

FOR SALE - LENDER OWNED

Fully Fixturized, Freestanding Restaurant Available

1030 South Mount Vernon Avenue, Colton, CA 92324

Voit

REAL ESTATE SERVICES

Real People. Real Solutions.®



Property Features:

The former Zendejas Restaurant Building is located as an outparcel to the Centerpointe Plaza Shopping Center, Anchored by WalMart and Ross Dress for Less. The 100,900 SF development is the dominant retail project in the trade area.

Building:

6,364 SF, with all the former furniture, fixtures and equipment available, as well as multiple patio areas.

Land:

.94 Acres (42,198 SF), corner lot at lighted intersection - SWC Mount Vernon and East Santo Antonio Drive.

Pad Location:

The outparcel sits as a pad along with other freestanding restaurants: Denny's, El Pollo Loco, Burger King and Carl's Jr., with a freestanding Japanese restaurant next door to the subject. McDonald's, Jack in the Box and Taco Bell are across the street.

Market Statistics:

	1 Mile	2 Miles	3 Miles
Population:	11,223	42,448	74,102
Average HH Income:	\$49,773	\$56,884	\$57,705
Daytime Work Population:	5,680	21,756	57,069

Average Daily Traffic:

at Mount Vernon Avenue:	64,000 cars per day
at Washington Street:	10,000 cars per day
at Interstate 215:	152,000 cars per day

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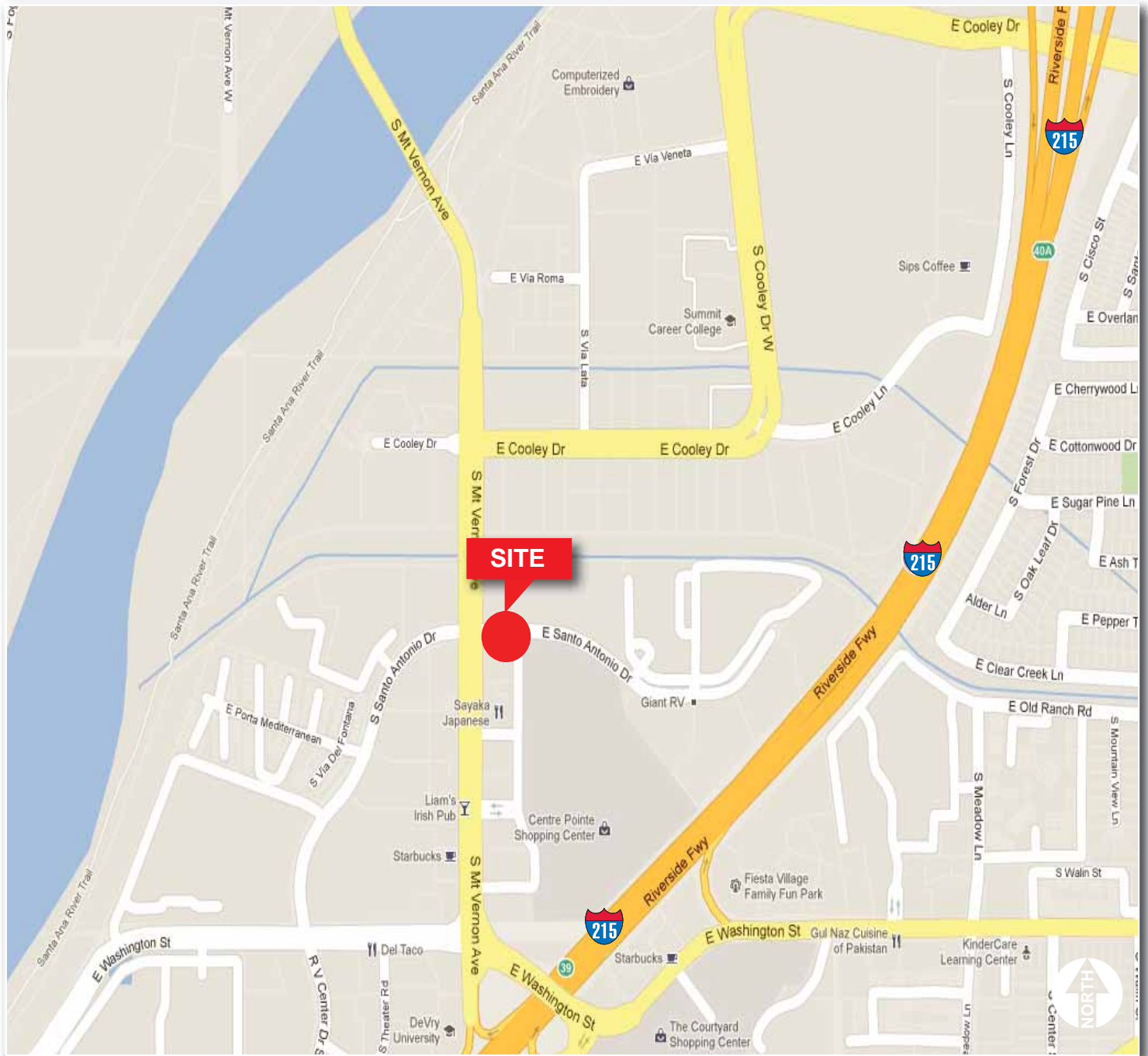
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Site Plan



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Property Photographs



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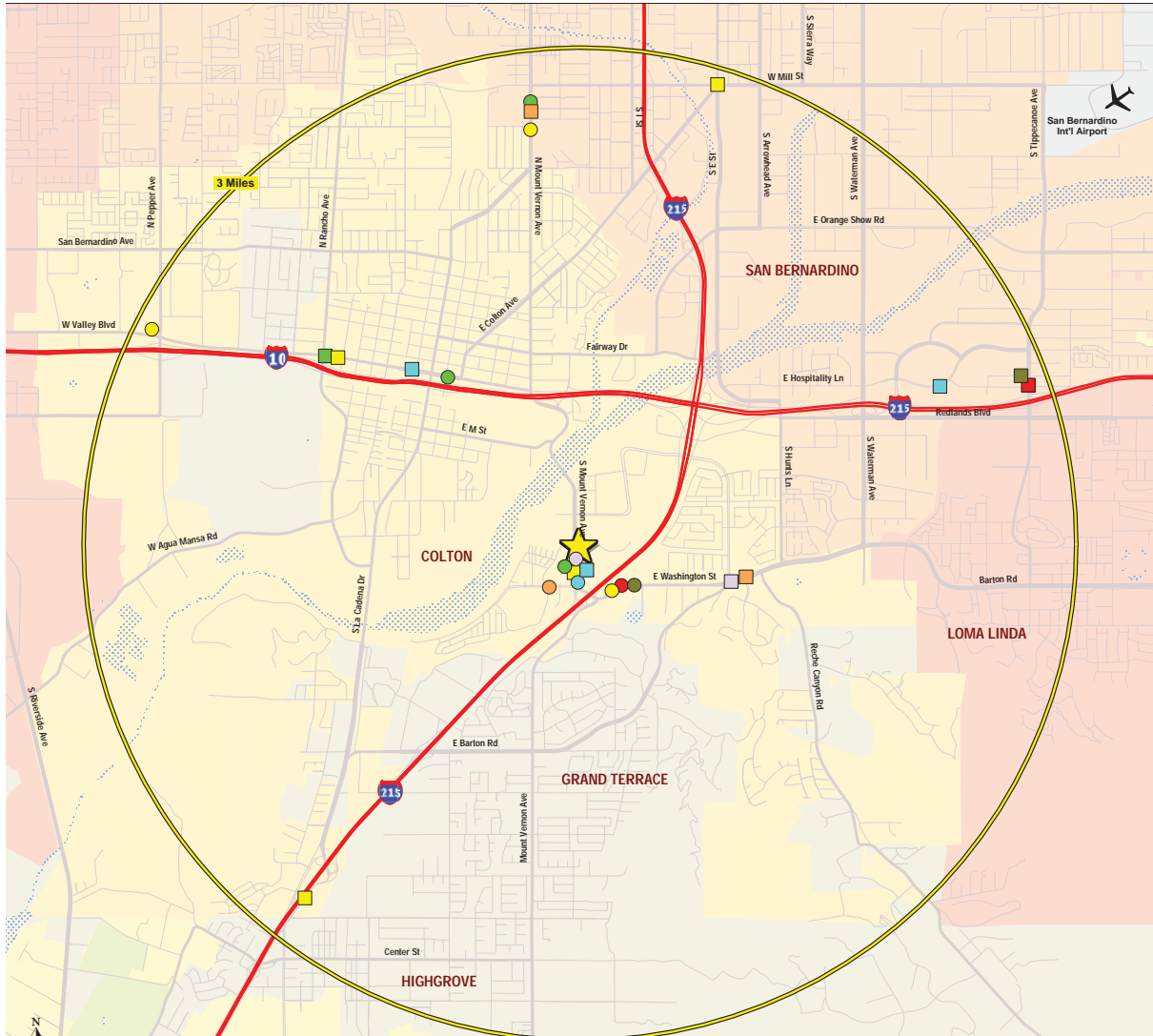
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Fast Food Map



SUBJECT PROPERTY

1030 S. Mount Vernon Ave.
Colton, CA

Fast Food Restaurants 3 Mile Radius

- Arby's (1)
- Baker's Burgers (3)
- Burger King (3)
- Carl's Jr (1)
- Dairy Queen (1)
- Del Taco (1)
- El Pollo Loco (1)
- In-N-Out Burger (1)
- Jack In The Box (4)
- KFC (1)
- Mc Donald's (3)
- Pick Up Stix (1)
- Pizza Hut (2)
- Wienerschnitzel (1)

Prepared By:

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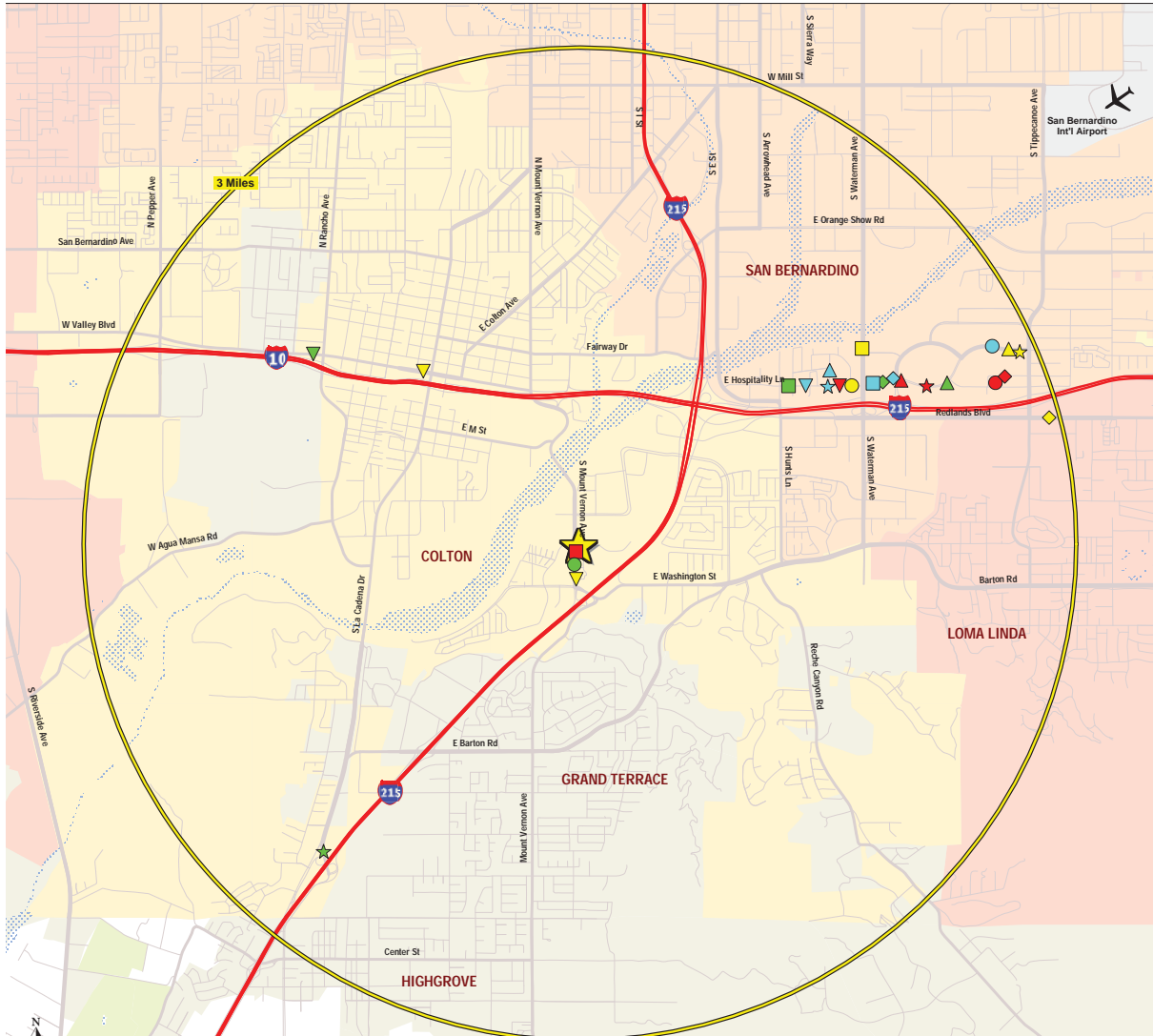
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Sit Down Restaurant Map



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Sit Down Restaurants 3 Mile Radius

- BJS Restaurant & Brewery (1)
- Black Angus (1)
- Buffet Star (1)
- California Pizza Kitchen (1)
- Chili's Grill & Bar (1)
- Chipotle Mexican Grill (1)
- Chuck E Cheese's (1)
- Claim Jumper (1)
- Coco's (1)
- Denny's (2)
- El Rancho Restaurant (1)
- El Torito Mexican Grill (1)
- Elephant Bar Restaurant (1)
- Home Town Buffet (1)
- Mimi's Cafe (1)
- Olive Garden (1)
- Outback Steakhouse (1)
- Panera Bread (1)
- Pinnacle Peak Steak House (1)
- Red Lobster (1)
- Sayaka Japanese Restaurant (1)
- Sizzler (1)
- Souplantation (1)
- TGI Friday's (1)

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