



cooley plaza

AVAILABLE FOR LEASE

±1,040 SF - ±1,150 SF INLINE RETAIL SPACE

2011 / 2021 / 2049 / 2097 East Washington Street, Colton, CA 92324

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REAL ESTATE SERVICES

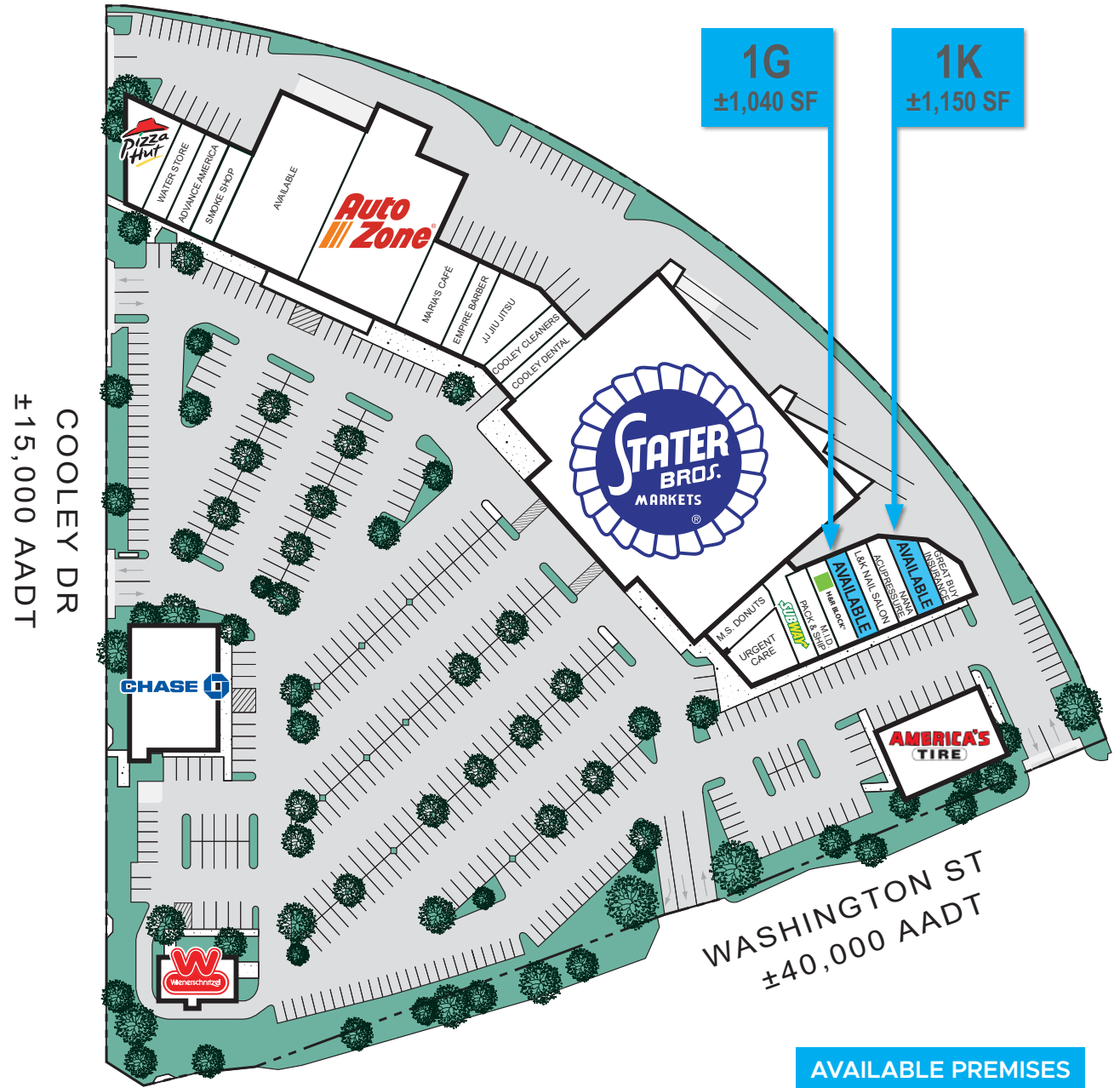
CK RETAIL TEAM

PROPERTY FEATURES

- » Grocery and drug anchored retail center
- » Located on the busy corner of E. Washington Street and South Cooley Drive (35,000 CPD)
- » High profile grocery anchored retail center - Stater Bros is in the top 88th percentile per Alpha Map
- » Abundant parking with a ratio of 4.53/1,000 SF
- » [Contact Broker for Asking Rent and NNN's](#)

AVAILABILITY

BUILDING	
2097 EAST WASHINGTON STREET	
SUITE: 1G	SIZE: ±1,040 SF
2097 EAST WASHINGTON STREET	
SUITE: 1K	SIZE: ±1,150 SF



±1,150 SF AVAILABLE

±1,040 SF AVAILABLE



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E WASHINGTON STREET

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2024 Total Population:	13,674	83,167	197,378
2029 Population:	14,041	85,025	201,980
Pop Growth 2024-2029:	0.5%	0.4%	0.5%
Median Age:	34.2	34.6	33.5

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2024 Total Households:	4,851	27,679	60,990
HH Growth 2024-2029:	0.6%	0.5%	0.5%
Avg Household Income:	\$85,435	\$85,494	\$80,726
Avg Household Size:	2.8	2.9	3.1

HOUSING	1 Mile	3 Mile	5 Mile
Average Home Value:	\$405,855	\$410,788	\$379,079
Median Year Built:	1984	1977	1977

TRAFFIC COUNT

COLLECTION STREET	CPD
Barton Road	South Mohave Drive 37,605
Barton Road	East Barton Road 33,470
East Washington Street	South Walin Street 22,346
Barton Road	South Hunts Lane 35,615





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