

BUILD-TO-SUIT OR GROUND LEASE

AVAILABLE FOR UP TO 2076 SQ. FT. DRIVE THRU

22300 Barton Road.
Grand Terrace, CA 92313



PROJECT HIGHLIGHTS

- ◆ Great Location for Drive Thru on main road
- ◆ Located in the developing area between Riverside and San Bernardino where business is blooming
- ◆ Lot size: 0.44 Acres
- ◆ Zoned General Commercial
- ◆ Across the street from Vibrant Stater Bros center with McDonald's , Miguel's Jr., Auto Zone. And walking distance to Starbucks and Wing-stop

2020 Demographics	1-Mile	3-Miles	5-Miles
Population:	16,351	59,299	211,812
Housing Units:	6,209	20,449	66,653
Median Income:	\$71,262	\$54,873	\$51,391

NEARBY RETAILERS:



Contact:
MATTHEW ARFA
(714) 726-9909 Cell
Matthew@amsbrokers.com

AMS Real Estate Services
(888) 215-TEAM (8326)
www.amsbrokers.com
DRE #01788637

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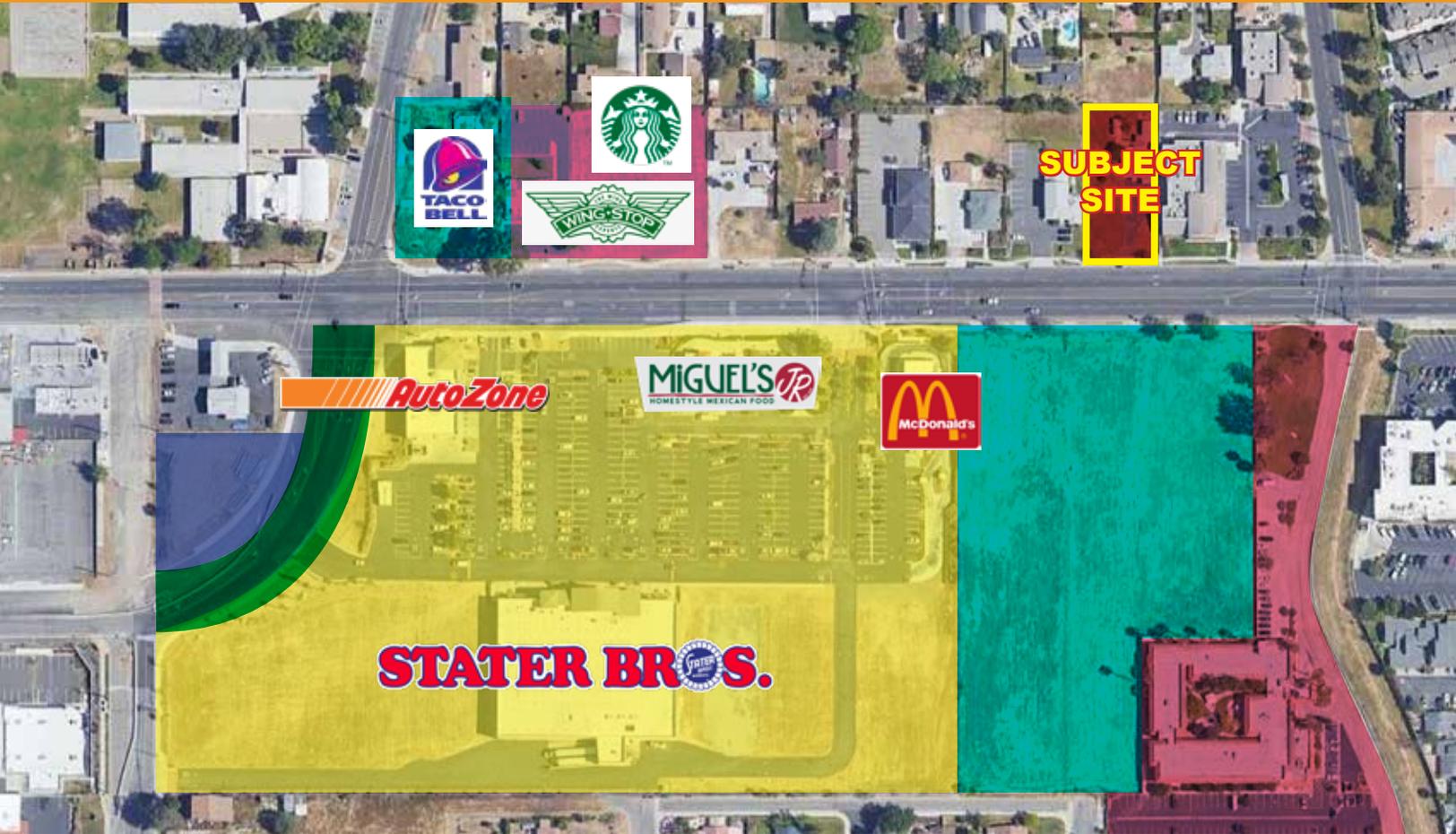
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GRAND TERRACE IMPROVEMENTS

The City of Grand Terrace is scheduled for a new look on Barton Road with the start of the \$92,300,000 Barton Road, I-215 interchange project. The project started in the summer of 2017 and will conclude in 2019. The project is fully funded from State and Federal Highway funds and is warranted because the current onramp capacity of 28,000 cars per day is expected to increase to 40,000 cars per day by 2040.

A key traffic feature in the project will be a round-about on the west end of Barton Road for southbound traffic exiting and merging

onto I-215. In addition, the bridge will expand to 4 lanes. Barton Road from Grand Terrace Road to Vivienda Avenue will also receive an overlay.

Other enhancements to the project include the cul-de-sac off of Michigan and Barton Road and the extension of Commerce Way to Barton Road and Vivienda Avenue. An additional side street will be developed between Grand Grand Terrace Road and Vivienda Avenue, southeast of Grand Terrace Fitness Park, providing residents improved access between the two streets.



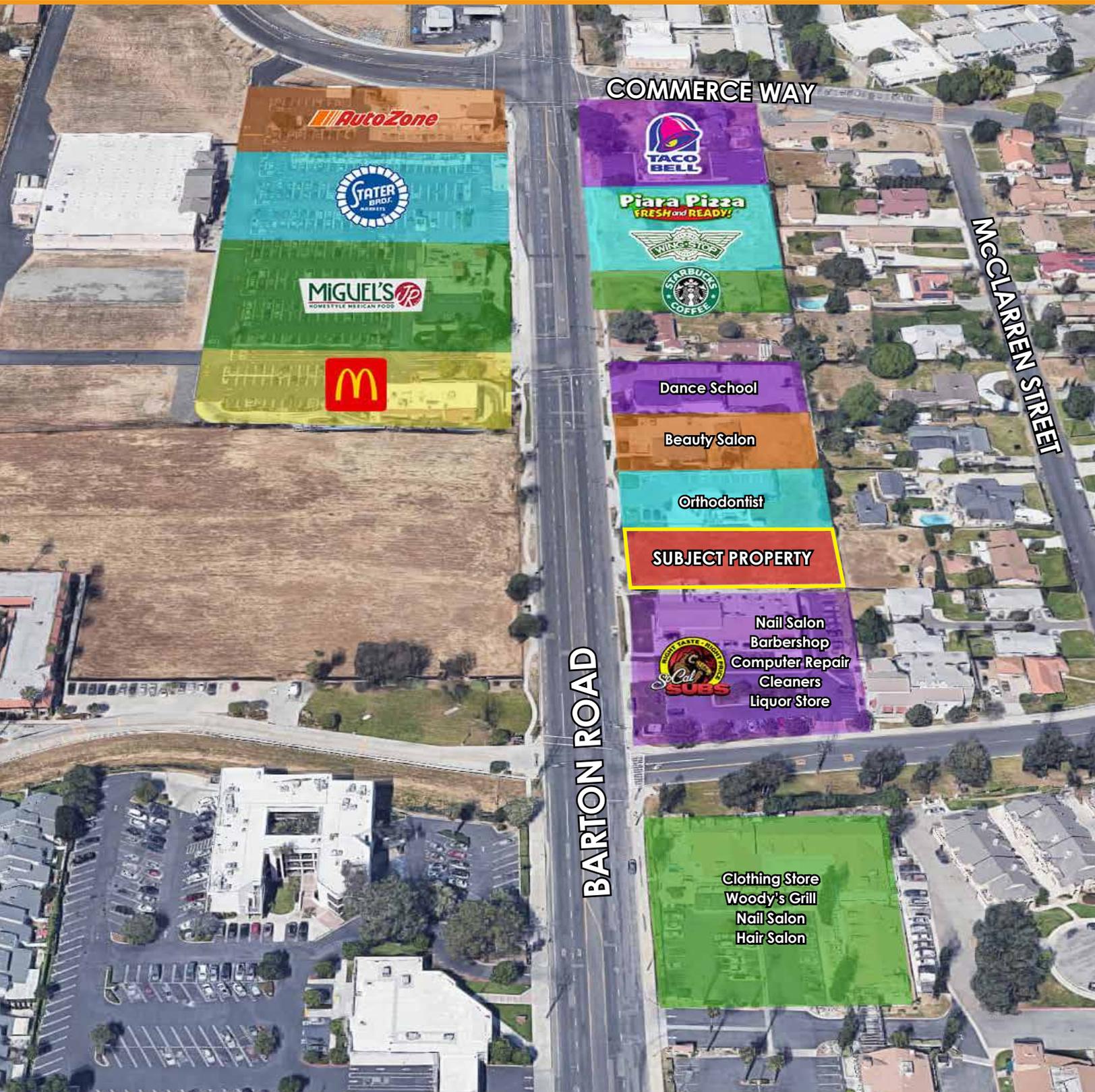
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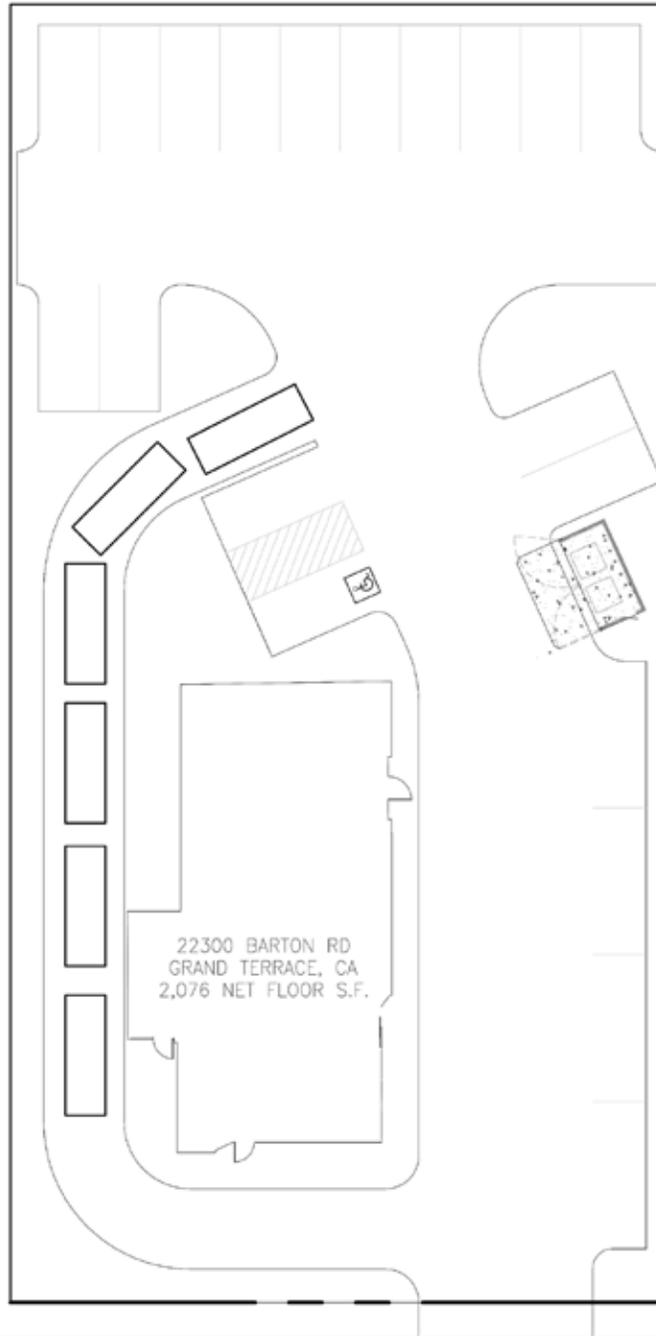
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SITE PLAN



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