

**CENTER STREET, COLTON, CA 92324** 



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## **PROPERTY HIGHLIGHTS**

Land Acres:  $\pm 1.95$  Acres Availability: Now

Zoning: M-1 (Light Industrial) Location: Center Street Near Main Street

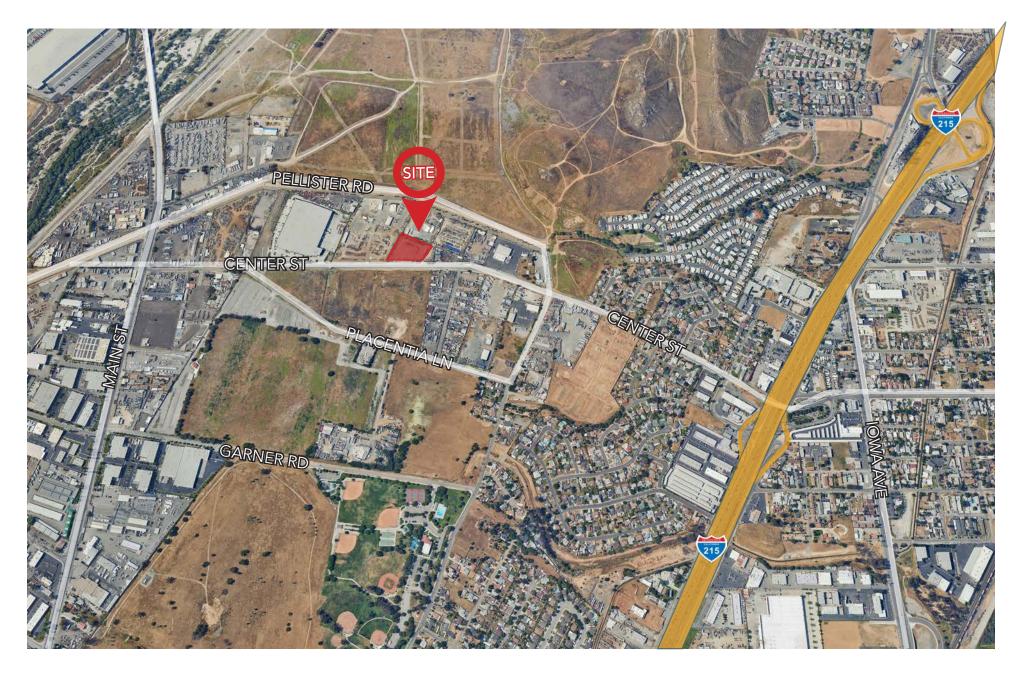


- ▶ ±1.95 Acre Trucking Facility/Contractor's Yard (Verify Use with City of Colton)
- ▶ Potential Development Site APN's 0277-022-91 & 93
- ► Fenced & Secured Yard
- 2 Curb Cuts for Easy Ingress/Egress
- Slagged & Asphalt
- ▶ Utilities to Site

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Est. Population	6,728	76,724	249,970
2030 Proj. Population	7,518	80,415	255,896
Adj. Daytime Demos.	4,611	43,544	87,215
Average HH Income	\$100,862	\$97,085	\$104,072

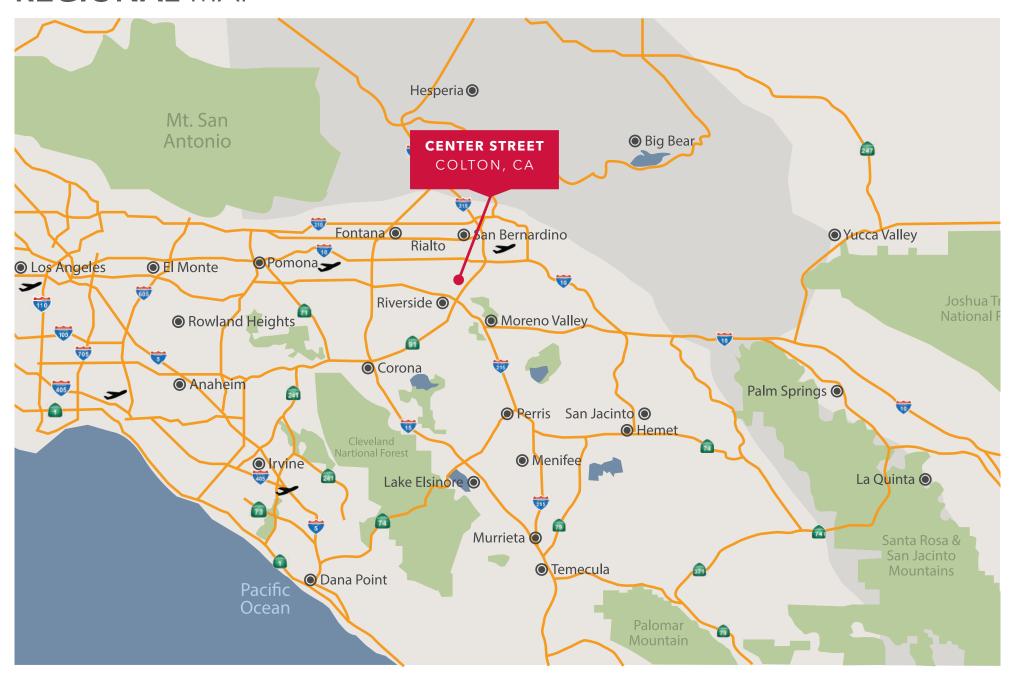


## **AERIAL PHOTO**





## **REGIONAL** MAP





## 1.95 ACRE INDUSTRIAL YARD | COLTON, CA 92324

