

1,250 - 2,500 SQ. FT. FAST FOOD/RETAIL SPACE AVAILABLE

22200 BARTON ROAD. GRAND TERRACE, CA 92313

# TERRACE PLAZA

NEQ BARTON RD & MICHIGAN AVE  
GRAND TERRACE CA 92313



## PROJECT HIGHLIGHTS

- ◆ 1,250 Sq. Ft - 2,500 Sq. Ft. Fast Food Retail Available
- ◆ Zoned General Commercial. APN# 0275-242-10 & 11
- ◆ Located on the NEQ of Barton Rd & Michigan Ave, major arterial location, corner will be a major intersection and will be signaled by late summer of 2019.
- ◆ Across the street from Vibrant Stater Bros center with McDonald's, Miguels, Auto Zone.
- ◆ Signed leases with Starbucks, Wing Stop, and Piara Pizza.

| 2020 Demographics | 1-Mile   | 3-Miles  | 5-Miles  |
|-------------------|----------|----------|----------|
| Population:       | 16,351   | 59,299   | 211,812  |
| Housing Units:    | 6,209    | 20,449   | 66,653   |
| Median Income:    | \$71,262 | \$54,873 | \$51,391 |

## NEARBY RETAILERS:



Contact:  
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**AMS Real Estate Services**  
(888) 215-TEAM (8326)  
www.amsbrokers.com  
DRE #01788637

A Development by:  
**GS INVESTMENT PROPERTIES**

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## GRAND TERRACE IMPROVEMENTS

The City of Grand Terrace is scheduled for a new look on Barton Road with the start of the \$92,300,000 Barton Road, I-215 interchange project. The project started in the summer of 2017 and will conclude in 2019. The project is fully funded from State and Federal Highway funds and is warranted because the current onramp capacity of 28,000 cars per day is expected to increase to 40,000 cars per day by 2040.

A key traffic feature in the project will be a round-about on the west end of Barton Road for southbound traffic exiting and merging

onto I-215. In addition, the bridge will expand to 4 lanes. Barton Road from Grand Terrace Road to Vivienda Avenue will also receive an overlay.

Other enhancements to the project include the cul-de-sac off of Michigan and Barton Road and the extension of Commerce Way to Barton Road and Vivienda Avenue. An additional side street will be developed between Grand Grand Terrace Road and Vivienda Avenue, southeast of Grand Terrace Fitness Park, providing residents improved access between the two streets.



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- Join **Taco Bell, Wing Stop, Piara Pizza,** and **Starbucks**
- Zoned General Commercial. APN# 0275-242-10 & 11
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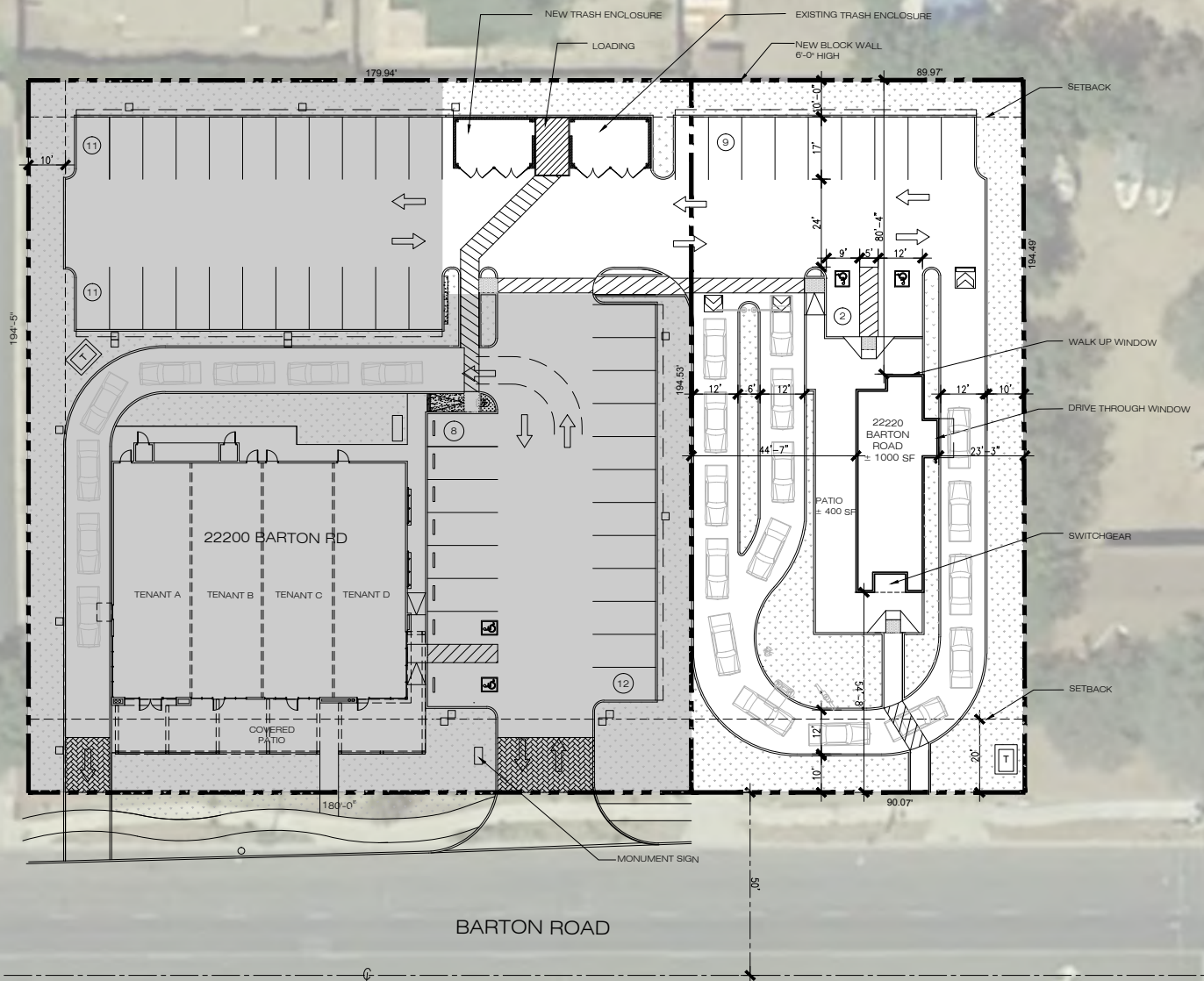
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## SITE PLAN



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## Sign Program



### INTERNALLY ILLUMINATED D/F MONUMENT SIGN



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