

## COLTON - HUB CITY CENTRE MIXED USE RETAIL/BUSINESS PARK DEVELOPMENT

North of Interstate 10 at Pepper Avenue



West of Arrowhead Regional Medical Center with over 3,300 employees working 24/7 & 1,600 visitors/day; and, immediately north of I-10 (206,000 ADT). Current development includes: California University of Science and Medicine phase 1 construction of 100,000 SF class room facilities, 90+ room hotel, 6,000 SF restaurant, 175 units of residential, causal fast dining, and retail leasing opportunities.

Development Opportunity: 68.1 acres, between Pepper and Riverside Avenues on-off ramps, that includes, but not limited to, a life-style center comprised of mixed-use housing and retail, QSR causal dining, restaurants, entertainment, hospitality, business park, and medical offices. Market population of 1,021,563 million within a 10-mile radius, and 964,220 residential population within a 15-minute drive time.

**CITY OF COLTON - ARTHUR MORGAN**  
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## COLTON - FOOD COURT AT DOMINIQUEZ PLAZA, DOWNTOWN

251 East Valley Boulevard



A great lease opportunity for retail or fast casual dining within a 4,800 SF building-divisible to meet your business location needs. Excellent freeway signage and accessibility along the I-10 (206,000 ADT) at the 9th Street exit. Immediately adjacent to Stater Bros., Starbucks, Best Western Plus Hotel, Le Rendezvous Café, Miguel's Sushi, Subway, and more. Over 1 million population within a 15-minute drive time. Become part of an emerging Restaurant Row along Valley Boulevard with I-10 freeway visibility.

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## COLTON - Downtown Restaurant Row

298—308 East Valley Boulevard



Approx. 1.73 acres for sale. Excellent location for full service restaurants or QSRs. Up to 3 site locations, immediately visible and adjacent to Interstate 10 at 9th street off-ramp. Join Starbucks, Le Rendez-Vous Café, Miguel's Sushi, Subway, Pizzadilly Dodger Town and more on Colton's Restaurant Row. Stater Bros. is located across the street at 9th and Valley Blvd. Within a 5-mi radius, population over 230,000, AHHI \$60,655 and Median Income \$43,040. Within a 10-miles, 1,029,484 population, AHHI \$69,791 and Median Income \$51,066.

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