

FORMER 99 CENTS STORE - COLTON

1481 NORTH LA CADENA DRIVE, COLTON, CALIFORNIA

RETAIL PROPERTY



PRESENTED BY

Matt Hardke

First Vice President

949.942.1303

matt.hardke@graystoneca.com

Jim Root

Associate

949.942.1303

jim@graystoneca.com



PROPERTY DETAILS & HIGHLIGHTS



Building Name	Former 99 Cents Store - Colton
Property Type	Retail
Lease Rate	\$0.99 SF/month (NNN)
Building Size	21,413 SF
Lot Size	1.38 AC
Sale Price	\$3,500,000



- Large Monument Signage with Multiple Points of Ingress and Egress
- Excellent Accessibility with Easy Access to the I-10 and I-215 Freeways
- Ample Parking with 50 Surface Spaces (2.34/1,000 SF) and Rear Loading Docks
- High Visibility Corner Located at the Five Way Intersection of Grant Ave, Mt Vernon Ave, La Cadena DR, and Citrus St
- Immediately Adjacent to the San Bernardino Valley College with 10,755 Students
- Strong Demographics with 131,157 People with an Average Household Income of \$63,071 in a 3-Mile Radius

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

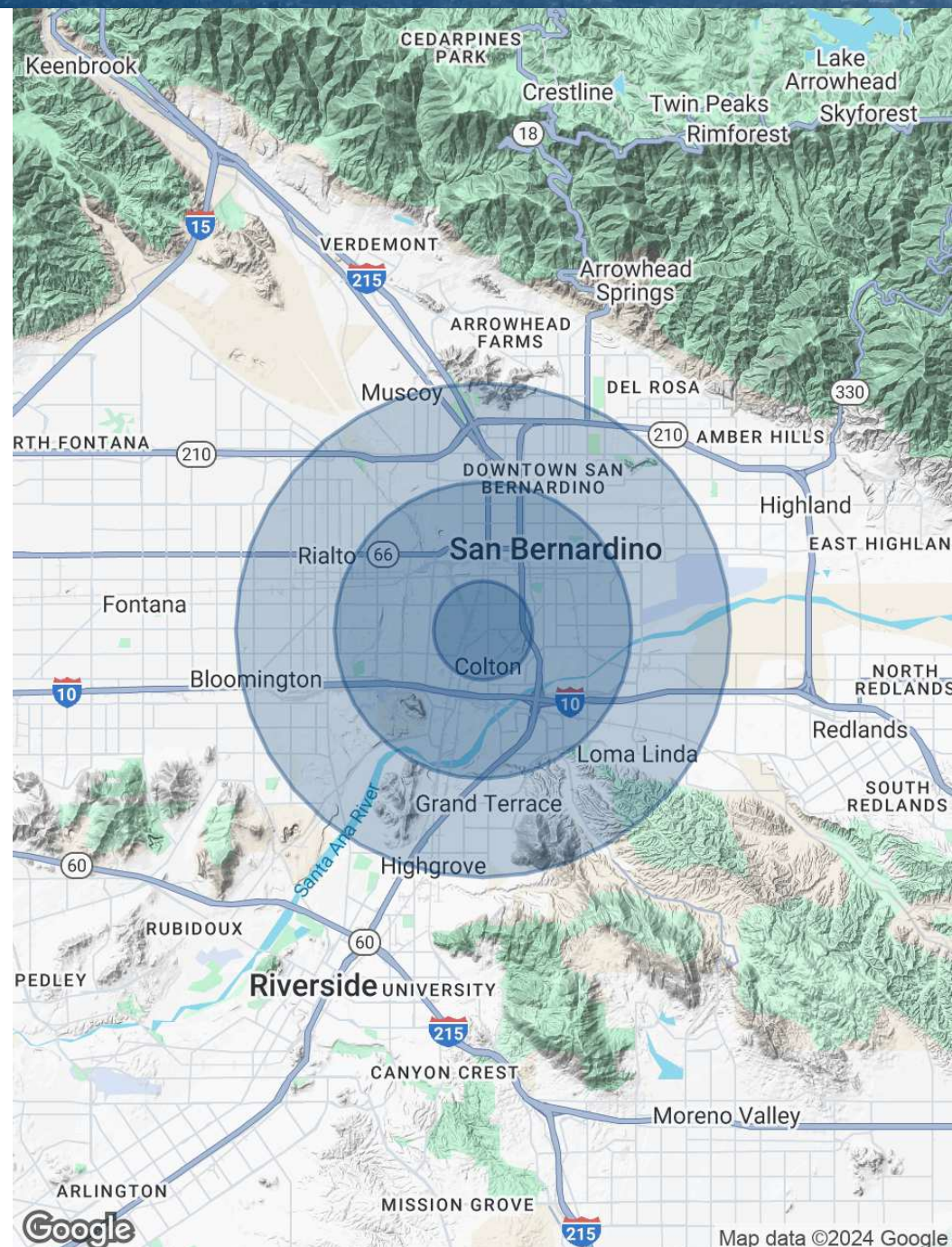
	1 MILE	3 MILES	5 MILES
Total Population	19,030	130,857	347,238
Average Age	35	35	36
Average Age (Male)	35	34	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,141	37,031	98,510
# of Persons per HH	3.7	3.5	3.5
Average HH Income	\$73,043	\$76,541	\$83,703
Average House Value	\$386,065	\$385,910	\$420,486

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	3,837	25,379	73,674
Total Population - Black	610	10,453	31,240
Total Population - Asian	284	4,663	16,195
Total Population - Hawaiian	31	406	1,207
Total Population - American Indian	523	3,186	8,551
Total Population - Other	10,259	64,087	154,407



PROPERTY SUMMARY



DEMOGRAPHICS

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Total Households	5,141	37,031	98,510
Total Population	19,030	130,857	347,238
Average HH Income	\$73,043	\$76,541	\$83,703

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Available SF:	9,000 - 21,413 SF
Lot Size:	1.38 AC