

A DEVELOPMENT BY:



Now Pre-Leasing | Proposed Retail Project
+/-3,400 SQ. FT. MULTI-TENANT RETAIL BUILDING
11089 N Rancho Avenue | Colton, CA

PROJECT HIGHLIGHTS:

- » +/-3,400 Sq. ft. Retail Building Divisible to +/-1,100 sq. ft. on +/-16,000 sq. ft. Lot
- » Located at the Signalized Intersection of Rancho Ave. and Olive St.
- » Excellent Access to 10 & 215 Freeways
- » Tremendous Traffic \ Demographics \ Strong Retail Location
- » Ideal Tenants: Fast Food, Cellular, Insurance, and other In-line Shop Tenants



2015 Demographics	1-Mile	3-Miles	5-Miles
Est. Population:	13,929	84,897	228,367
Avg. HH Income:	\$53,816	\$51,005	\$53,697
Daytime Population:	6,492	61,770	152,644

Source: MapInfo Pro

FOR FURTHER INFORMATION, PLEASE CONTACT:



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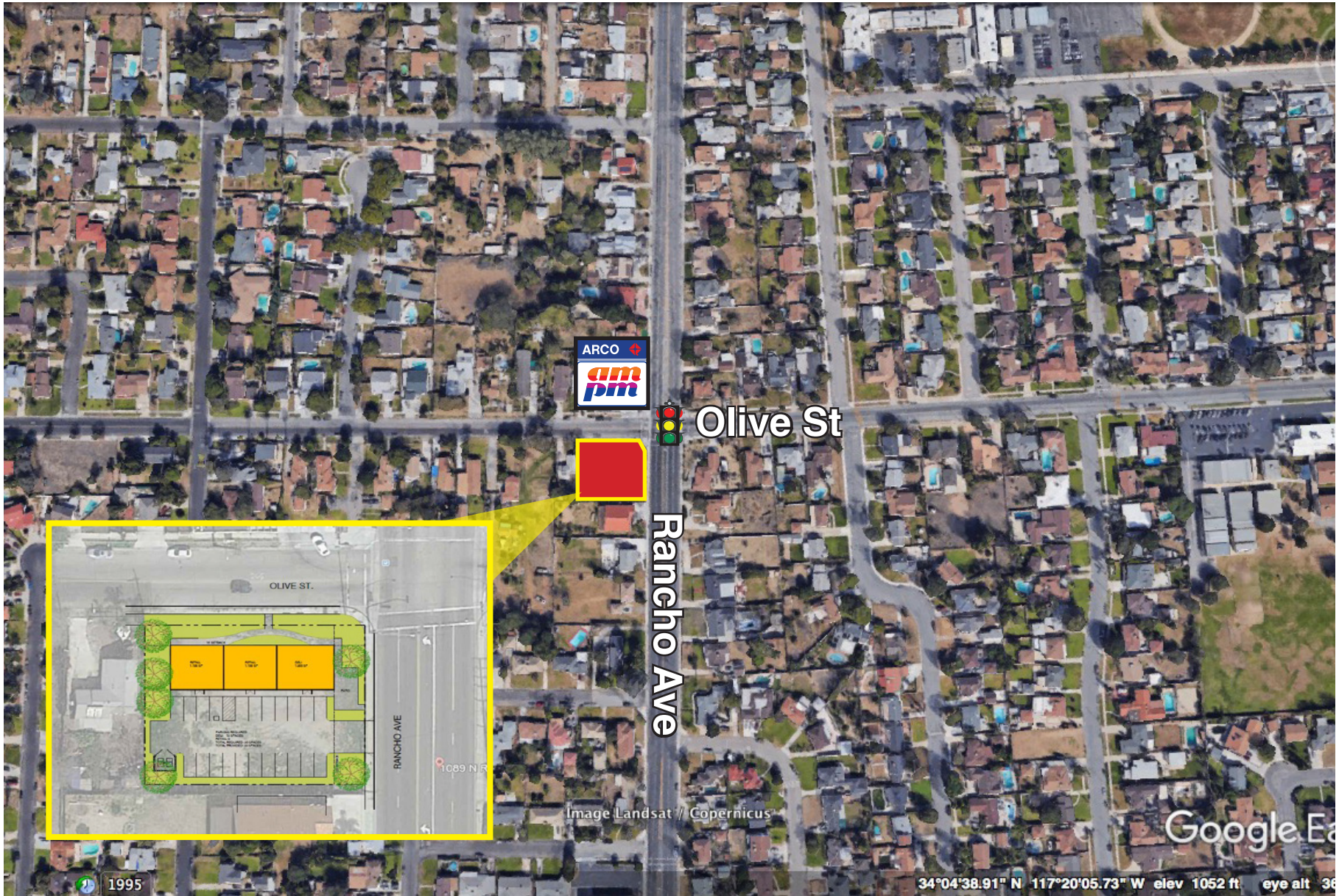
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PROPOSED SITE PLAN



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.