

SINGLE-TENANT RETAIL BUILDING

±5,104 SF AVAILABLE FOR SALE OR LEASE



PROPERTY FEATURES

- ±5,104 SF Bldg on ±0.55 AC Lot
- Centrally Located in the Retail Hub of Cooley Ranch and Centreponte Regional Shopping Center
- Immediate 215 FWY Access with over 157,000 CPD
- Located across the street of a Walmart Supercenter on South Mount Vernon

SURROUNDING TENANTS



1141 S MOUNT VERNON AVENUE, COLTON, CA 92374

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, 951.276.3600, Corporate DRE#: 01048055, www.lee-associates.com

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3 MILE DEMOGRAPHICS



ESTIMATED POPULATION

78,353



AVERAGE HOUSEHOLD INCOME

\$99,879



ADJUSTED DAYTIME DEMOGRAPHICS

62,011



TRAFFIC COUNT @
S MOUNT VERNON AVE

18,906 CPD