

FOR GROUND LEASE OR BUILD-TO-SUIT

±38,333 SQ FT FAST FOOD /
SIT DOWN / DRIVE THRU / RETAIL

NEQ BARTON RD & MICHIGAN AVE
GRAND TERRACE CA 92313



PROJECT HIGHLIGHTS

- ◆ 38,333 Sq. Ft. of Prime Development Land Suited for Fast Food / Sit Down / Drive-Thru / Retail
- ◆ 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.

2018 Demographics	1-Mile	3-Miles	5-Miles
Est. 2018 Population:	12,761	57,348	224,576
Avg. Household Income:	\$69,241	\$64,241	\$58,153
Daytime Population:	22,125	33,490	50,383
Average Household Size:	2.9	3.0	3.1

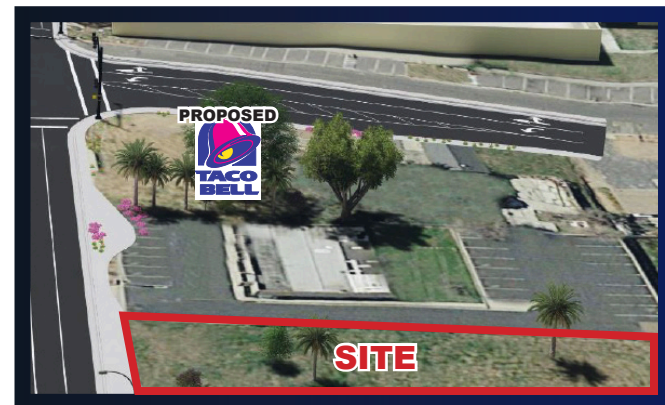
Source: CoStar & Grand Terrace City

NEARBY RETAILERS:

AutoZone

Mobil

MIGUEL'S
HOMESTYLE MEXICAN FOOD



Contact:
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A Development by:

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

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