

DRIVE-THRU PAD, CAR WASH & SHOP SPACE FOR LEASE

NEC PEPPER AVE & SAN BERNARDINO AVE, COLTON



Arrowhead Regional
Medical Center

W San Bernadino Avenue
Car Wash

Shops

Food 4 Less

SUBWAY

PAPA JOHN'S

CVS
pharmacy

Wendy's

O'Reilly
AUTO PARTS

Food 4 Less
FUEL

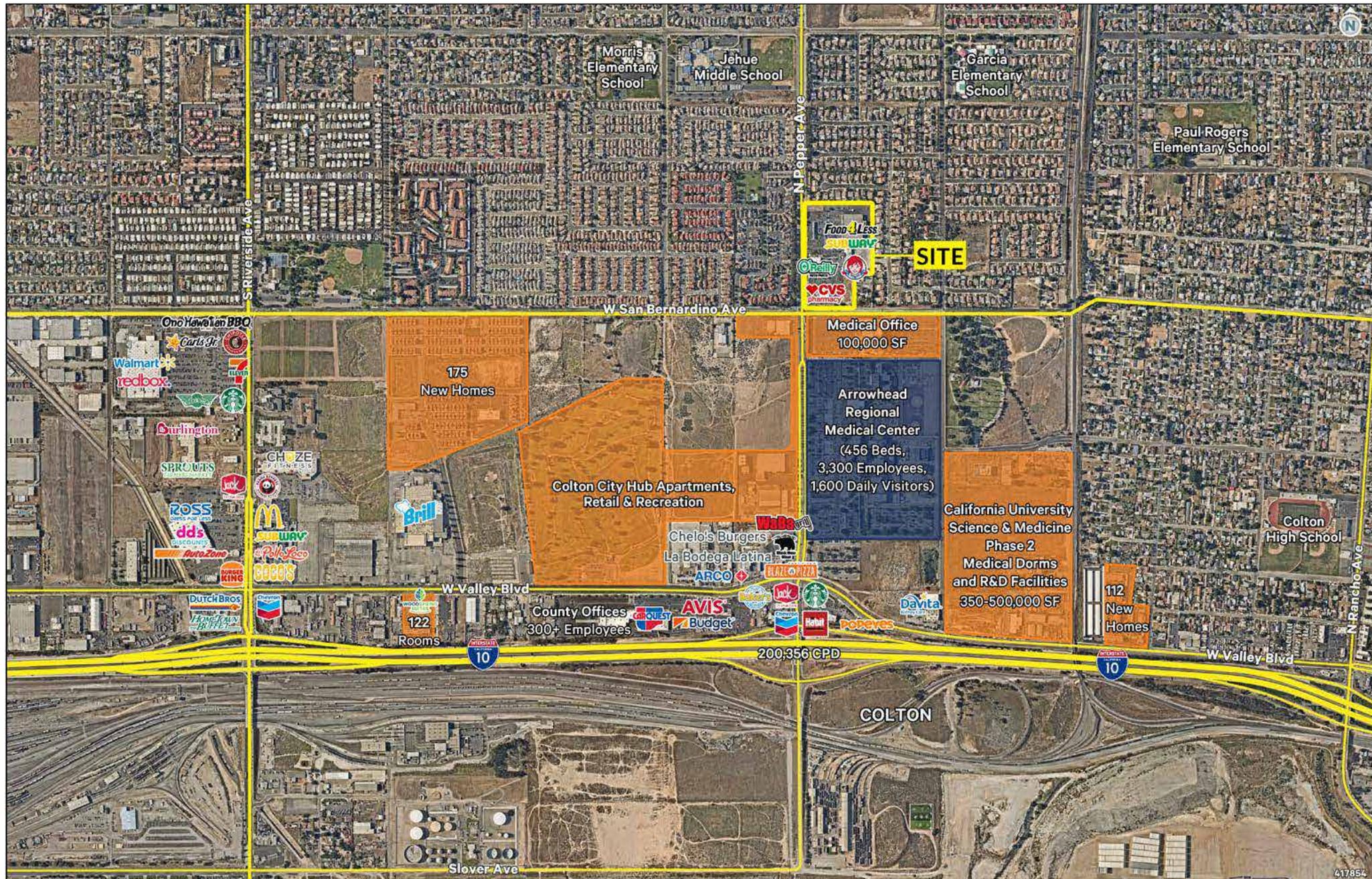
QSR

N Pepper Avenue
43,200 CPD

CBRE

NEC PEPPER AVE & SAN BERNARDINO AVE

AERIAL MAP

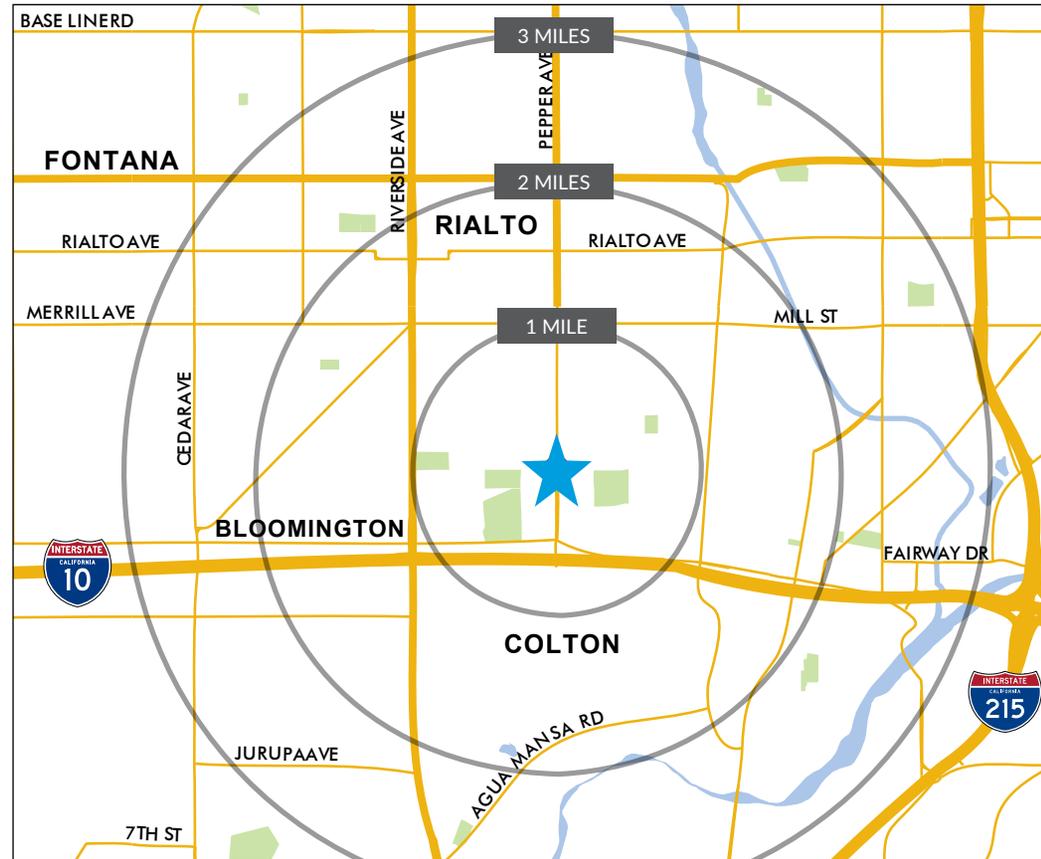


NEC PEPPER AVE & SAN BERNARDINO AVE

DEMOGRAPHICS

Colton is located in San Bernardino County, California; known for its diverse community and historical significance as a transportation hub. With a population of around 55,000, Colton offers a mix of suburban and urban amenities. The city boasts several parks, recreational facilities, and a rich cultural heritage. Its location near major highways makes it a strategic center for trade and commerce in the region.

Demographics	1 Mile	2 Miles	3 Miles
Population	9,972	71,544	122,846
Daytime Population	13,040	63,745	113,802
Avg. HH Income	\$80,026	\$76,792	\$79,705
# of Households	2,644	19,411	32,876



SITE PLAN





Walter Pagel

Lic. 01244522
+1 949 725 8457
walter.pagel@cbre.com

Brian McDonald

Lic. 01002150
+1 909 418 2020
brian.mcdonald@cbre.com

Hannah Curran

Lic. 02157742
+1 949 725 8496
hannah.curran@cbre.com

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