



# City of Colton, CA

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### Downtown Colton features:

- New 120 Unit Senior Housing
- Hampton Inn & Suites
- Stater Brothers
- Amapola Rico Taco
- Sushi Miguel's Style
- Subway
- Denny's Restaurant
- McDonalds
- PG Burgers
- Bank of America
- Colton Civic Center
- and much more.

### Market analysis\* indicates a strong demand exists for:

- Apparel
- Electronics
- Home furnishings
- Clothing, shoes
- Sporting goods
- Health & personal care
- Office supply and
- Full service restaurants.

### Development Opportunity:

Colton is master planning its Civic Center area, creating opportunities for pedestrian friendly, destination mixed-use retail development, immediately adjacent to I-10 with 206,000 ADT.

Downtown is an ideal location that provides a flexible zoning overlay of uses including upscale, urban mixed-use commercial, and freeway-oriented development.

\*(Source: Retail MarketPlace Profile May 2013, ESRI Business Analyst Online)