

FREEWAY VISIBLE GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY





NWC E. Washington St. & I-215, Colton

PROPERTY FEATURES

- ±0.76 Acres Ground Lease or Build-To-Suit Opportunity
- Cross Access with Wal-Mart Supercenter
- Premier Freeway Visibility
- Traffic Counts: In Excess of 45,000 Cars Per Day at Intersection
- Ideal for Quick Service Restaurants and Daily Needs Users



3 MILE DEMOGRAPHICS

	Population:	73,650
	Average HH Income:	\$70,680
	Daytime Population:	61,771
	Traffic Counts: (At Mt. Vernon Ave.)	45,560 CPD



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*Conceptual Elevations



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