

DRIVE THROUGH PADS  
AVAILABLE FOR GROUND  
LEASE OR BUILD-TO-SUIT

# 22430

BARTON ROAD  
GRAND TERRACE, CA

±1,800 SF  
±1,650 SF

BARTON RD. (14,930 CPD)

MT. VERNON AVE. (16,697 CPD)



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**MT. VERNON AVE. (16,697 CPD)**

**PROPERTY HIGHLIGHTS**

- Two Drive Thru Restaurant/ Retail Buildings Available for Ground Lease or Build-to-Suit. Both Pads are Fully Entitled with CUP
- Underserved Trade Area with Excellent Demographics
- Ideal Location for a QSR, Retail, or Carwash
- Close Proximity to I-215 FWY
- ±191 Unit Multi-Family Residential Building, Retail, Restaurant, and Hotel Coming Soon Adjacent to the Project
- Future Monument Signage Planned

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Average Income	<b>\$99,988</b>	<b>\$103,954</b>	<b>\$99,419</b>
Residential Population	<b>16,239</b>	<b>65,244</b>	<b>216,087</b>
Daytime Population	<b>8,101</b>	<b>49,184</b>	<b>166,719</b>

Source: Regis

**TRAFFIC COUNTS**

**14,930 CPD** Barton Rd.  
**16,697 CPD** Mt. Vernon Ave.

Source: Regis

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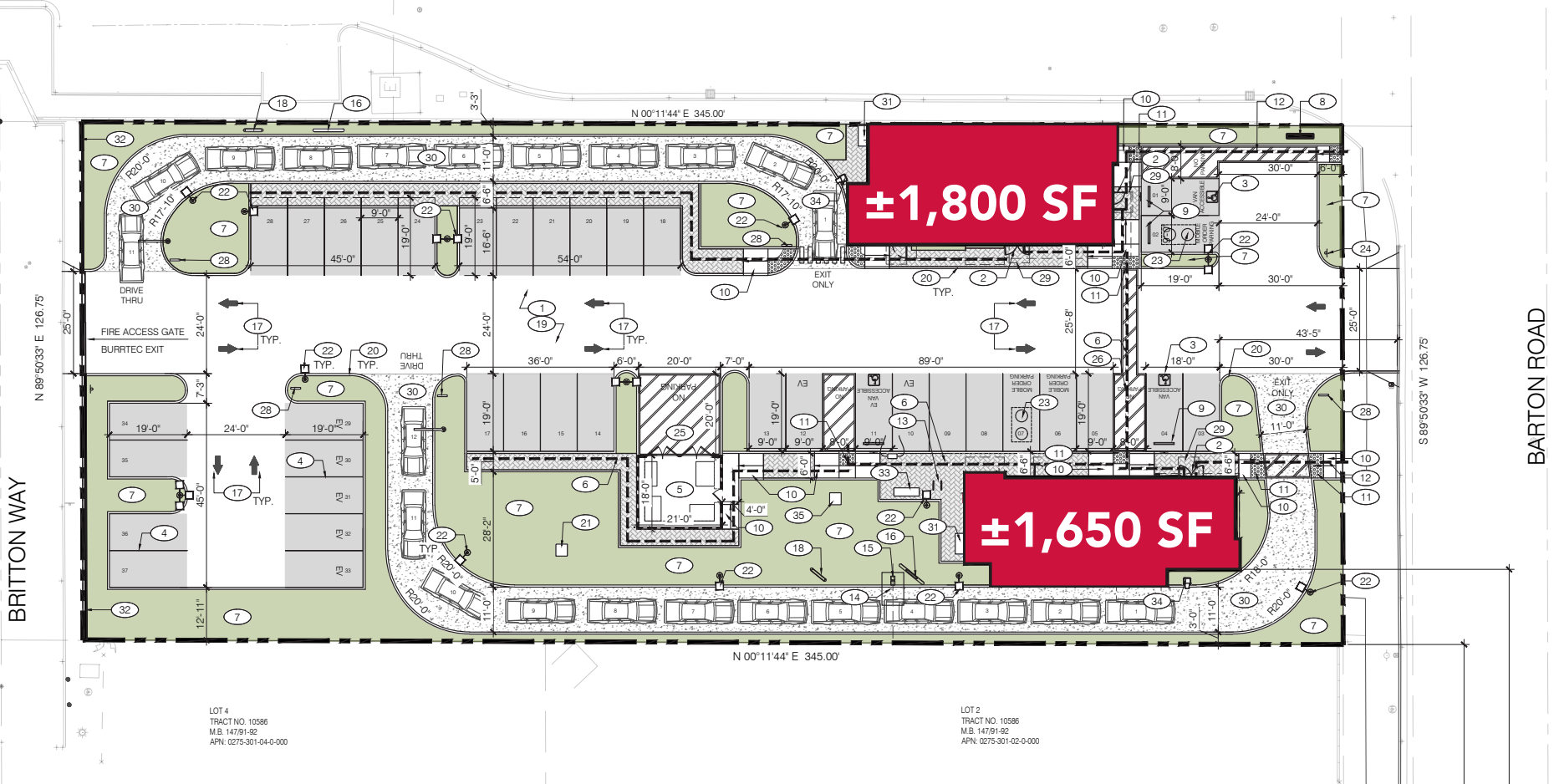
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# Conceptual Site Plan

PARCEL 3  
PARCEL MAP NO. 19131  
P.M.B. 240/26-29  
APN: 0275-301-31-0-000

PARCEL 1  
PARCEL MAP NO. 19131  
P.M.B. 240/26-29  
APN: 0275-301-28-0-000



LOT 4  
TRACT NO. 10586  
M.B. 147/91-92  
APN: 0275-301-04-0-000

LOT 2  
TRACT NO. 10586  
M.B. 147/91-92  
APN: 0275-301-02-0-000

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## ABOUT GRAND TERRACE:

Grand Terrace, which is referred to as the 'Blue Mountain City' is located in San Bernardino County on the I-215 corridor and is strategically situated between the cities of Riverside and San Bernardino. Incorporated in 1978, Grand Terrace has a population of over 12,000 and is known for offering a superb quality of life with a relaxed small-town feel, quiet neighborhoods, clean streets, high achieving public schools and a safe community environment, along with residential and commercial growth opportunities. Money Magazine has recognized the City of Grand Terrace as one of the Top 100 Best Places to live in America for Small Towns. Within a 7-Minute Drive Time, the trade area spans north and south the length of the I-215 freeway from the SR-60 to the I-10, and east and west from the Blue Mountain ridge to the Santa Ana River. The area includes a growing population of over 53,000 with projected growth of over 6% during the coming 5-year period.

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Within the trade area there are over 17,000 households which is also expected to grow 6% over the next 5-years. Notable housing projects include:

Project (Approved or recently started)	New Homes
Spring Mountain Ranch	1,450
Foremost Companies	123
Capital Pacific Real Estate, Inc	35
Aegis Builders	29
Habitat for Humanity	2
Joab Jerome	2

## GROWTH IN THE MARKETPLACE:

The City of Grand Terrace trade area will experience significant growth in the next few years. The 7 minute drive time trade area with a current population of just over 53,000 is projected to grow significantly with new residential development including the following.

- 68 approved residential units under development in the City of Grand Terrace
- Foremost Companies just purchased an approved housing trace with 123 single-family homes in Grand Terrace
- Spring Mountain Ranch is master planned community under development just south of the Grand Terrace border that will produce 1,450 new homes. KB Homes is presently constructing the first phase of 400 homes within four distinct communities called Presidio Point (2,663-3,695 SF homes and prices ranging from \$540,465-\$633,269), Mission Gate (1,698-2,925 Sf homes and prices ranging from \$492,830 to \$605,357), Monterey (1,675-2,528 Sf homes and prices ranging

## DEMOGRAPHIC HIGHLIGHTS:

The City of Grand Terrace has a population of 12,040, but serves a broader trader area including south Colton and the unincorporated area of Riverside County to the north of the City of Riverside. Within a 3 minute drive time the trade area has a population of over 30,000 and within a 7 minute drive time is more than 53,000.

The Grand Terrace area also has a strong daytime population with nearly 75,000 within a 7 minute drive time.

There are 10,500 households within a 3 minute drive time. The Average Household Income level within a 3 minute drive time is \$64,210 and 28% of the people have a college degree.

from \$391,990 to \$448,990) and Capistrano (2,339-3,379 Sf homes and prices ranging from \$433,990 to \$485,990) There is no shopping components within the Spring Mountain Ranch master plan and Grand Terrace's Barton Road business corridor will serve this new 1,450 home area

- Lewis Group of Operating Companies closed on May 1, 2017 on the acquisition of 53-acres of property that formerly was Redevelopment Agency owned property in Grand Terrace. Lewis Homes is presently spending \$1 million in environmental review including the preparation of an Environmental Impact Report (EIR), master infrastructure plan and specific plan that will develop over 800 new townhomes and apartment homes in Grand Terrace.

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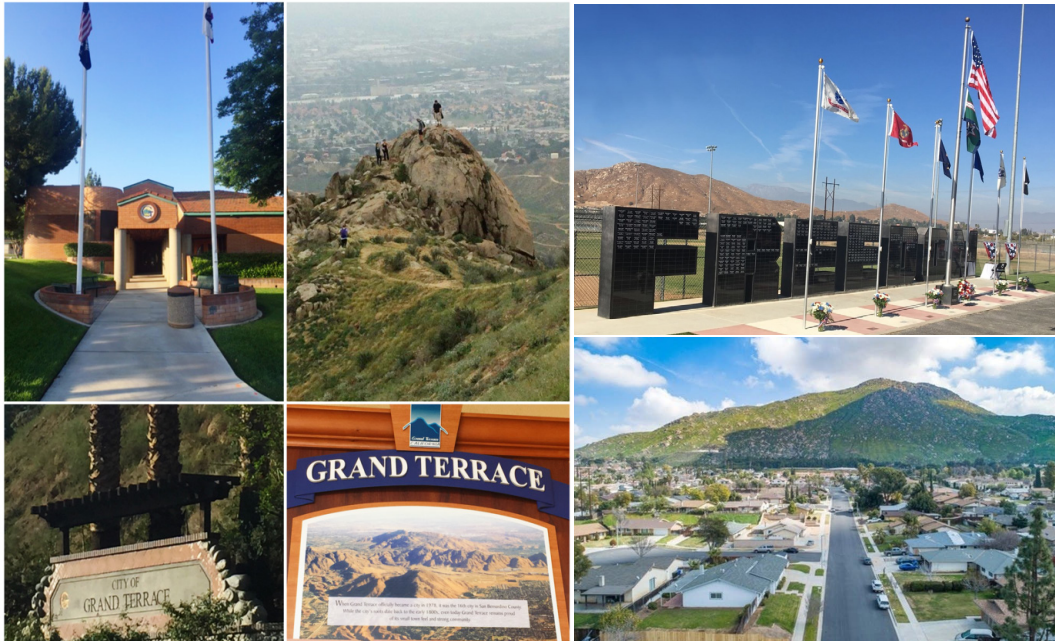


## POSITIVE ATTRIBUTES:

The following are just some of the positive attributes Grand Terrace presents:

- Grand Terrace residents have disposable income with Grand Terrace having the 6th highest Median Household Income of San Bernardino County cities at \$69,080 (which is higher than Ontario and San Bernardino, as well as the neighboring communities of Colton, Loma Linda and Riverside).
- Grand Terrace has charming, safe and clean neighborhoods with a diverse housing stock, which offers affordability with an average home value of \$321,900.

- Grand Terrace public schools are high-achieving and Grand Terrace Elementary has been designated as a California Distinguished School.
- 26% of Grand Terrace residents have a Bachelor's Degree or higher, with 87% having a High School Degree or better.
- Grand Terrace has been ranked by Money Magazine as one of the Top 100 Best Places to Live.
- In May 2014, the Grand Terrace City Council adopted Grand Terrace Vision 2030, including a Strategic Plan to help guide the City of Grand Terrace through the period of 2014 to 2020. The Strategic Plan has several high priorities including a strong emphasis on economic development and attracting new businesses to locate in the community.



## DEMOGRAPHICS SNAPSHOT:

Below is a summary of demographic categories for the City of Grand Terrace:

- Population of 12,315 (as of 1/2016 according to the CA Department of Finance)
- Median age is 35.7
- Size of Grand Terrace is 3.5 square miles
- 4,703 housing units
- 2.7 occupancy size per household
- 62.6% of housing units are owner-occupied
- \$65,255 Median Household Income (6th highest of cities in San Bernardino County)
- \$8,204 Annual Retail Sales Per Capita
- 26% of residents possess a Bachelor's Degree or higher
- 87% of residents have a High School Degree or above
- 24.6 minutes for Average Travel Time to Work for Grand Terrace Residents
- Ethnic breakdown of Grand Terrace residents include: 46.4% White; 39.1% Hispanic; 6.5% Asian; 5.6% Black; 2.4% All Other

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**SITE**

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