

±4,000 SF RESTAURANT/NIGHT CLUB

FOR SALE OR LEASE



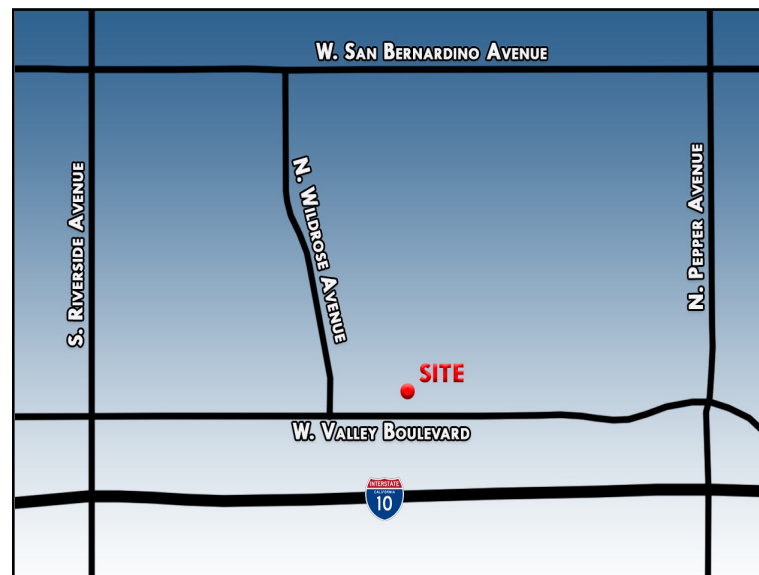
2001 W. VALLEY BOULEVARD, COLTON, CA

PROPERTY DESCRIPTION

- ±4,000 SF building
- ±35,000 SF lot
- Valid ABC Liquor License
- Double faced monument sign
- Located on busy Valley Boulevard
- Close proximity to I-10 freeway at Riverside Avenue & Pepper Avenue

TRAFFIC COUNTS

Collection Streets	Traffic Volume	Count Year
S. Riverside Avenue/W. Valley Boulevard	32,166	2014
S. Riverside Avenue/W. Railroad Access Rd	30,830	2014
I-10/S. Riverside Avenue	167,147	2010



COLDWELL BANKER COMMERCIAL

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1901 ORANGE TREE LANE

Suite 250

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