

234

W. Valley Blvd
Colton, California 92324

Ground Lease
1 Acre
Land Space



Property Highlights

- Ground Lease - Up to 3,000 SF QSR
- Car Wash Under Construction
- Between 6th & 7th St with Reciprocal Easement shared with P&G Burgers
- 85' Pylon Sign on I-10 Fwy
- Close Proximity to Colton High School
- Easy Access to I-10 Freeway - 233,537 CPD
- Good Ingress/Egress with Proposed Traffic Signal
- Double Drive Opportunity

Lease Rate: Negotiable
Lot Size: 1 Acre

Demographics



Total Population

2 Miles: 48,580
3 Miles: 105,966
5 Miles: 304,963



Avg. Household Income

2 Miles: \$69,596
3 Miles: \$70,308
5 Miles: \$69,343



Daytime Population

2 Miles: 34,262
3 Miles: 86,206
5 Miles: 227,445

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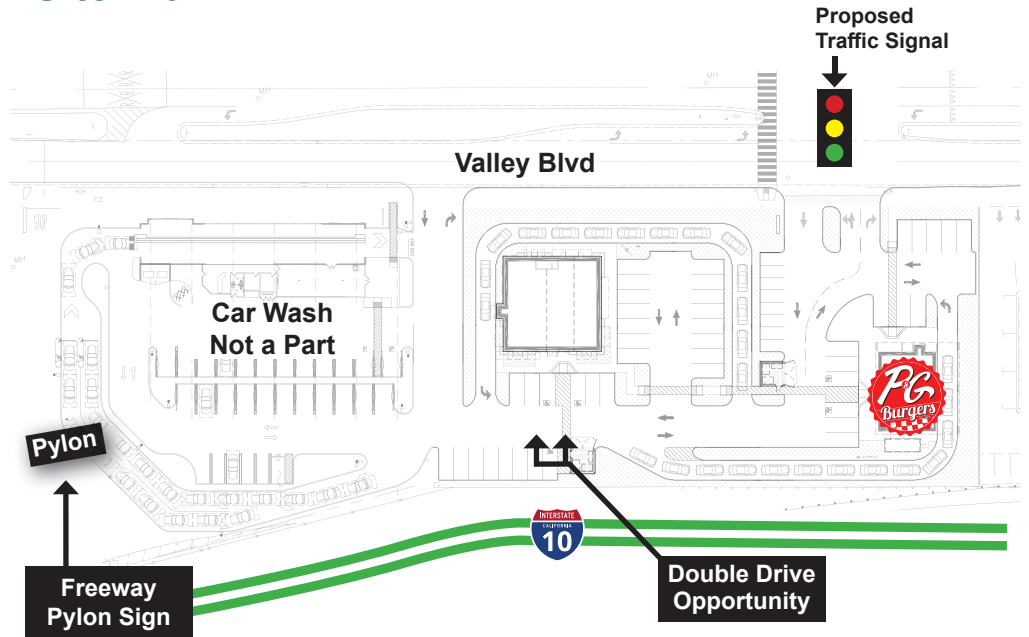
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Pylon

(Freeway Facing)



Site Plan



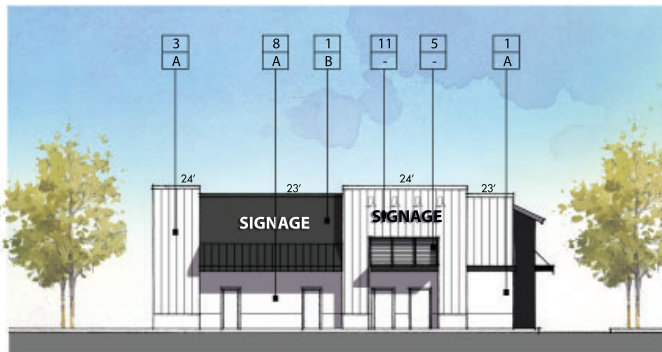
Elevations



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



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