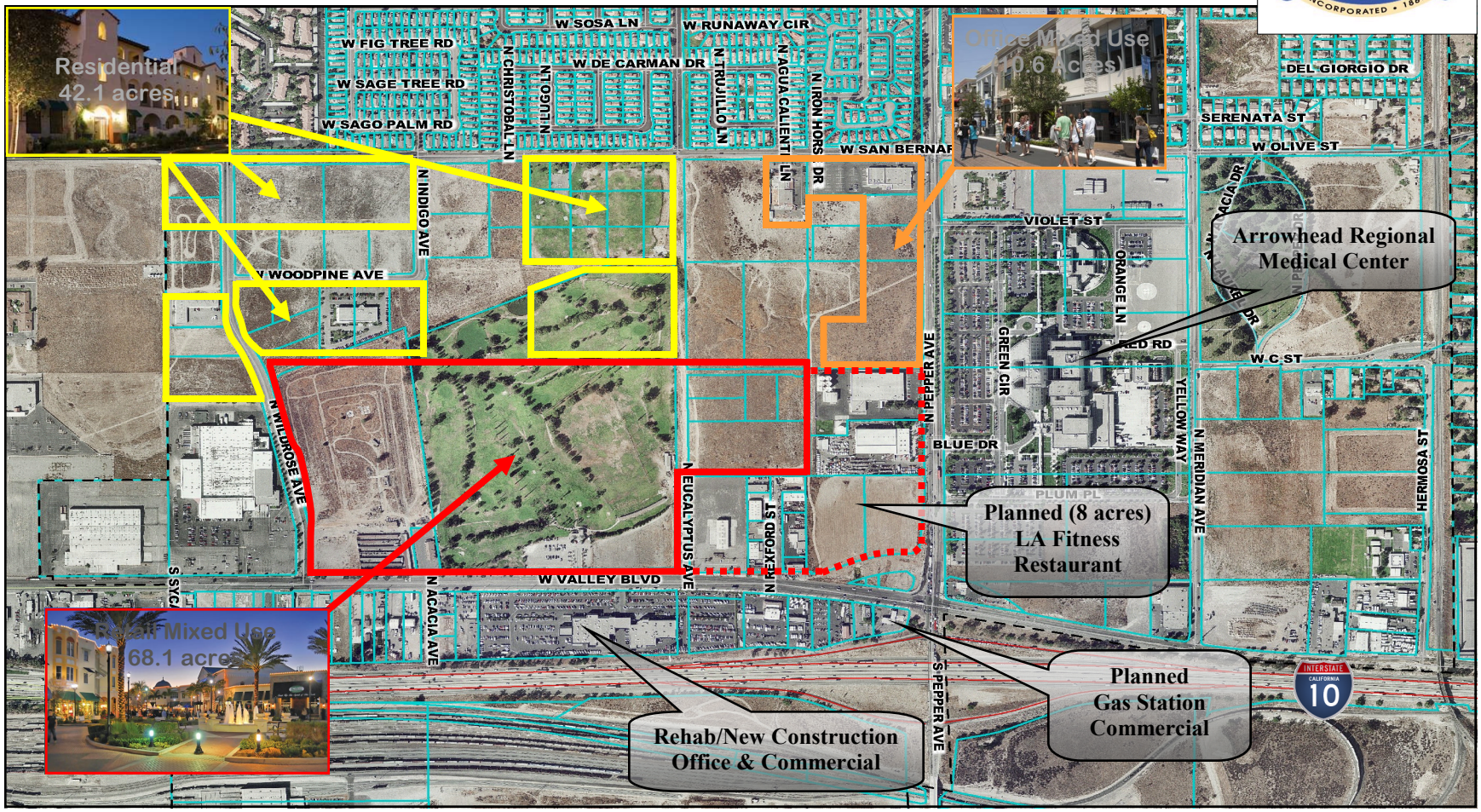
City of Colton, California

COLTON'S HUB CITY CENTRE WEST AREA
INTERSTATE 10 BETWEEN HERMOSA STREET AND RIVERSIDE AVENUE, COLTON



This development opportunity has more than **250 acres** available for a mixed-use lifestyle center. The developable area are multiple sites located immediately on the north side of I-10 (206,000 ADT), surrounding **Arrowhead Regional Medical Center (ARMC)**, and just three miles from the juncture of I-10 and I-215 (160,000 ADT). Anticipated development includes upscale residential (nurses housing), medical offices, retail, restaurants, entertainment, hospitality and medical support services.

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ARMC: over **3,300 employees** working 24/7; **1,500 - 1,600 visitor patients per day**; Marketplace population* - **over 1 Million -** 15-min. drive time (*ESRI-5/13)