



REAL ESTATE



# Retail Space for Sublease

1511 N. MOUNT VERNON AVE., COLTON, CA 92324

## AVAILABLE

Size: ±3,000 SF  
Rent: \$1.50 PSF/Mo., NNN  
Term Through: 3.31.2029

## PROPERTY HIGHLIGHTS

- Former convenience store
- Located across from Auto Zone
- Adjacent to San Bernardino Valley College (SBVC) with over 18,000 full time students and staff members

*Prospective tenants are hereby advised that all uses are subject to City approval*

## NEIGHBORING TENANTS



**JAIMIE MARCHAND**  
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**DONNA CLARK**  
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DRE #01134266

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**KWPREALSTATE.COM**

## DEMOGRAPHICS

	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>4,388</b>	<b>17,415</b>	<b>54,221</b>
2029 Projected Population	4,273	17,004	53,584
2020 Census Population	4,851	18,935	58,388
2010 Census Population	4,713	18,318	56,310
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2024	-0.5%	-0.4%	-0.3%
2024 Median Age	30.9	30.6	31.2
<b>HOUSEHOLDS</b>			
2024 Estimated Households	1,205	4,712	15,187
2029 Projected Households	1,180	4,642	15,208
2020 Census Households	1,267	4,928	15,656
2010 Census Households	1,195	4,620	14,658
Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-
Historical Annual Growth 2010 to 2024	-	0.1%	0.3%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	26.5%	26.2%	25.2%
2024 Estimated Black or African American	3.5%	4.7%	6.4%
2024 Estimated Asian or Pacific Islander	2.3%	2.9%	3.4%
2024 Estimated American Indian or Native Alaskan	2.6%	2.4%	2.4%
2024 Estimated Other Races	65.1%	63.7%	62.6%
2024 Estimated Hispanic	85.8%	84.0%	81.4%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$73,879</b>	<b>\$78,469</b>	<b>\$79,591</b>
2024 Estimated Median Household Income	\$57,906	\$59,844	\$63,908
2024 Estimated Per Capita Income	\$20,338	\$21,340	\$22,426
<b>EDUCATION</b>			
2024 Estimated High School Graduate	40.0%	36.2%	36.0%
2024 Estimated Some College	18.0%	19.3%	18.7%
2024 Estimated Associates Degree Only	5.1%	6.9%	5.6%
2024 Estimated Bachelors Degree Only	4.6%	6.0%	7.5%
2024 Estimated Graduate Degree	3.3%	2.9%	2.9%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	142	438	2,219
<b>2024 Estimated Total Employees</b>	<b>1,290</b>	<b>4,537</b>	<b>25,265</b>
2024 Estimated Employee Population per Business	9.1	10.4	11.4
2024 Estimated Residential Population per Business	30.9	39.7	24.4



## LOCATION

