

201

E. Valley Blvd
Colton, California 92324

Building for Lease
or Ground Lease



Property Highlights

- Entire building for lease - 7,169 SF or Two separate leases for either 4,420 SF or 2,749 SF
- Total land available for a **Ground Lease** is 40,364 SF with reciprocal access and parking within surrounding center
- Excellent signage with freeway panels available
- 87% Hispanic population within a 1-mile radius
- Dominguez Plaza is located directly across from Starbucks and Stater Bros.
- Signalized intersection
- E Valley Blvd: 8,700 CPD
Hwy 10: 207,332 CPD

Lease Rate: TBD

Lot Size: 40,384 SF

Demographics



Total Population

1 Mile: 16,153
2 Miles: 50,254
3 Miles: 103,311



Avg. Household Income

1 Mile: \$65,470
2 Miles: \$68,790
3 Miles: \$70,657



Daytime Population

1 Mile: 4,375
2 Miles: 14,537
3 Miles: 30,300

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Conceptual Site Plan



Pylon



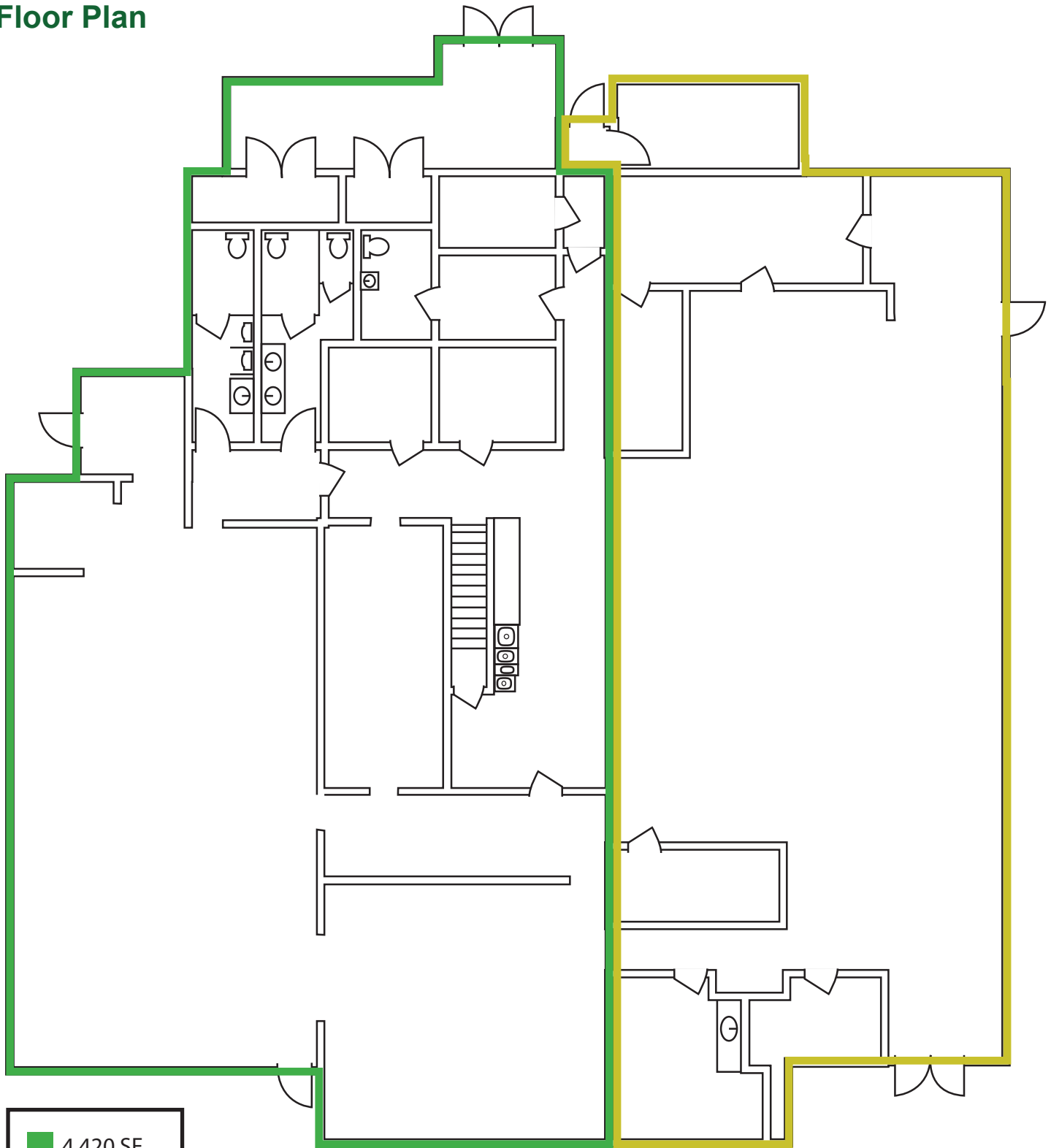
The City of Colton



A Place for Fun, A Place for Commerce

The City of Colton is proud of its growing role as a center for new business and residential and employment opportunities in the County of San Bernardino. A comprehensive transportation network, available underdeveloped land, a skilled, ready-to-work labor pool, and a viable partnership between business, city, and county government contributes vitality to an already established commerce. The city is focused on the high quality of living, education, job creation, community health, public safety, housing, retail, recreation, arts and culture, and infrastructure for development that is sustainable over time. Colton will be a destination for visitors and a home for anyone seeking a sense of community and a high quality of life.

Historically, Colton has worked hard to make our city one of the best places in Southern California to work, live, and enjoy life and that single goal remains true today. Colton is a diverse community where tomorrow's contributors pursue their dreams in an attractive and safe environment abundant with opportunities for educational and economic advancement.

Floor Plan



	4,420 SF
	2,749 SF
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7,169 SF Total	

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