

# PADS NOW AVAILABLE FOR SALE



22201 BARTON ROAD, GRAND TERRACE

## PROPERTY HIGHLIGHTS

- Pads for Sale
  - APN: 1167-231-25 (.90 AC)
  - APN: 1167-231-27 (3.16 AC)
- Stater Bros. Anchored Center
- Captive Trade Area with Existing Residential Base
- Easy Access and Great Visibility
- Co-Anchor Opportunity

## DEMOGRAPHICS

3-Mile Radius

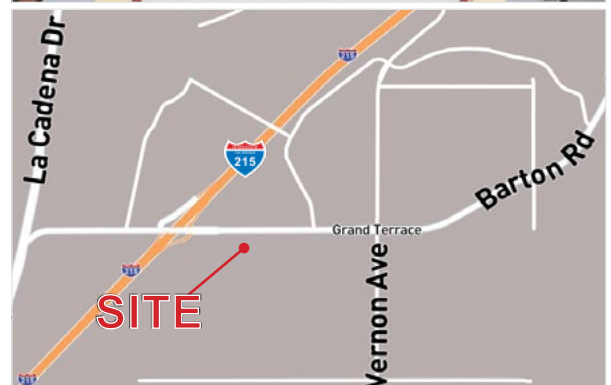
<p><b>POPULATION</b> 58,139</p>	<p><b>HH INCOME</b> \$73,764</p>	<p><b>EMPLOYMENT</b> 29,996</p>
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Source: Regis Online 2019

## TRAFFIC COUNTS

**31,000 CPD on Barton Rd.**

Combined Count Source: Regis Online 2018



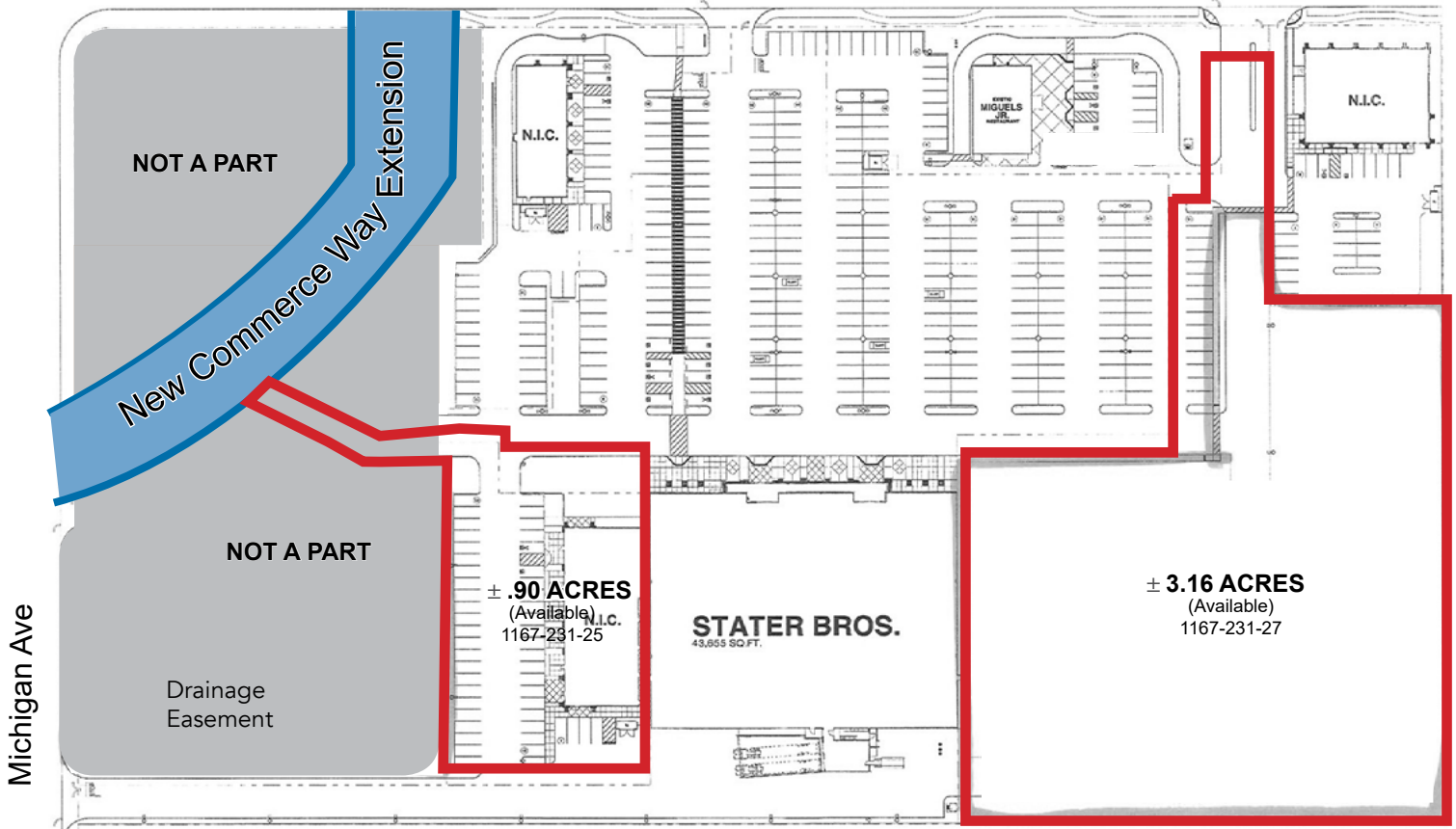
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