

# AVAILABLE FOR LEASE



**LOS COMPADRES CENTER  
NWC S MT VERNON AVE & CENTERPOINTE DR  
COLTON, CA**

**NEW OWNERSHIP  
REMODEL UNDERWAY!**



**±1,200 SF RETAIL SPACES AVAILABLE**

**±4,590 SF OFFICE SPACE AVAILABLE**

**±8,600 SF POTENTIAL KIOSK DRIVE-THRU**

## PROPERTY FEATURES

- Located Directly on S. Mount Vernon Ave.
- High Traffic Retail Artery.
- Directly Across from Walmart.
- Multitude of Retail/Medical/Office Uses that can be Accommodate.
- More Supporting Residential Density Coming in Immediate Proximity to the Site.
- Multiple Convenient Points of Acres Along S. Mt Vernon.

## 5 MILE RADIUS DEMOS

**237,725**  
POPULATION



**\$96,415**  
AVERAGE  
HOUSEHOLD  
INCOME

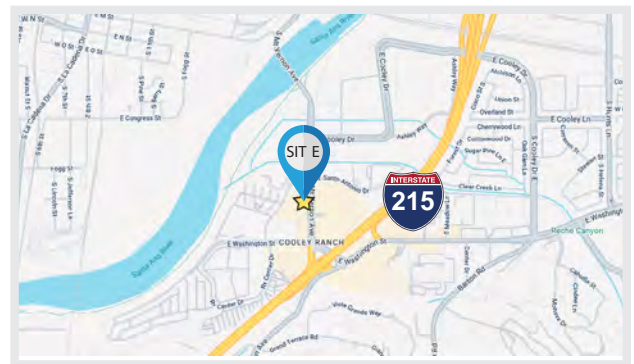
**DAYTIME  
DEMOGRAPHICS**

**177,326**

## TRAFFIC COUNTS

On S Mt Vernon Ave:

**±17,513 CPD**



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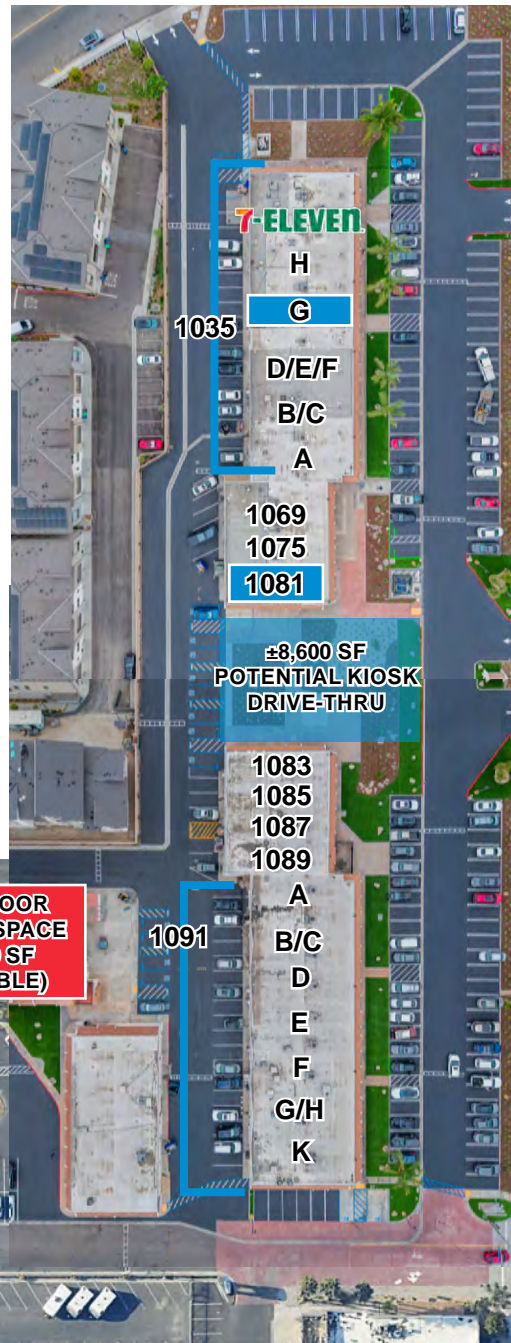
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AVAILABILITIES	
1035 J/K	LEASED
1035 H	LEASED
1035 G	1,200 SF
1035 D/E/F	LEASED
1035 B/C	LEASED
1035 A	LEASED
1069/1075	LEASED
1081	1,200 SF
1083	LEASED
1085	LEASED
1087/1089/1091 A	LEASED
1091 A	LEASED
1091 B/C	LEASED
1091 D	LEASED
1091 E	LEASED
1091 F	LEASED
1091 G/H	LEASED
1091 J	LEASED
1091 K	LEASED



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West Elevation



North Elevation



East Elevation



South Elevation



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## LOS COMPADRES CENTER NWC S MT VERNON AVE & CENTERPOINTE DR COLTON, CA

Los Compadres Center Colton, CA 92324	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	12,981	79,527	237,725
2030 Projected Population	12,652	80,194	240,641
2020 Census Population	12,563	78,756	239,121
2010 Census Population	12,067	72,220	224,693
Projected Annual Growth 2025 to 2030	-0.5%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.7%	0.4%
2025 Median Age	31.2	33.4	32.1
<b>Households</b>			
2025 Estimated Households	4,726	25,339	71,078
2030 Projected Households	4,761	26,232	73,748
2020 Census Households	4,704	24,962	70,238
2010 Census Households	4,395	22,622	64,829
Projected Annual Growth 2025 to 2030	0.1%	0.7%	0.8%
Historical Annual Growth 2010 to 2025	0.5%	0.8%	0.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	30.4%	32.2%	28.7%
2025 Estimated Black or African American	17.8%	9.0%	9.4%
2025 Estimated Asian or Pacific Islander	8.7%	9.1%	9.2%
2025 Estimated American Indian or Native Alaskan	1.7%	2.0%	2.0%
2025 Estimated Other Races	41.4%	47.6%	50.7%
2025 Estimated Hispanic	53.5%	62.9%	65.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$80,992	\$99,268	\$96,415
2025 Estimated Median Household Income	\$73,803	\$83,827	\$80,245
2025 Estimated Per Capita Income	\$29,604	\$31,772	\$28,992
<b>Business</b>			
2025 Estimated Total Businesses	527	3,683	9,083
2025 Estimated Total Employees	4,694	40,153	104,800
2025 Estimated Employee Population per Business	8.9	10.9	11.5
2025 Estimated Residential Population per Business	24.6	21.6	26.2



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