

For Sale/Build to Suit/Ground Lease

Valley Boulevard Land

266 W Valley Blvd, Colton, CA 92324



Property Highlights

- 1.82 acre land pad for sale asking price \$1,2800,000
- High profile location fronting the 10 Freeway along Valley Boulevard with traffic counts of approximately 191,517 cars per day
- Prominent freeway visible signage available
- Massive daytime population with approximately 18,272 workers in a 1 mile radius
- Build to suit and ground lease opportunities available
- Adjacent to Denny's and across the street from McDonald's

Demographic Highlights

2015 Estimates	1-Mile	3-Mile	5-Mile
Population	14,840	102,988	301,795
Avg. HH Income	\$43,164	\$53,155	\$51,950

For more information, contact:

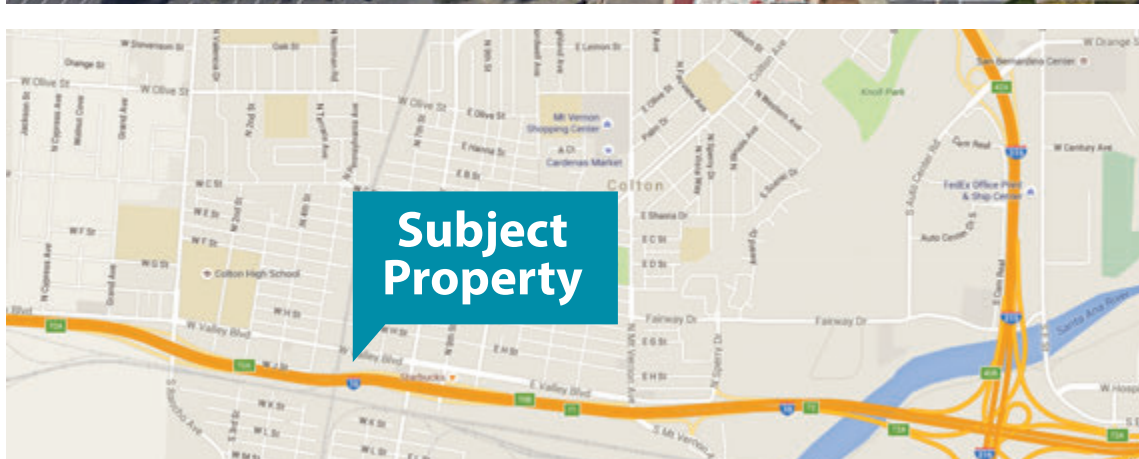
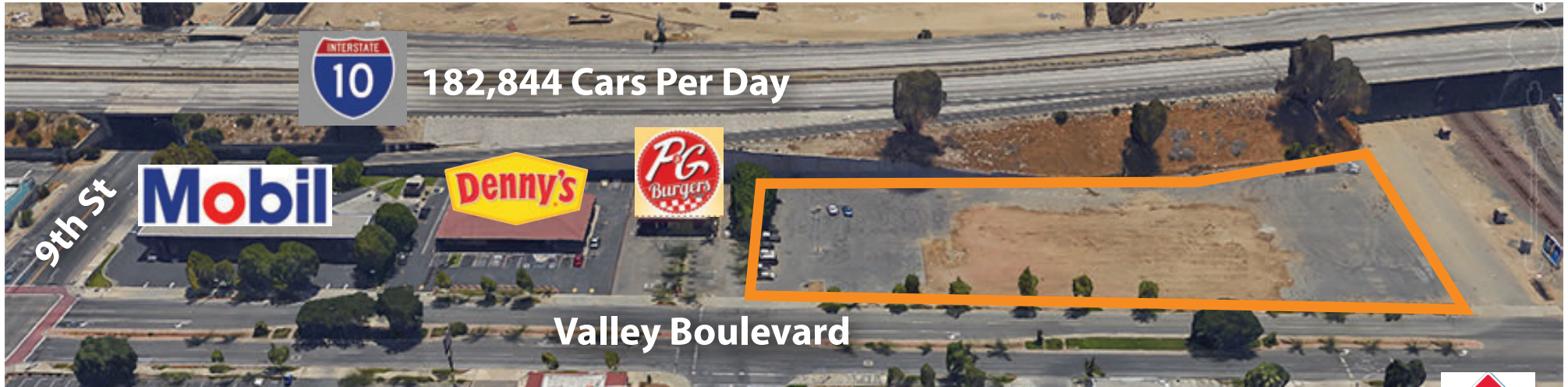
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Argent
RETAIL ADVISORS

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