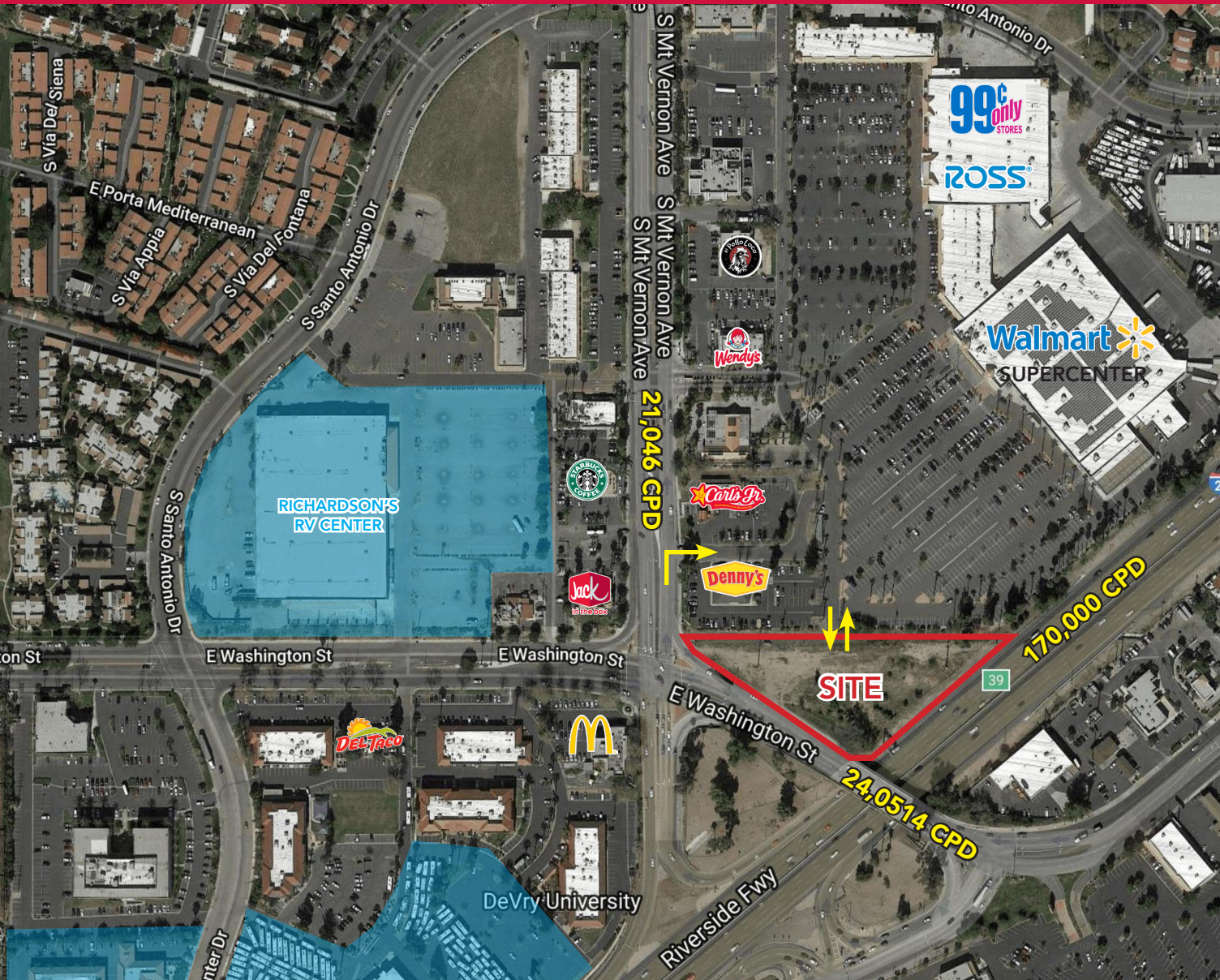


FREEWAY VISIBLE GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY

NWC E. Washington St. & I-215, Colton



PROPERTY FEATURES

- ±0.76 Acres Ground Lease or Build-To-Suit Opportunity
- Cross Access with Wal-Mart Supercenter
- Premier Freeway Visibility
- Traffic Counts: In Excess of 45,000 Cars Per Day at Intersection
- Ideal for Quick Service Restaurants and Daily Needs Users

3 MILE DEMOGRAPHICS

| | | |
|--|---|------------|
| | Population: | 73,650 |
| | Average HH Income: | \$70,680 |
| | Daytime Population: | 61,771 |
| | Traffic Counts: (At Mt. Vernon Ave.) | 45,560 CPD |

JOIN: Walmart SUPERCENTER

LEE & ASSOCIATES
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*Conceptual Elevations



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