

**KEYZCOMMERCIAL**

**FOR LEASE**



# City Hub

301 North Pepper Avenue, Colton, CA 92324

**JASON KEYZ**

888.539.9101

[jason@keyzgroup.com](mailto:jason@keyzgroup.com)

CalDRE #01906778

**City Hub** | 301 North Pepper Avenue, Colton, CA 92324



### PROPERTY DESCRIPTION

Beautiful brand new construction shopping center on W Valley Blvd and Pepper Ave with the Colton Golf Course, Arrowhead Regional Medical center, and nearby. Easy access to the 10 freeway.

Anchored by numerous highly visible brands and includes a soon to be built Holiday Inn Express hotel.

We are almost out of space at this location, Suite 400 with just 2,604 SF of space currently left available. We are looking for local service or food uses.

To view Suite 400 blueprints, please visit: <https://go.keyzcre.com/cityhub>.

Call for details.

### PROPERTY HIGHLIGHTS

- Current tenants include ARCO, am/pm, Gogo Express Car Wash, Chelo's Burgers, Black Bear Diner, Holiday Inn Express, WaBa Grill, and an independent coffee shop.

### OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN)
Available SF:	2,604 SF
Lot Size:	
Building Size:	315,810 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,285	32,029	82,506
Total Population	12,633	123,642	314,241
Average HH Income	\$55,959	\$50,636	\$53,567

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**LEASE TYPE** | NNN

**TOTAL SPACE** | 2,604 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$3.50 SF/month



**AVAILABLE**

SUITE	SIZE	RATE	DESCRIPTION
Suite 400	2,604 SF	\$3.50 SF/month	Welcome to a premier restaurant leasing opportunity at City Hub Colton. Located at 301 North Pepper Avenue, Suite 400, in the bustling city of Colton

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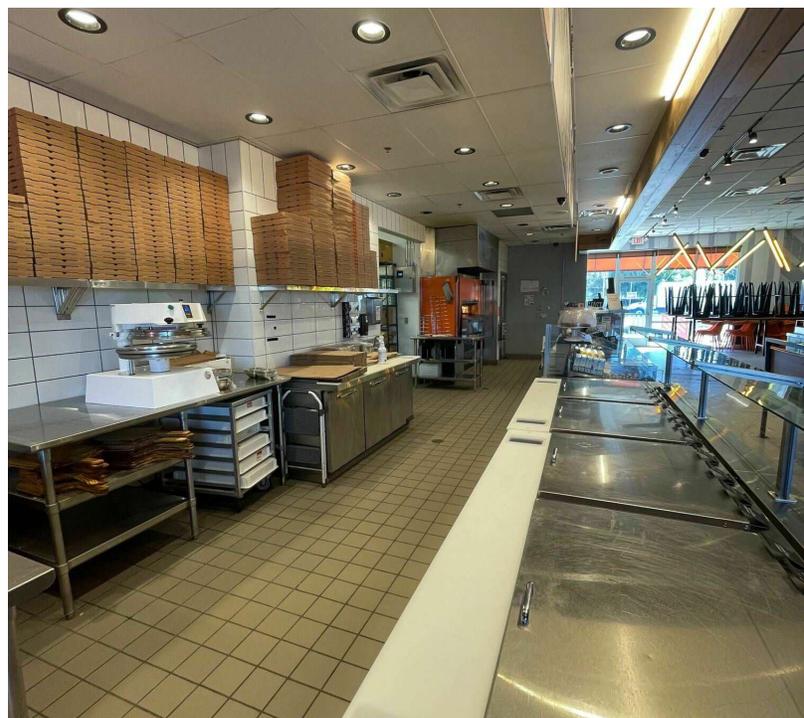
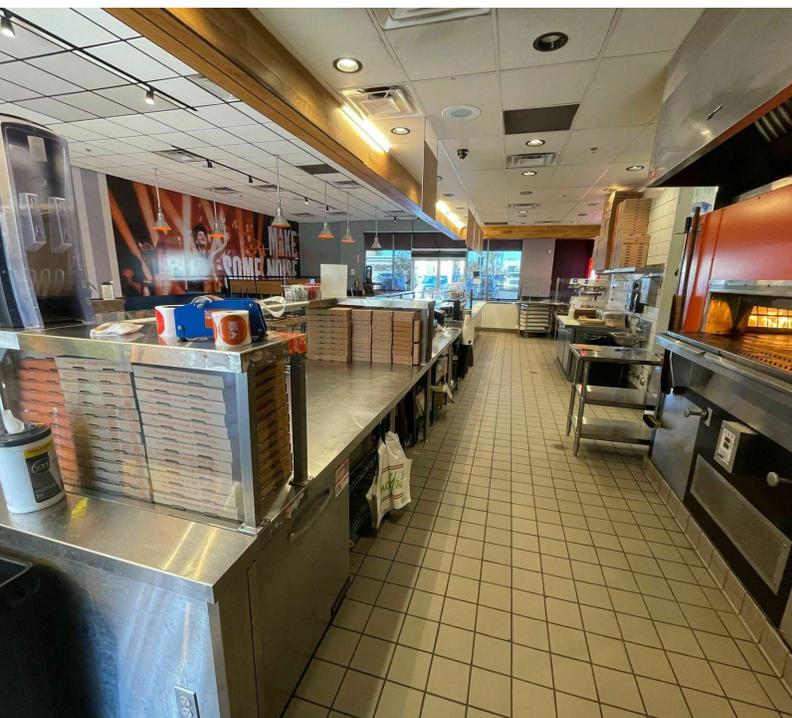
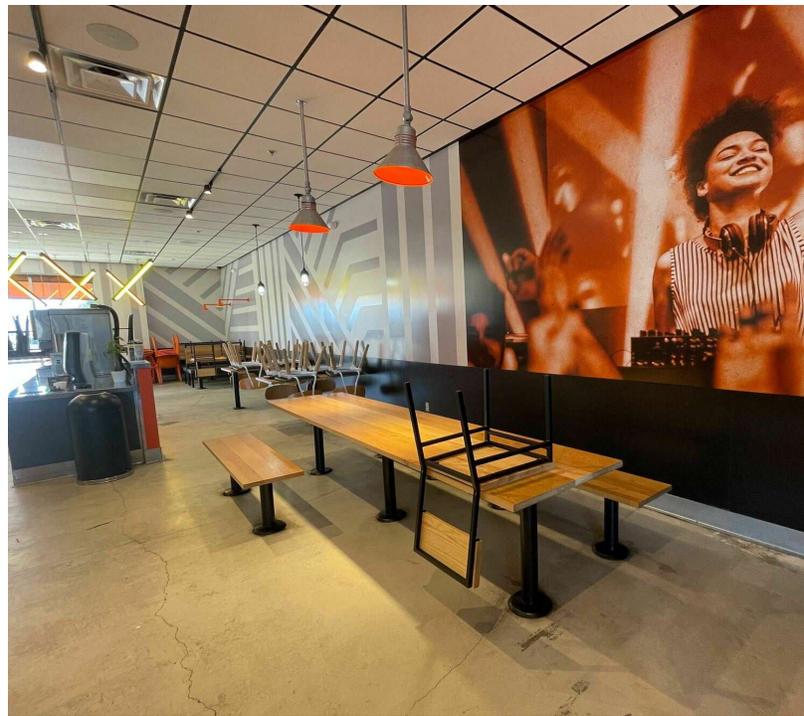
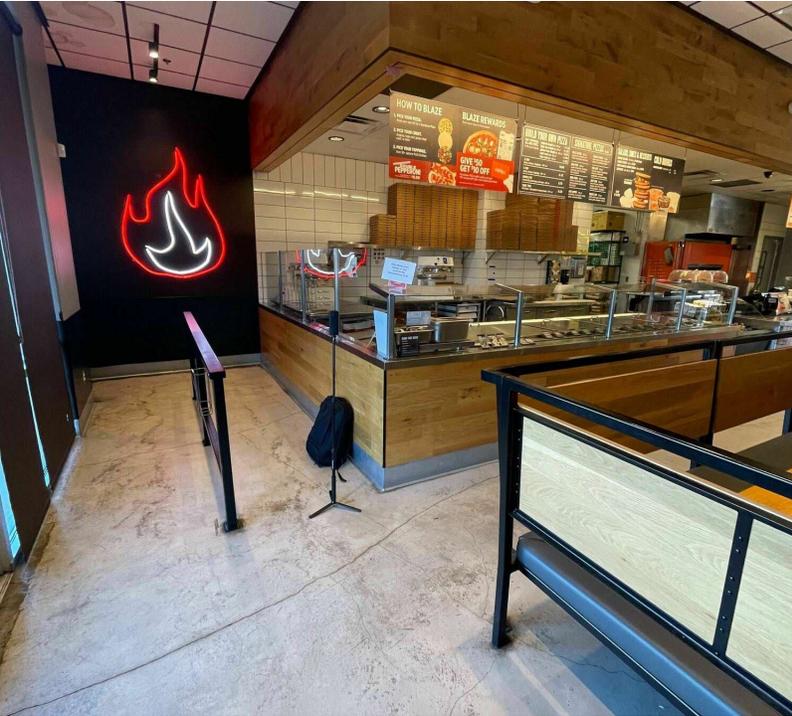
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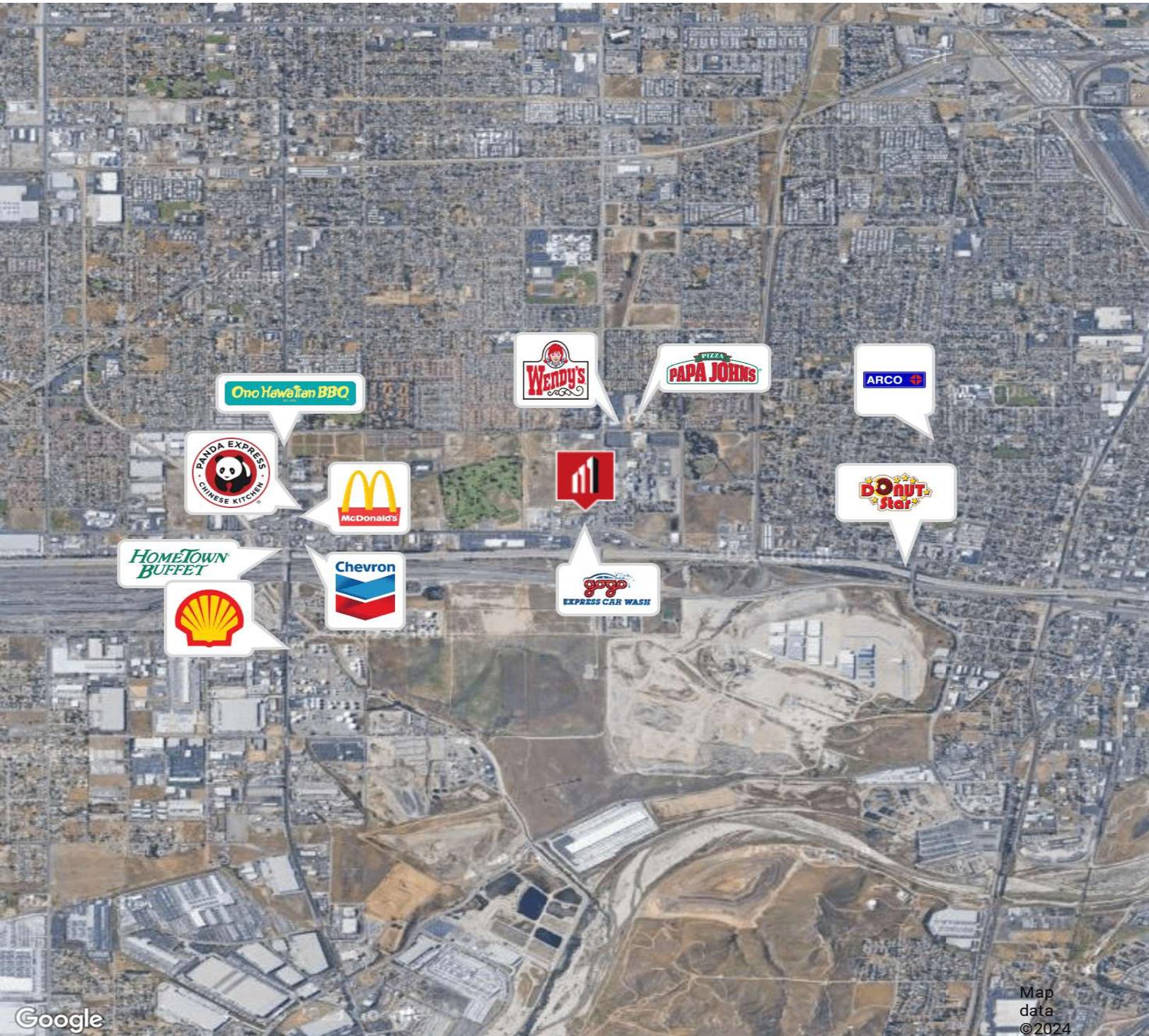
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Google

Map data ©2024

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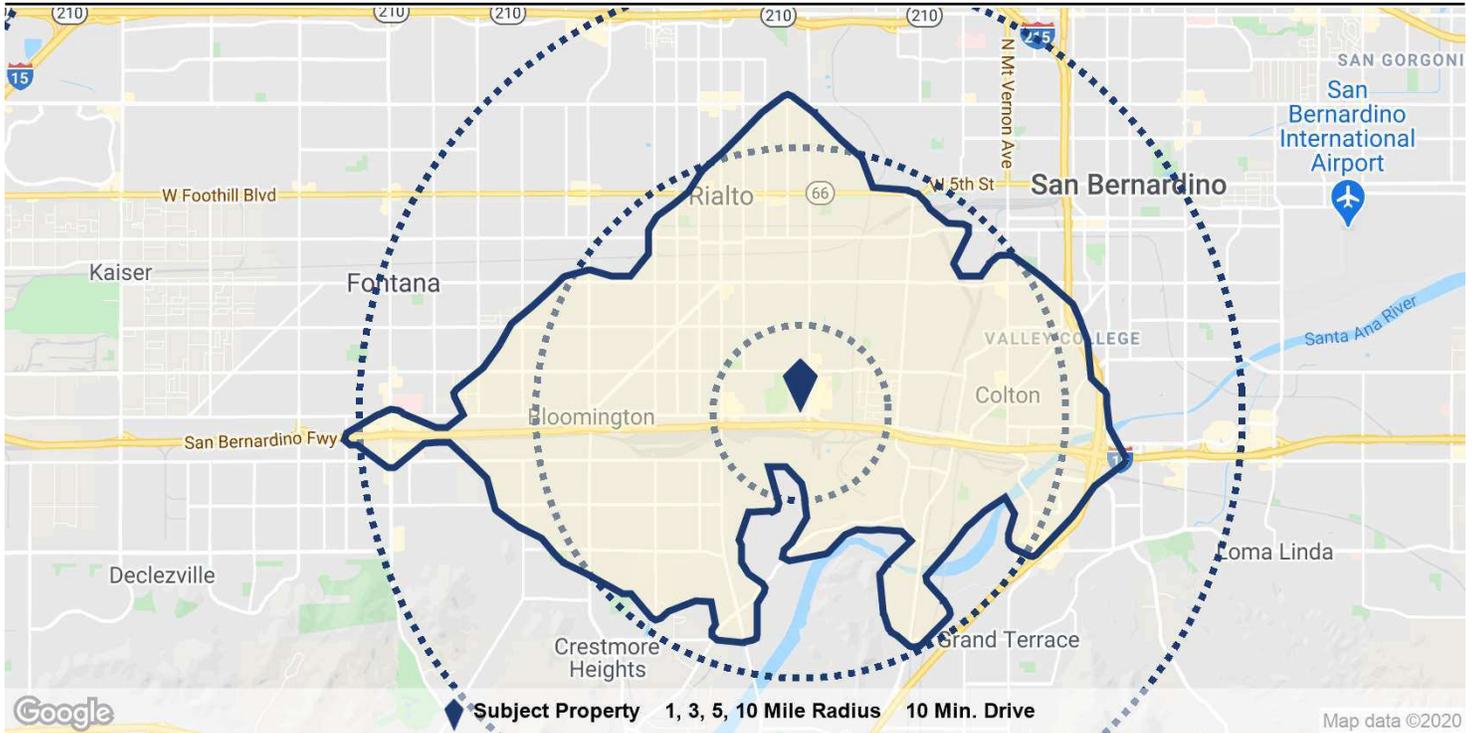
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# Subject Property

1609 W Valley Blvd

## DEMOGRAPHICS

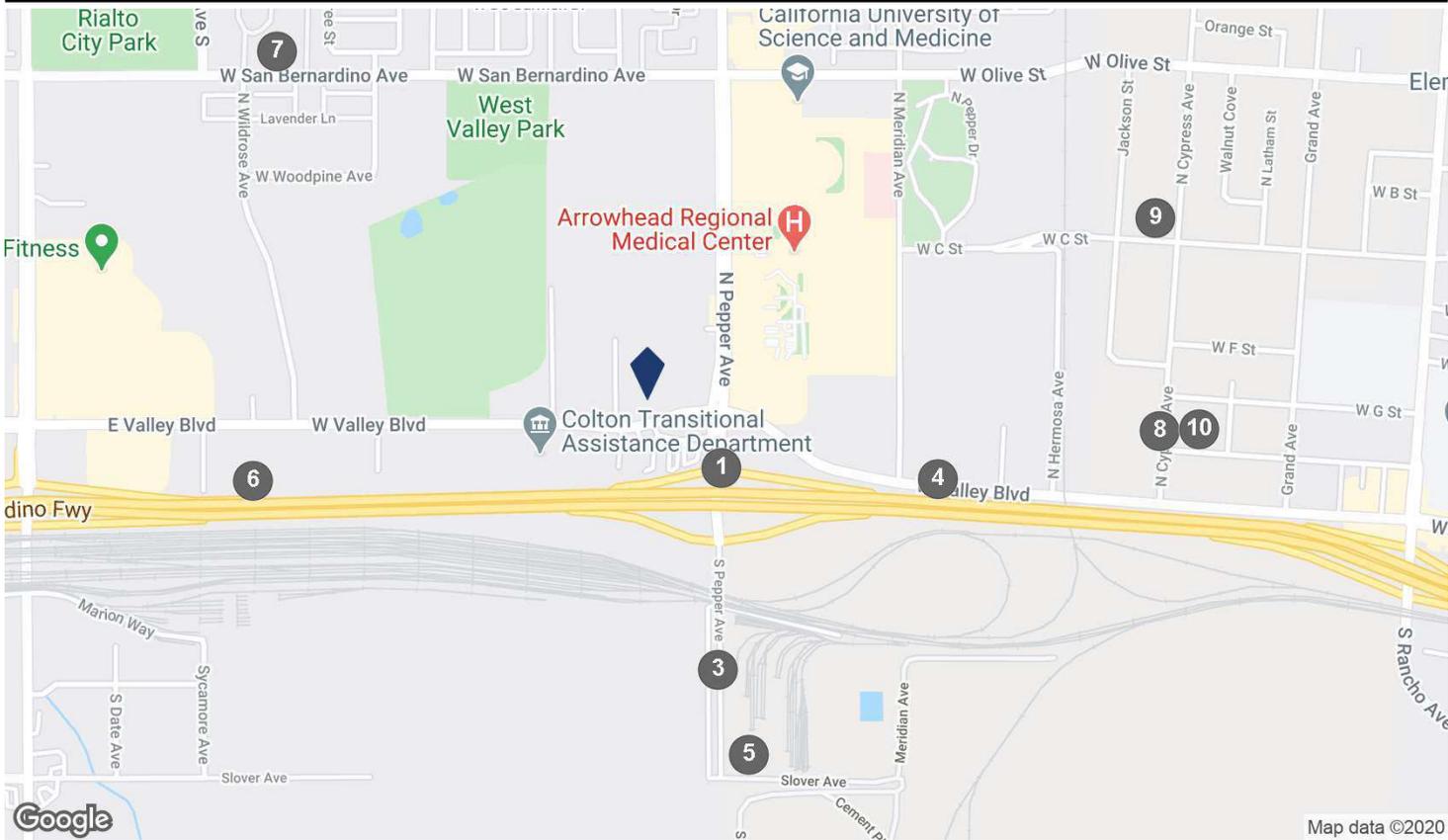


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	10,180	124,541	337,609	1,074,259	129,389
5 Yr Growth	3.0%	2.9%	3.5%	4.1%	3.0%
Median Age	30	30	31	32	31
5 Yr Forecast	33	32	33	34	33
White / Black / Hispanic	79% / 10% / 80%	83% / 9% / 81%	80% / 11% / 75%	76% / 11% / 64%	84% / 8% / 81%
5 Yr Forecast	80% / 9% / 81%	83% / 8% / 82%	80% / 10% / 76%	76% / 11% / 66%	84% / 8% / 83%
Employment	6,853	33,256	126,420	371,468	56,114
Buying Power	\$148.4M	\$1.7B	\$4.7B	\$18.1B	\$1.8B
5 Yr Growth	4.6%	5.8%	5.8%	6.5%	5.6%
College Graduates	11.4%	6.6%	9.0%	14.2%	10.3%
<b>Household</b>					
Households	2,623	32,149	89,877	301,743	32,976
5 Yr Growth	2.9%	2.9%	3.6%	4.2%	3.0%
Median Household Income	\$56,575	\$52,052	\$52,488	\$59,868	\$53,155
5 Yr Forecast	\$57,488	\$53,498	\$53,629	\$61,187	\$54,515
Average Household Income	\$65,293	\$62,467	\$64,972	\$76,668	\$63,731
5 Yr Forecast	\$66,721	\$64,115	\$66,295	\$78,248	\$65,375
% High Income (>\$75k)	32%	31%	32%	39%	32%
<b>Housing</b>					
Median Home Value	\$270,241	\$258,928	\$285,411	\$332,357	\$262,901
Median Year Built	1984	1974	1975	1978	1974
Owner / Renter Occupied	62% / 38%	60% / 40%	55% / 45%	57% / 43%	62% / 38%

# Subject Property

1609 W Valley Blvd

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 South Pepper Avenue	N Pepper Ave - SE	200,356	2020	0.17 mi
2 South Pepper Avenue	Slover Ave - S	259	2019	0.43 mi
3 Pepper Ave	Slover Ave - S	1,144	2018	0.43 mi
4 I- 10	Meridian Ave - W	217,780	2020	0.44 mi
5 Slover Ave	Pepper Ave - W	1,010	2018	0.56 mi
6 I- 10	S Sycamore Ave - W	216,674	2020	0.58 mi
7 W San Bernardino Ave	N Wildrose Ave - W	10,945	2020	0.71 mi
8 N Cypress Ave	W H St - N	1,527	2018	0.74 mi
9 W C St	N Cypress Ave - E	2,288	2018	0.76 mi
10 W H St	N Cypress Ave - W	436	2015	0.79 mi

# Income & Spending Demographics

1609 W Valley Blvd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2020 Households by HH Income</b>	<b>2,623</b>		<b>32,151</b>		<b>89,877</b>		<b>32,976</b>	
<\$25,000	406	15.48%	6,944	21.60%	20,265	22.55%	6,914	20.97%
\$25,000 - \$50,000	628	23.94%	8,457	26.30%	22,639	25.19%	8,479	25.71%
\$50,000 - \$75,000	752	28.67%	6,931	21.56%	18,589	20.68%	7,101	21.53%
\$75,000 - \$100,000	335	12.77%	4,450	13.84%	12,247	13.63%	4,726	14.33%
\$100,000 - \$125,000	260	9.91%	2,667	8.30%	7,148	7.95%	2,858	8.67%
\$125,000 - \$150,000	127	4.84%	1,278	3.97%	3,747	4.17%	1,381	4.19%
\$150,000 - \$200,000	109	4.16%	1,027	3.19%	3,424	3.81%	1,087	3.30%
\$200,000+	6	0.23%	397	1.23%	1,818	2.02%	430	1.30%
<b>2020 Avg Household Income</b>	<b>\$65,293</b>		<b>\$62,467</b>		<b>\$64,972</b>		<b>\$63,731</b>	
<b>2020 Med Household Income</b>	<b>\$56,575</b>		<b>\$52,052</b>		<b>\$52,488</b>		<b>\$53,155</b>	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$68.6M</b>		<b>\$826.2M</b>		<b>\$2.3B</b>		<b>\$864.6M</b>	
<b>Total Apparel</b>	<b>\$4.9M</b>	<b>7.09%</b>	<b>\$58.8M</b>	<b>7.11%</b>	<b>\$161.8M</b>	<b>7.03%</b>	<b>\$61.1M</b>	<b>7.07%</b>
Women's Apparel	\$1.7M	2.54%	\$21M	2.54%	\$58.2M	2.53%	\$21.9M	2.53%
Men's Apparel	\$942K	1.37%	\$11.4M	1.39%	\$31.7M	1.38%	\$12M	1.39%
Girl's Apparel	\$475.1K	0.69%	\$5.7M	0.69%	\$15.5M	0.67%	\$5.9M	0.68%
Boy's Apparel	\$321.6K	0.47%	\$3.9M	0.47%	\$10.6M	0.46%	\$4M	0.46%
Infant Apparel	\$268.1K	0.39%	\$3.2M	0.39%	\$8.8M	0.38%	\$3.3M	0.38%
Footwear	\$1.1M	1.62%	\$13.5M	1.64%	\$37M	1.61%	\$14M	1.62%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$8.9M</b>	<b>12.95%</b>	<b>\$107.9M</b>	<b>13.06%</b>	<b>\$304.2M</b>	<b>13.22%</b>	<b>\$113M</b>	<b>13.07%</b>
Entertainment	\$1.5M	2.16%	\$18M	2.18%	\$49.8M	2.16%	\$19.1M	2.20%
Audio & Visual Equipment/Service	\$2.2M	3.23%	\$26.4M	3.20%	\$74.3M	3.23%	\$27.4M	3.17%
Reading Materials	\$180.3K	0.26%	\$2.1M	0.25%	\$6.3M	0.27%	\$2.2M	0.25%
Pets, Toys, & Hobbies	\$1.4M	1.97%	\$16.3M	1.97%	\$45.2M	1.96%	\$17.2M	1.98%
Personal Items	\$3.6M	5.31%	\$45.1M	5.46%	\$128.6M	5.59%	\$47.2M	5.45%

<b>Total Food and Alcohol</b>	<b>\$20.7M</b>	<b>30.21%</b>	<b>\$248.3M</b>	<b>30.05%</b>	<b>\$687.5M</b>	<b>29.87%</b>	<b>\$258.3M</b>	<b>29.88%</b>
Food At Home	\$12.5M	18.16%	\$150.9M	18.26%	\$414.5M	18.01%	\$156.9M	18.15%
Food Away From Home	\$7.2M	10.47%	\$84.5M	10.22%	\$236.6M	10.28%	\$87.9M	10.17%
Alcoholic Beverages	\$1.1M	1.57%	\$13M	1.57%	\$36.4M	1.58%	\$13.5M	1.56%

<b>Total Household</b>	<b>\$8.5M</b>	<b>12.40%</b>	<b>\$100.6M</b>	<b>12.17%</b>	<b>\$282.5M</b>	<b>12.28%</b>	<b>\$106M</b>	<b>12.26%</b>
House Maintenance & Repair	\$1.7M	2.41%	\$19.7M	2.39%	\$51.8M	2.25%	\$21.2M	2.45%
Household Equip & Furnishings	\$3.5M	5.13%	\$41.5M	5.02%	\$117.7M	5.12%	\$43.5M	5.03%
Household Operations	\$2.7M	3.91%	\$31.8M	3.85%	\$90.5M	3.93%	\$33.3M	3.85%
Housing Costs	\$648.2K	0.94%	\$7.5M	0.91%	\$22.4M	0.97%	\$8M	0.93%

# Income & Spending Demographics

1609 W Valley Blvd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$18.5M</b>	<b>26.93%</b>	<b>\$225.2M</b>	<b>27.26%</b>	<b>\$625.1M</b>	<b>27.16%</b>	<b>\$236.3M</b>	<b>27.33%</b>
Vehicle Purchases	\$8M	11.59%	\$99.5M	12.05%	\$274.5M	11.93%	\$105.2M	12.16%
Gasoline	\$6.8M	9.86%	\$80.9M	9.79%	\$222.1M	9.65%	\$84.3M	9.75%
Vehicle Expenses	\$303.9K	0.44%	\$3.7M	0.45%	\$11.3M	0.49%	\$3.9M	0.45%
Transportation	\$1.2M	1.74%	\$14M	1.70%	\$41.5M	1.80%	\$14.6M	1.69%
Automotive Repair & Maintenance	\$2.3M	3.29%	\$27.1M	3.28%	\$75.7M	3.29%	\$28.3M	3.27%
<b>Total Health Care</b>	<b>\$3.2M</b>	<b>4.65%</b>	<b>\$38.8M</b>	<b>4.70%</b>	<b>\$108.3M</b>	<b>4.71%</b>	<b>\$40.9M</b>	<b>4.73%</b>
Medical Services	\$2M	2.86%	\$23.6M	2.85%	\$65.2M	2.83%	\$24.8M	2.86%
Prescription Drugs	\$921.8K	1.34%	\$11.6M	1.41%	\$32.7M	1.42%	\$12.2M	1.42%
Medical Supplies	\$306.5K	0.45%	\$3.7M	0.45%	\$10.4M	0.45%	\$3.9M	0.45%
<b>Total Education/Day Care</b>	<b>\$4M</b>	<b>5.78%</b>	<b>\$46.6M</b>	<b>5.64%</b>	<b>\$132.1M</b>	<b>5.74%</b>	<b>\$49M</b>	<b>5.67%</b>
Education	\$2.7M	3.90%	\$31.5M	3.81%	\$88.6M	3.85%	\$33.1M	3.83%
Fees & Admissions	\$1.3M	1.88%	\$15.1M	1.83%	\$43.5M	1.89%	\$15.9M	1.84%

# Consumer Spending Report

## Colton City Hub

1609 W Valley Blvd, Colton, CA 92324

Building Type: **General Retail**  
 Secondary: **Service Station**  
 GLA: **10,000 SF**  
 Year Built: **2017**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: **-**



2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$68,626</b>	<b>\$826,233</b>	<b>\$2,301,430</b>
<b>Total Apparel</b>	<b>\$4,864</b>	<b>\$58,786</b>	<b>\$161,804</b>
Women's Apparel	1,742	21,005	58,236
Men's Apparel	942	11,449	31,733
Girl's Apparel	475	5,697	15,481
Boy's Apparel	322	3,886	10,565
Infant Apparel	268	3,227	8,832
Footwear	1,115	13,522	36,956
<b>Total Entertainment &amp; Hobbies</b>	<b>\$8,887</b>	<b>\$107,934</b>	<b>\$304,163</b>
Entertainment	1,485	17,995	49,779
Audio & Visual Equipment/Service	2,219	26,413	74,335
Reading Materials	180	2,096	6,280
Pets, Toys, & Hobbies	1,355	16,309	45,199
Personal Items	3,647	45,121	128,570
<b>Total Food and Alcohol</b>	<b>\$20,732</b>	<b>\$248,263</b>	<b>\$687,489</b>
Food At Home	12,465	150,861	414,478
Food Away From Home	7,187	84,450	236,640
Alcoholic Beverages	1,080	12,952	36,372
<b>Total Household</b>	<b>\$8,506</b>	<b>\$100,576</b>	<b>\$282,504</b>
House Maintenance & Repair	1,653	19,740	51,807
Household Equip & Furnishings	3,521	41,476	117,732
Household Operations	2,685	31,828	90,531
Housing Costs	648	7,531	22,433

## Consumer Spending Report

### Colton City Hub

1609 W Valley Blvd, Colton, CA 92324

2020 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$18,478</b>	<b>\$225,216</b>	<b>\$625,095</b>
Vehicle Purchases	7,951	99,535	274,455
Gasoline	6,767	80,873	222,141
Vehicle Expenses	304	3,733	11,279
Transportation	1,196	14,015	41,476
Automotive Repair & Maintenance	2,260	27,062	75,744
<b>Total Health Care</b>	<b>\$3,194</b>	<b>\$38,848</b>	<b>\$108,316</b>
Medical Services	1,965	23,560	65,198
Prescription Drugs	922	11,610	32,734
Medical Supplies	306	3,678	10,384
<b>Total Education/Day Care</b>	<b>\$3,966</b>	<b>\$46,609</b>	<b>\$132,060</b>
Education	2,673	31,489	88,602
Fees & Admissions	1,292	15,120	43,458

# Demographic Detail Report

## Colton City Hub 1609 W Valley Blvd, Colton, CA 92324

Building Type: **General Retail**  
 Secondary: **Service Station**  
 GLA: **10,000 SF**  
 Year Built: **2017**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	10,485	128,181	349,277
2020 Estimate	10,180	124,541	337,609
2010 Census	9,804	120,457	318,137
Growth 2020 - 2025	3.00%	2.92%	3.46%
Growth 2010 - 2020	3.84%	3.39%	6.12%
<b>2020 Population by Age</b>			
	<b>10,180</b>	<b>124,541</b>	<b>337,609</b>
Age 0 - 4	806 7.92%	9,706 7.79%	26,224 7.77%
Age 5 - 9	841 8.26%	10,143 8.14%	27,301 8.09%
Age 10 - 14	871 8.56%	10,577 8.49%	28,188 8.35%
Age 15 - 19	817 8.03%	10,108 8.12%	26,717 7.91%
Age 20 - 24	829 8.14%	10,395 8.35%	27,407 8.12%
Age 25 - 29	879 8.63%	10,888 8.74%	29,203 8.65%
Age 30 - 34	777 7.63%	9,247 7.42%	25,346 7.51%
Age 35 - 39	730 7.17%	8,428 6.77%	23,225 6.88%
Age 40 - 44	659 6.47%	7,517 6.04%	20,506 6.07%
Age 45 - 49	635 6.24%	7,331 5.89%	19,875 5.89%
Age 50 - 54	573 5.63%	6,823 5.48%	18,573 5.50%
Age 55 - 59	534 5.25%	6,538 5.25%	17,914 5.31%
Age 60 - 64	435 4.27%	5,458 4.38%	15,071 4.46%
Age 65 - 69	309 3.04%	4,061 3.26%	11,293 3.34%
Age 70 - 74	207 2.03%	2,928 2.35%	8,232 2.44%
Age 75 - 79	124 1.22%	1,927 1.55%	5,467 1.62%
Age 80 - 84	79 0.78%	1,263 1.01%	3,591 1.06%
Age 85+	76 0.75%	1,205 0.97%	3,476 1.03%
Age 65+	795 7.81%	11,384 9.14%	32,059 9.50%
<b>Median Age</b>	<b>30.30</b>	<b>30.20</b>	<b>30.70</b>
<b>Average Age</b>	<b>32.40</b>	<b>32.90</b>	<b>33.20</b>

## Demographic Detail Report

<b>Colton City Hub</b>						
1609 W Valley Blvd, Colton, CA 92324						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2020 Population By Race</b>	<b>10,180</b>		<b>124,541</b>		<b>337,609</b>	
White	8,091	79.48%	103,404	83.03%	268,501	79.53%
Black	985	9.68%	10,809	8.68%	36,432	10.79%
Am. Indian & Alaskan	250	2.46%	3,239	2.60%	8,308	2.46%
Asian	565	5.55%	3,370	2.71%	13,428	3.98%
Hawaiian & Pacific Island	34	0.33%	566	0.45%	1,687	0.50%
Other	254	2.50%	3,153	2.53%	9,252	2.74%
<b>Population by Hispanic Origin</b>	<b>10,180</b>		<b>124,541</b>		<b>337,609</b>	
Non-Hispanic Origin	2,078	20.41%	23,858	19.16%	84,231	24.95%
Hispanic Origin	8,102	79.59%	100,683	80.84%	253,377	75.05%
<b>2020 Median Age, Male</b>	<b>29.40</b>		<b>29.30</b>		<b>29.80</b>	
<b>2020 Average Age, Male</b>	<b>31.60</b>		<b>32.00</b>		<b>32.40</b>	
<b>2020 Median Age, Female</b>	<b>31.30</b>		<b>31.30</b>		<b>31.70</b>	
<b>2020 Average Age, Female</b>	<b>33.10</b>		<b>33.70</b>		<b>34.00</b>	
<b>2020 Population by Occupation Classification</b>	<b>7,498</b>		<b>92,097</b>		<b>250,561</b>	
Civilian Employed	4,622	61.64%	54,037	58.67%	145,641	58.13%
Civilian Unemployed	166	2.21%	2,611	2.84%	7,121	2.84%
Civilian Non-Labor Force	2,710	36.14%	35,431	38.47%	97,597	38.95%
Armed Forces	0	0.00%	18	0.02%	202	0.08%
<b>Households by Marital Status</b>						
Married	1,482		16,447		44,688	
Married No Children	534		6,747		18,916	
Married w/Children	948		9,699		25,772	
<b>2020 Population by Education</b>	<b>6,392</b>		<b>78,314</b>		<b>215,007</b>	
Some High School, No Diploma	1,851	28.96%	27,736	35.42%	70,634	32.85%
High School Grad (Incl Equivalency)	1,653	25.86%	20,802	26.56%	56,484	26.27%
Some College, No Degree	1,733	27.11%	19,502	24.90%	54,030	25.13%
Associate Degree	376	5.88%	4,702	6.00%	13,235	6.16%
Bachelor Degree	585	9.15%	4,318	5.51%	14,392	6.69%
Advanced Degree	194	3.04%	1,254	1.60%	6,232	2.90%

## Demographic Detail Report

<b>Colton City Hub</b>						
1609 W Valley Blvd, Colton, CA 92324						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2020 Population by Occupation</b>	<b>8,582</b>		<b>100,213</b>		<b>269,923</b>	
Real Estate & Finance	150	1.75%	1,729	1.73%	4,911	1.82%
Professional & Management	1,166	13.59%	12,169	12.14%	36,954	13.69%
Public Administration	141	1.64%	2,138	2.13%	5,495	2.04%
Education & Health	1,063	12.39%	9,491	9.47%	27,578	10.22%
Services	705	8.21%	11,418	11.39%	30,733	11.39%
Information	26	0.30%	422	0.42%	1,333	0.49%
Sales	1,346	15.68%	14,256	14.23%	36,562	13.55%
Transportation	83	0.97%	1,368	1.37%	3,435	1.27%
Retail	702	8.18%	8,151	8.13%	20,871	7.73%
Wholesale	287	3.34%	2,066	2.06%	5,688	2.11%
Manufacturing	611	7.12%	7,149	7.13%	17,458	6.47%
Production	1,018	11.86%	13,693	13.66%	35,759	13.25%
Construction	639	7.45%	6,489	6.48%	16,895	6.26%
Utilities	366	4.26%	5,751	5.74%	14,819	5.49%
Agriculture & Mining	7	0.08%	296	0.30%	1,084	0.40%
Farming, Fishing, Forestry	7	0.08%	255	0.25%	1,007	0.37%
Other Services	265	3.09%	3,372	3.36%	9,341	3.46%
<b>2020 Worker Travel Time to Job</b>	<b>4,355</b>		<b>52,313</b>		<b>141,191</b>	
<30 Minutes	2,653	60.92%	31,855	60.89%	86,697	61.40%
30-60 Minutes	1,250	28.70%	14,555	27.82%	37,832	26.79%
60+ Minutes	452	10.38%	5,903	11.28%	16,662	11.80%
<b>2010 Households by HH Size</b>	<b>2,530</b>		<b>31,088</b>		<b>83,912</b>	
1-Person Households	271	10.71%	4,328	13.92%	12,806	15.26%
2-Person Households	438	17.31%	5,611	18.05%	16,295	19.42%
3-Person Households	418	16.52%	4,871	15.67%	13,159	15.68%
4-Person Households	536	21.19%	5,471	17.60%	14,206	16.93%
5-Person Households	429	16.96%	4,629	14.89%	11,569	13.79%
6-Person Households	233	9.21%	2,783	8.95%	7,027	8.37%
7 or more Person Households	205	8.10%	3,395	10.92%	8,850	10.55%
<b>2020 Average Household Size</b>	<b>3.80</b>		<b>3.80</b>		<b>3.70</b>	
<b>Households</b>						
2025 Projection	2,700		33,084		93,100	
2020 Estimate	2,623		32,149		89,877	
2010 Census	2,531		31,088		83,911	
Growth 2020 - 2025	2.94%		2.91%		3.59%	
Growth 2010 - 2020	3.63%		3.41%		7.11%	

## Demographic Detail Report

<b>Colton City Hub</b>						
1609 W Valley Blvd, Colton, CA 92324						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2020 Households by HH Income</b>	<b>2,623</b>		<b>32,151</b>		<b>89,877</b>	
<\$25,000	406	15.48%	6,944	21.60%	20,265	22.55%
\$25,000 - \$50,000	628	23.94%	8,457	26.30%	22,639	25.19%
\$50,000 - \$75,000	752	28.67%	6,931	21.56%	18,589	20.68%
\$75,000 - \$100,000	335	12.77%	4,450	13.84%	12,247	13.63%
\$100,000 - \$125,000	260	9.91%	2,667	8.30%	7,148	7.95%
\$125,000 - \$150,000	127	4.84%	1,278	3.97%	3,747	4.17%
\$150,000 - \$200,000	109	4.16%	1,027	3.19%	3,424	3.81%
\$200,000+	6	0.23%	397	1.23%	1,818	2.02%
<b>2020 Avg Household Income</b>	<b>\$65,293</b>		<b>\$62,467</b>		<b>\$64,972</b>	
<b>2020 Med Household Income</b>	<b>\$56,575</b>		<b>\$52,052</b>		<b>\$52,488</b>	
<b>2020 Occupied Housing</b>	<b>2,623</b>		<b>32,149</b>		<b>89,877</b>	
Owner Occupied	1,616	61.61%	19,278	59.96%	49,761	55.37%
Renter Occupied	1,007	38.39%	12,871	40.04%	40,116	44.63%
<b>2010 Housing Units</b>	<b>2,633</b>		<b>28,969</b>		<b>87,224</b>	
1 Unit	2,112	80.21%	22,482	77.61%	62,871	72.08%
2 - 4 Units	135	5.13%	2,033	7.02%	6,796	7.79%
5 - 19 Units	326	12.38%	3,165	10.93%	9,930	11.38%
20+ Units	60	2.28%	1,289	4.45%	7,627	8.74%
<b>2020 Housing Value</b>	<b>1,616</b>		<b>19,278</b>		<b>49,760</b>	
<\$100,000	44	2.72%	3,255	16.88%	5,516	11.09%
\$100,000 - \$200,000	240	14.85%	2,523	13.09%	5,722	11.50%
\$200,000 - \$300,000	746	46.16%	6,552	33.99%	15,972	32.10%
\$300,000 - \$400,000	429	26.55%	4,431	22.98%	14,643	29.43%
\$400,000 - \$500,000	109	6.75%	1,147	5.95%	4,054	8.15%
\$500,000 - \$1,000,000	41	2.54%	1,093	5.67%	3,290	6.61%
\$1,000,000+	7	0.43%	277	1.44%	563	1.13%
<b>2020 Median Home Value</b>	<b>\$270,241</b>		<b>\$258,928</b>		<b>\$285,411</b>	
<b>2020 Housing Units by Yr Built</b>	<b>2,718</b>		<b>33,489</b>		<b>93,926</b>	
Built 2010+	5	0.18%	719	2.15%	4,495	4.79%
Built 2000 - 2010	214	7.87%	1,493	4.46%	5,634	6.00%
Built 1990 - 1999	566	20.82%	3,702	11.05%	9,096	9.68%
Built 1980 - 1989	1,055	38.82%	8,301	24.79%	21,464	22.85%
Built 1970 - 1979	289	10.63%	5,539	16.54%	16,160	17.21%
Built 1960 - 1969	205	7.54%	4,601	13.74%	13,150	14.00%
Built 1950 - 1959	231	8.50%	5,413	16.16%	13,711	14.60%
Built <1949	153	5.63%	3,721	11.11%	10,216	10.88%
<b>2020 Median Year Built</b>	<b>1984</b>		<b>1974</b>		<b>1975</b>	

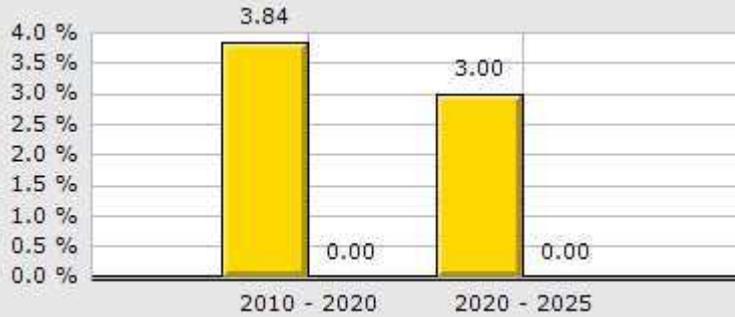
**Colton City Hub**

1609 W Valley Blvd, Colton, CA 92324

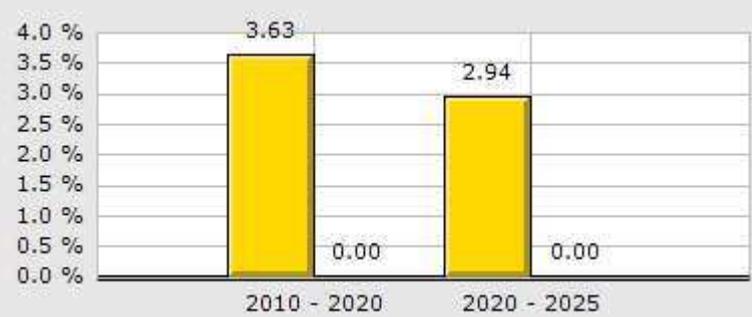
Type: **Retail/Service Station (Strip Ctr)**  
 County: **San Bernardino**

**1 Mile** (Yellow)  
**County** (Green)

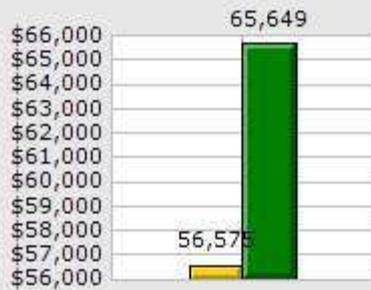
**Population Growth**



**Household Growth**



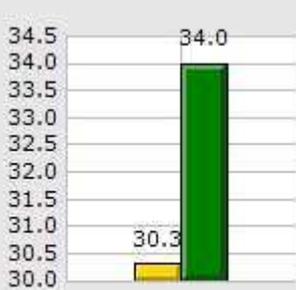
**2020 Med Household Inc**



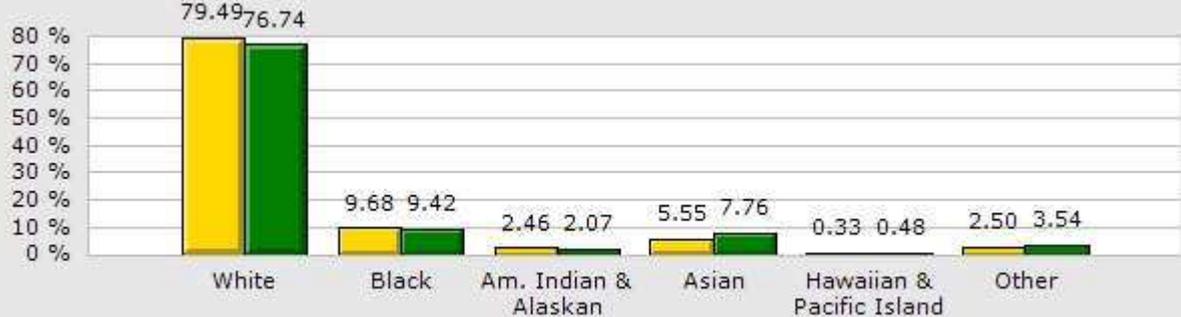
**2020 Households by Household Income**



**2020 Median Age**



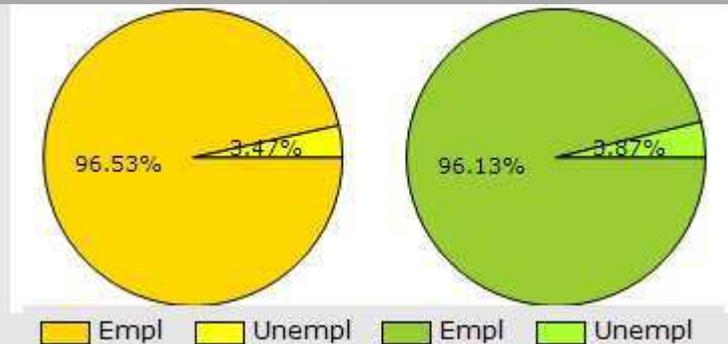
**2020 Population by Race**



**2020 Renter vs. Owner**



**2020 Employed vs. Unemployed**



**Demographic Market Comparison Report**

1 mile radius

**Colton City Hub**

1609 W Valley Blvd, Colton, CA 92324

Type: **Retail/Service Station (Strip Ctr)**  
 County: **San Bernardino**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2020	3.84%		0.00%	
Growth 2020 - 2025	3.00%		0.00%	
Empl	4,622	96.53%	979,087	96.13%
Unempl	166	3.47%	39,383	3.87%
<b>2020 Population by Race</b>				
	<b>10,180</b>		<b>2,197,210</b>	
White	8,092	79.49%	1,686,196	76.74%
Black	985	9.68%	206,965	9.42%
Am. Indian & Alaskan	250	2.46%	45,465	2.07%
Asian	565	5.55%	170,395	7.76%
Hawaiian & Pacific Island	34	0.33%	10,461	0.48%
Other	254	2.50%	77,728	3.54%
<b>Household Growth</b>				
Growth 2010 - 2020	3.63%		0.00%	
Growth 2020 - 2025	2.94%		0.00%	
Renter Occupied	1,007	38.39%	249,684	37.76%
Owner Occupied	1,616	61.61%	411,595	62.24%
<b>2020 Households by Household Income</b>				
	<b>2,623</b>		<b>661,279</b>	
Income <\$25K	406	15.48%	120,895	18.28%
Income \$25K - \$50K	628	23.94%	131,369	19.87%
Income \$50K - \$75K	752	28.67%	119,442	18.06%
Income \$75K - \$100K	335	12.77%	94,006	14.22%
Income \$100K - \$125K	260	9.91%	65,444	9.90%
Income \$125K - \$150K	127	4.84%	43,508	6.58%
Income \$150K - \$200K	109	4.16%	46,494	7.03%
Income \$200K+	6	0.23%	40,121	6.07%
2020 Med Household Inc	\$56,575		\$65,649	
2020 Median Age	30.30		34.00	

# Demographic Summary Report

## Colton City Hub 1609 W Valley Blvd, Colton, CA 92324

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Service Station**      % Leased: **100%**  
 GLA: **10,000 SF**      Rent/SF/Mo: **-**  
 Year Built: **2017**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	10,485		128,181		349,277	
2020 Estimate	10,180		124,541		337,609	
2010 Census	9,804		120,457		318,137	
Growth 2020 - 2025	3.00%		2.92%		3.46%	
Growth 2010 - 2020	3.84%		3.39%		6.12%	
<b>2020 Population by Hispanic Origin</b>	8,102		100,682		253,378	
<b>2020 Population</b>	10,180		124,541		337,609	
White	8,091	79.48%	103,404	83.03%	268,501	79.53%
Black	985	9.68%	10,809	8.68%	36,432	10.79%
Am. Indian & Alaskan	250	2.46%	3,239	2.60%	8,308	2.46%
Asian	565	5.55%	3,370	2.71%	13,428	3.98%
Hawaiian & Pacific Island	34	0.33%	566	0.45%	1,687	0.50%
Other	254	2.50%	3,153	2.53%	9,252	2.74%
U.S. Armed Forces	0		20		217	
<b>Households</b>						
2025 Projection	2,700		33,084		93,100	
2020 Estimate	2,623		32,149		89,877	
2010 Census	2,531		31,088		83,911	
Growth 2020 - 2025	2.94%		2.91%		3.59%	
Growth 2010 - 2020	3.63%		3.41%		7.11%	
Owner Occupied	1,616	61.61%	19,278	59.96%	49,761	55.37%
Renter Occupied	1,007	38.39%	12,871	40.04%	40,116	44.63%
<b>2020 Households by HH Income</b>	2,623		32,151		89,877	
Income: <\$25,000	406	15.48%	6,944	21.60%	20,265	22.55%
Income: \$25,000 - \$50,000	628	23.94%	8,457	26.30%	22,639	25.19%
Income: \$50,000 - \$75,000	752	28.67%	6,931	21.56%	18,589	20.68%
Income: \$75,000 - \$100,000	335	12.77%	4,450	13.84%	12,247	13.63%
Income: \$100,000 - \$125,000	260	9.91%	2,667	8.30%	7,148	7.95%
Income: \$125,000 - \$150,000	127	4.84%	1,278	3.97%	3,747	4.17%
Income: \$150,000 - \$200,000	109	4.16%	1,027	3.19%	3,424	3.81%
Income: \$200,000+	6	0.23%	397	1.23%	1,818	2.02%
<b>2020 Avg Household Income</b>	\$65,293		\$62,467		\$64,972	
<b>2020 Med Household Income</b>	\$56,575		\$52,052		\$52,488	

**Colton City Hub**  
1609 W Valley Blvd, Colton, CA 92324

Building Type: **General Retail**  
Secondary: **Service Station**  
GLA: **10,000 SF**  
Year Built: **2017**

Total Available: **0 SF**  
% Leased: **100%**  
Rent/SF/Yr: **-**



Description	2010		2020		2025	
<b>Population</b>	<b>9,804</b>		<b>10,180</b>		<b>10,485</b>	
Age 0 - 4	906	9.24%	806	7.92%	747	7.12%
Age 5 - 9	896	9.14%	841	8.26%	787	7.51%
Age 10 - 14	920	9.38%	871	8.56%	826	7.88%
Age 15 - 19	921	9.39%	817	8.03%	832	7.94%
Age 20 - 24	820	8.36%	829	8.14%	818	7.80%
Age 25 - 29	786	8.02%	879	8.63%	832	7.94%
Age 30 - 34	699	7.13%	777	7.63%	815	7.77%
Age 35 - 39	713	7.27%	730	7.17%	769	7.33%
Age 40 - 44	706	7.20%	659	6.47%	708	6.75%
Age 45 - 49	612	6.24%	635	6.24%	653	6.23%
Age 50 - 54	563	5.74%	573	5.63%	604	5.76%
Age 55 - 59	423	4.31%	534	5.25%	551	5.26%
Age 60 - 64	311	3.17%	435	4.27%	483	4.61%
Age 65 - 69	165	1.68%	309	3.04%	390	3.72%
Age 70 - 74	126	1.29%	207	2.03%	281	2.68%
Age 75 - 79	105	1.07%	124	1.22%	183	1.75%
Age 80 - 84	80	0.82%	79	0.78%	107	1.02%
Age 85+	52	0.53%	76	0.75%	99	0.94%
<b>Age 15+</b>	<b>7,082</b>	<b>72.24%</b>	<b>7,663</b>	<b>75.28%</b>	<b>8,125</b>	<b>77.49%</b>
<b>Age 20+</b>	<b>6,161</b>	<b>62.84%</b>	<b>6,846</b>	<b>67.25%</b>	<b>7,293</b>	<b>69.56%</b>
<b>Age 65+</b>	<b>528</b>	<b>5.39%</b>	<b>795</b>	<b>7.81%</b>	<b>1,060</b>	<b>10.11%</b>
<b>Median Age</b>	<b>28</b>		<b>30</b>		<b>33</b>	
<b>Average Age</b>	<b>30.00</b>		<b>32.40</b>		<b>34.10</b>	
<b>Population By Race</b>	<b>9,804</b>		<b>10,180</b>		<b>10,485</b>	
White	7,638	77.91%	8,091	79.48%	8,379	79.91%
Black	1,096	11.18%	985	9.68%	960	9.16%
Am. Indian & Alaskan	240	2.45%	250	2.46%	257	2.45%
Asian	486	4.96%	565	5.55%	587	5.60%
Hawaiian & Pacific Islander	34	0.35%	34	0.33%	35	0.33%
Other	242	2.47%	254	2.50%	267	2.55%

<b>Colton City Hub</b>						
1609 W Valley Blvd, Colton, CA 92324						
<b>Description</b>	<b>2010</b>		<b>2020</b>		<b>2025</b>	
<b>Population by Race (Hispanic)</b>	<b>7,400</b>		<b>8,102</b>		<b>8,487</b>	
White	6,784	91.68%	7,445	91.89%	7,797	91.87%
Black	186	2.51%	196	2.42%	203	2.39%
Am. Indian & Alaskan	216	2.92%	229	2.83%	240	2.83%
Asian	69	0.93%	68	0.84%	71	0.84%
Hawaiian & Pacific Islander	16	0.22%	17	0.21%	18	0.21%
Other	129	1.74%	147	1.81%	159	1.87%
<b>Household by Household Income</b>	<b>2,532</b>		<b>2,623</b>		<b>2,700</b>	
<\$25,000	574	22.67%	406	15.48%	401	14.85%
\$25,000 - \$50,000	796	31.44%	628	23.94%	621	23.00%
\$50,000 - \$75,000	568	22.43%	752	28.67%	791	29.30%
\$75,000 - \$100,000	330	13.03%	335	12.77%	340	12.59%
\$100,000 - \$125,000	186	7.35%	260	9.91%	273	10.11%
\$125,000 - \$150,000	35	1.38%	127	4.84%	141	5.22%
\$150,000 - \$200,000	15	0.59%	109	4.16%	126	4.67%
\$200,000+	28	1.11%	6	0.23%	7	0.26%
<b>Average Household Income</b>	<b>\$55,211</b>		<b>\$65,293</b>		<b>\$66,721</b>	
<b>Median Household Income</b>	<b>\$47,614</b>		<b>\$56,575</b>		<b>\$57,488</b>	

**Colton City Hub**  
1609 W Valley Blvd, Colton, CA 92324

Building Type: **General Retail**  
Secondary: **Service Station**  
GLA: **10,000 SF**  
Year Built: **2017**

Total Available: **0 SF**  
% Leased: **100%**  
Rent/SF/Yr: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>542</b>	<b>6,815</b>	<b>13</b>
Retail & Wholesale Trade	32	534	17
Hospitality & Food Service	32	622	19
Real Estate, Renting, Leasing	9	41	5
Finance & Insurance	9	32	4
Information	2	9	5
Scientific & Technology Services	7	25	4
Management of Companies	0	0	0
Health Care & Social Assistance	399	4,174	10
Educational Services	8	210	26
Public Administration & Sales	4	42	11
Arts, Entertainment, Recreation	2	725	363
Utilities & Waste Management	3	10	3
Construction	7	97	14
Manufacturing	11	187	17
Agriculture, Mining, Fishing	0	0	0
Other Services	17	107	6