

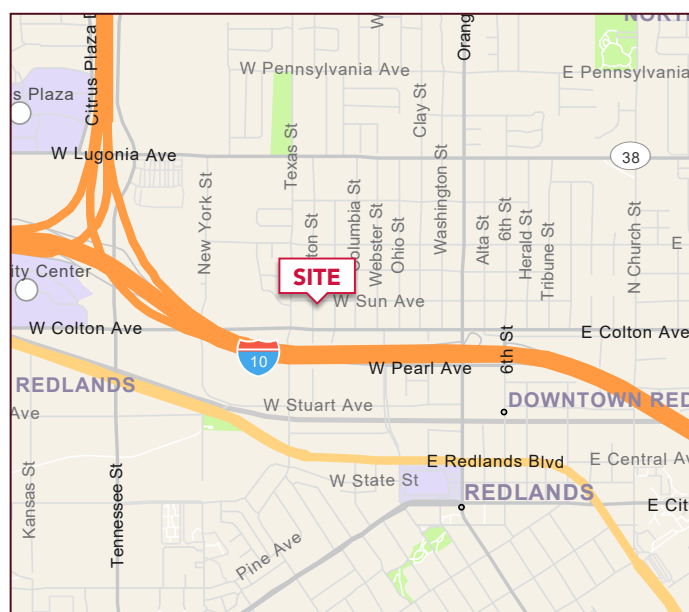


602 W. COLTON AVENUE, REDLANDS, CA 92374

AVAILABLE FOR SALE - ±2,546 SQ. FT. FREE-STANDING COMMERCIAL BUILDING

PROPERTY FEATURES

- » ±2,546 SF free-standing commercial building
- » ±.36 acre land parcel
- » Excellent visibility and access on major retail arterial (Colton Ave.)
- » Large parking lot in front of building with fenced side yard
- » Zoning: TVSP/VG - Transit Village Specific Plan - Village General
- » APN: 0169-036-13
- » **Asking Price: \$925,000.00**



CONTACT US

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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



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DEMOGRAPHICS

	ESTIMATED POPULATION		
	1 MILE	3 MILE	5 MILE
	12,637	73,219	168,541
	AVERAGE HOUSEHOLD INCOME		
	1 MILE	3 MILE	5 MILE
	\$85,072	\$101,090	\$99,040
	ADJ. DAYTIME DEMOGRAPHICS		
	1 MILE	3 MILE	5 MILE
	11,052	35,829	68,682
	TRAFFIC COUNTS @ TEXAS ST & COLTON AVE		
	28,482 CPD		

Source: Regis 2021

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