FOR LEASE

COLTON MINI MALL

KW COMMERCIAL | INLAND EMPIRE

415 W. VALLEY BLVD.

COLTON, CA 92324

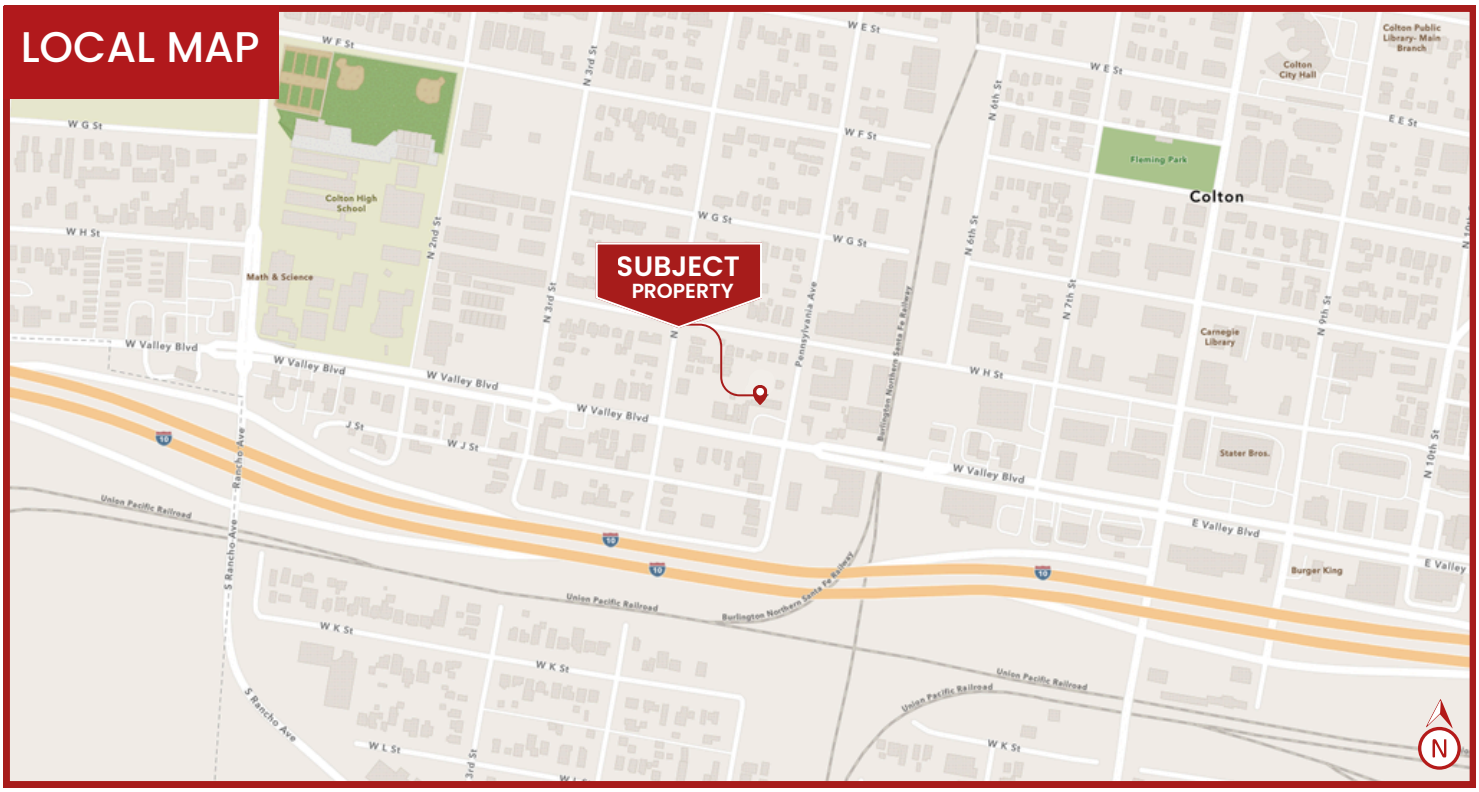
PROPERTY HIGHLIGHTS

- ±450 Sq.Ft. Units Available
- Available Eyebrow Signage
- Frontage on Valley Blvd. (±12,000 Vehicles per Day)
- Zoned: General Commercial (C-2), per the City of Colton, CA
- Great Access to the I-10 Freeway from Rancho Ave. On/Off Ramp and 9th St. On/Off Ramps

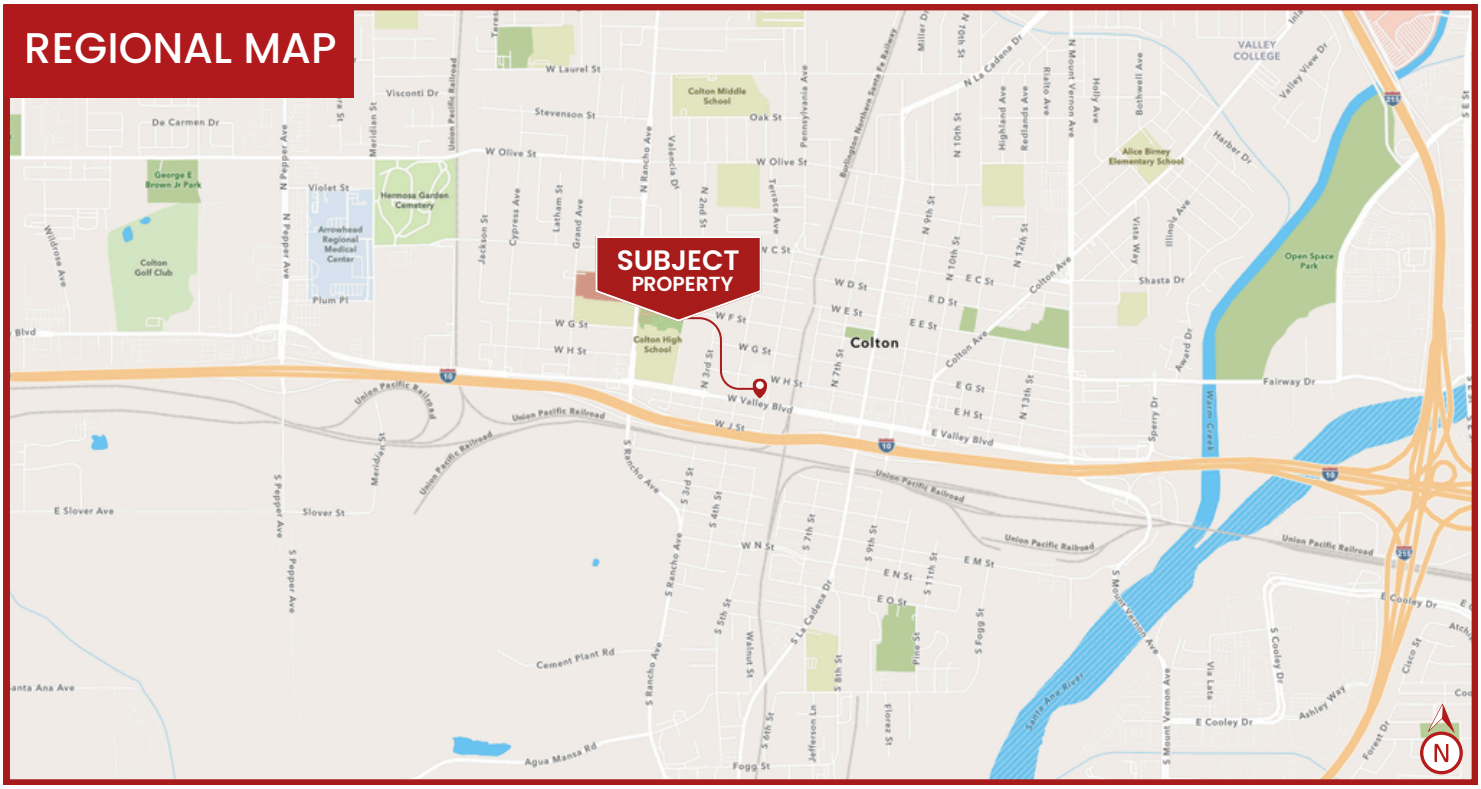
MAPS

KW COMMERCIAL | INLAND EMPIRE

LOCAL MAP



REGIONAL MAP



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DEMOGRAPHICS

KW COMMERCIAL | INLAND EMPIRE

415 W. VALLEY BLVD.
COLTON, CA 92324

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	14,865		108,779		322,252	
2025 Estimate	14,696		107,720		318,249	
2020 Census	14,483		106,979		313,269	
Growth 2025 - 2030	0.2%		0.2%		0.3%	
Growth 2020 - 2025	0.3%		0.1%		0.3%	
2025 Population by Hispanic Origin	12,946		84,065		238,464	
2025 Population	14,695		107,755		318,249	
White	2,656	18.07%	19,694	18.28%	56,268	17.68%
Black	409	2.78%	7,331	6.80%	26,868	8.44%
Am. Indian & Alaskan	344	2.34%	2,004	1.86%	5,876	1.18%
Asian Hawaiian & Pacific Island	159	1.08%	4,080	3.78%	16,004	5.02%
Other	21	0.01%	287	0.03%	1,097	0.38%
	11,106	75.58%	74,325	68.97%	212,136	66.66%
Households						
2030 Projection	4,190		31,411		90,740	
2025 Estimate	1,145		31,091		89,553	
2020 Census	4,086		30,791		87,854	
Growth 2025 - 2030	0.2%		0.2%		0.3%	
Growth 2020 - 2025	1.1%		0.9%		1.1%	
Owner Occupied	2,122	30.43%	17,035	54.23%	45,659	50.32%
Renter Occupied	4,852	69.57%	14,377	45.77%	45,081	49.68%
2025 Household by HH Income	4,144		31,090		89,554	
Income: <$25,000	757	18.26%	4,448	14.30%	14,615	21.38%
Income: $25,000 - $50,000	858	20.70%	5,876	18.89%	16,512	20.89%
Income: $50,0000 - $75,000	765	18.46%	5,831	18.75%	15,223	19.71%
Income: $75,000 - $100,000	639	15.41%	4,802	15.45%	12,798	14.75%
Income: $100,000 - $125,000	500	12.06%	4,092	13.16%	11,377	9.43%
Income: $125,000 - $150,0000	277	6.69%	2,091	6.73%	6,073	5.77%
Income: $150,000 - $200,000	219	5.28%	2,656	8.54%	7,594	4.78%
Income: $200,000+	129	3.11%	1,294	4.16%	5,362	3.28
Household Growth						
Growth 2020 - 2025	0.2%		0.2%		0.3%	
Growth 2025 - 2030	1.1%		0.9%		1.1%	
Renter Occupied	2,122	30.43%	17,035	54.23%	45,659	50.32%
Owner Occupied	4,852	69.57%	14,377	45.77%	45,081	49.68%

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