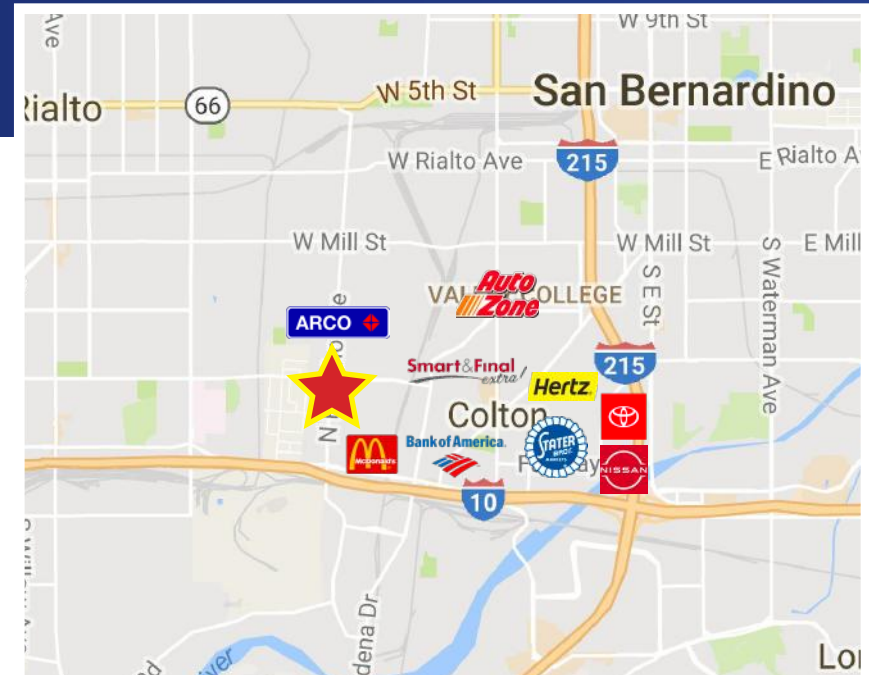
GS INVESTMENT PROPERTIES

Available Space | Proposed Retail Project
+/- 860 SQ. FT. TWO TENANT FOOD/RETAIL BUILDING

1089 N Rancho Avenue | Colton, CA 92324

PROJECT HIGHLIGHTS:

- » +/- 1,960 sq. ft. Retail Building Divisible to +/-1,100/860 sq. ft. on +/-16,000 sq. ft. Lot
- » Located at the Signalized Intersection of Rancho Ave. and Olive St.
- » Excellent Access to 10 & 215 Freeways
- » Tremendous Traffic \ Demographics \ Strong Retail Location
- » Ideal Tenants: Fast Food, Cellular, Insurance, and other In-line Shop Tenants



2019 Demographics	1-Mile	3-Miles	5-Miles
Est. Population:	19,760	119,973	308,176
Median Income:	\$46,722	\$49,841	\$51,783
Housing Units:	5,473	35,276	89,664

Source: MapInfo Pro

FOR FURTHER INFORMATION, PLEASE CONTACT:



MATTHEW ARFA

714-726-9909 Cell
 matthew@amsbrokers.com
 DRE #01788637

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SITE PLAN



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