

595 W. Valley Blvd., Colton, CA 92324

For Sale



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### OFFERING SUMMARY

Price: \$600,000.00  
Building Size: 1,340 SF  
Lot Size: 6,500 SF  
Year Built: 1922  
Zoning: C2  
# of Units: 2



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## PROPERTY HIGHLIGHTS

- **Prime Location:** Corner property situated across the street from Colton High School.
- **Convenient Access:** Easy exit to the 10 freeway for hassle-free commuting.
- **Proximity to National Retailers:** Surrounded by numerous national retailers, ensuring a thriving commercial environment.
- **High Traffic Area:** Benefit from constant foot and vehicle traffic, maximizing business exposure and potential.
- **Versatile Usage:** Ideal for both residential and commercial purposes, allowing for the opportunity to live and work on the premises.
- **Business Opportunity:** Perfect for entrepreneurs looking to establish their business in one unit while utilizing the other for living space.



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## DEMOGRAPHICS

<b>Summary</b>	<b>2010</b>	<b>2011</b>	<b>2016</b>
Population	52,154	52,084	54,944
Households	14,971	14,922	15,516
Families	11,740	11,692	12,182
Average Household Size	3.46	3.47	3.52
Owner Occupied Housing Units	7,766	7,550	8,115
Renter Occupied Housing Units	7,205	7,371	7,401
Median Age	28.4	28.6	29.0
Median Household Income		\$41,953	\$49,271
Average Household Income		\$55,989	\$63,364
Per Capita Income		\$16,299	\$18,148

<b>Race and Ethnicity</b>	<b>2010</b>		<b>2011</b>		<b>2016</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,613	43.4%	22,698	43.6%	24,470	44.5%
Black Alone	5,055	9.7%	4,911	9.4%	4,832	8.8%
American Indian Alone	661	1.3%	668	1.3%	705	1.3%
Asian Alone	2,590	5.0%	2,526	4.9%	2,671	4.9%
Pacific Islander Alone	176	0.3%	161	0.3%	162	0.3%
Some Other Race Alone	18,413	35.3%	18,490	35.5%	19,418	35.3%
Two or More Races	2,646	5.1%	2,630	5.1%	2,686	4.9%
Hispanic Origin (Any Race)	37,039	71.0%	37,215	71.5%	40,926	74.5%



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