



# RETAIL SPACES FOR LEASE

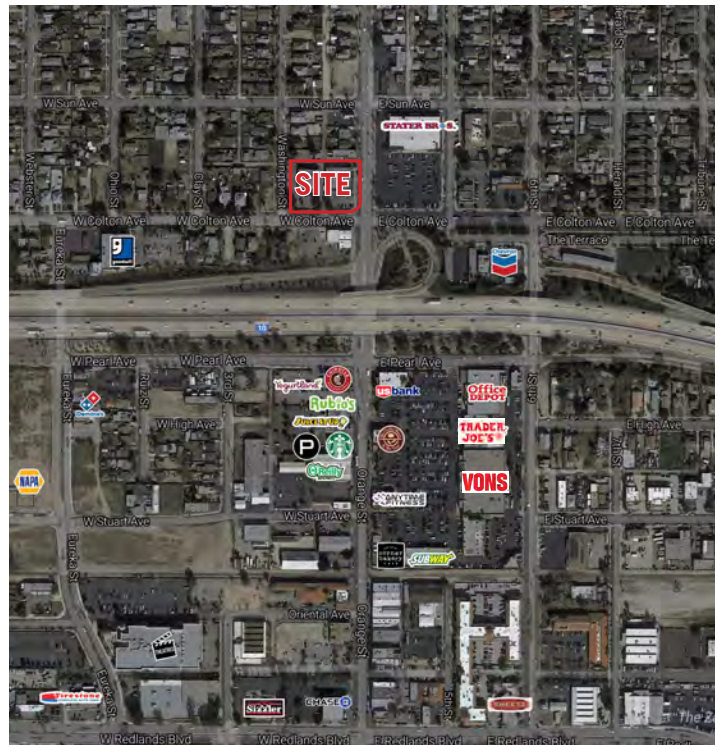
10-34 W Colton Avenue, Redlands, CA

**FIXTURIZED RESTAURANT SUITE AVAILABLE: ±1,400 SF**



## FEATURES:

- ±1,400 - ±2,000 SF of Food Court and Retail Space
- Situated along Hard Corner Signalized Intersection of Orange Street & Colton Avenue Servicing over 24,000 Cars Per Day
- Under-Served Trade Area with a Strong Residential Population
- Direct Access to the I-10 Freeway
- Near Historic Downtown Redlands



### ESTIMATED 2015 POPULATION

3 Mile Radius

**72,060**



### DAYTIME POPULATION

3 Mile Radius

**61,027**



### AVERAGE HOUSEHOLD INCOME

3 Mile Radius

**\$90,360**



### TRAFFIC COUNTS

On W Colton Ave. at Orange St.

**24K CPD**

\*Source: Regis

**LEE & ASSOCIATES**  
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