

DRIVE-THRU FOR LEASE

22505 Barton Road, Grand Terrace, CA 92313



Highlights:

- Building Size: \pm 2,180 SF
- Land Size: \pm 0.37 Acres
- Tenants at the Intersection: CVS, Walgreens, Grocery Outlet, Chevron

For more information about this property, please contact:

Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482



AERIAL



Grand Terrace residents have high disposable income with Grand Terrace having the 6th highest Median Household Income of San Bernardino County cities (higher than Ontario and San Bernardino, as well as the neighboring communities of Colton, Loma Linda and Riverside).

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PROPERTY PHOTOS



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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

REGIONAL MAP



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DEMOGRAPHICS



Population

2019 Population

2024 Projection

1 Mile

14,683

15,202

3 Miles

61,680

64,641

5 Miles

218,112

228,315



Households

2019 Households

5,286

20,218

64,915



Average HH Income

2019

\$77,697

\$66,892

\$63,386



Traffic Count

Mount Vernon Rd.

12,219 ADT

Barton Rd.

13,010 ADT

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