City of Colton, California

FOR SALE/LEASE - FULLY FIXTURED, FREESTANDING RESTAURANT
CENTERPOINTE PLAZA SHOPPING CENTER
1030 SOUTH MOUNT VERNON AVENUE, COLTON

For Sale or Lease:
- Freestanding 7,290 square foot restaurant
- Multiple patio areas
- Approx. 1 acre outparcel - corner lot at signalized intersection
- Located within CentrePointe Plaza Shopping Center anchored by Walmart, 99 Cent Only and Ross Dress for Less
- Adjacent to Ashley Furniture, Summit Career & Four D Colleges and DeVry University
- Immediately off I-215 (160,000 ADT) at Mount Vernon Avenue (64,000 ADT) and East Santo Antonio Drive*
- Market population: 964,220 within a 15-minute drive time*
- Average Disposable Income is over $45,196*
- Enterprise Zone State Tax Credits available

MIKE TOHIKIAN, LEASING REPRESENTATIVE
RELIABLE PROPERTIES
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*(Source: Retail MarketPlace Profile May 2013, ESRI Business Analyst Online)