

Cooley Plaza

FOR LEASE

\$1.35 /SF/MO

📍 1420 E. Cooley Dr,
Colton, CA, 92324

Available Suites

Suite 202 | 1,667 SF

Suite *204 | 1,241 SF

*Sublease



PROPERTY DESCRIPTION:

Discover convenience and functionality in our professionally maintained two-story office building, strategically located just moments away from food services and office supplies. This carefully designed space has been tailored to elevate your business operations, making it the ideal choice for companies seeking a vibrant and productive work environment.



Allannah Toscano

Commercial Agent | Lic#02007336

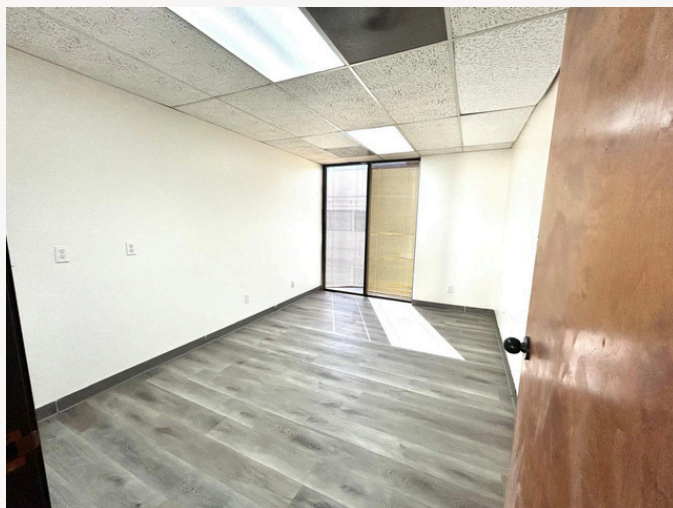
909.212.4688 | 909.316.3681

Toscanocommercial@gmail.com

Suite 202



Open Floor Plan



2 Private Offices

Common Area Restrooms

DEMOGRAPHICS:

Population (year)

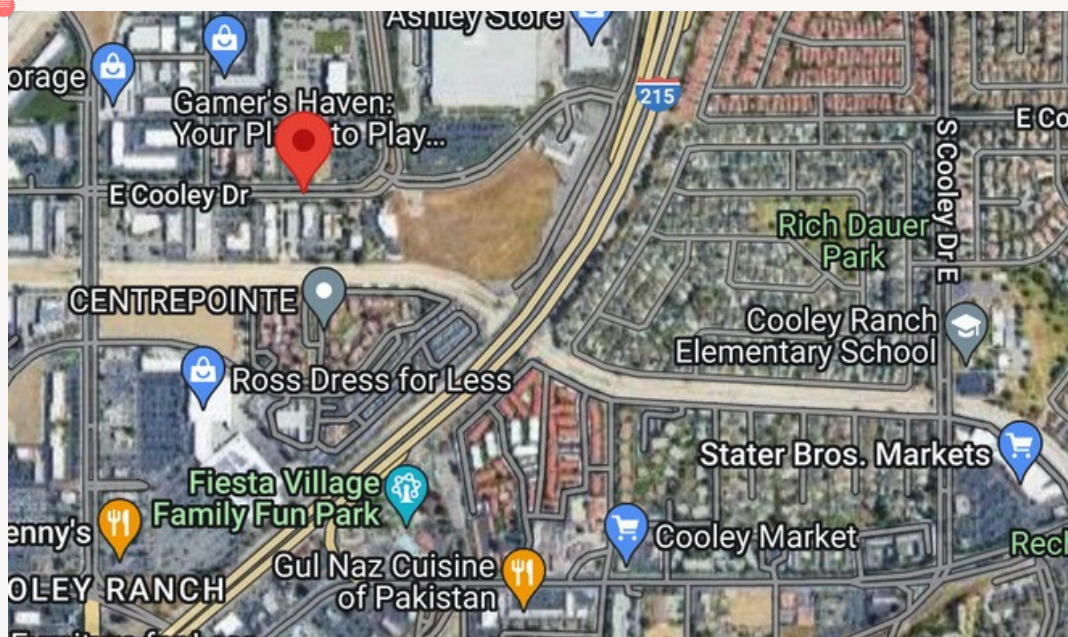
- 1 Mile Radius: 26.8K
- 3 Mile Radius: 125K

Average Household Income

- 1 Mile Radius: \$75.3K
- 3 Mile Radius: \$71.3K

Traffic (3 Mile)

- Total Employees: 98.4K



AMENITIES:

- Freeway Visibility
- Elevator Access
- Well Maintained lobby
- Large windows for ample natural light
- Central Heating & Air Conditioning

BUSINESSES NEARBY:

- Kaiser Permanente
- Ross Dress for Less
- Ashley's Store
- Starbucks
- Walmart

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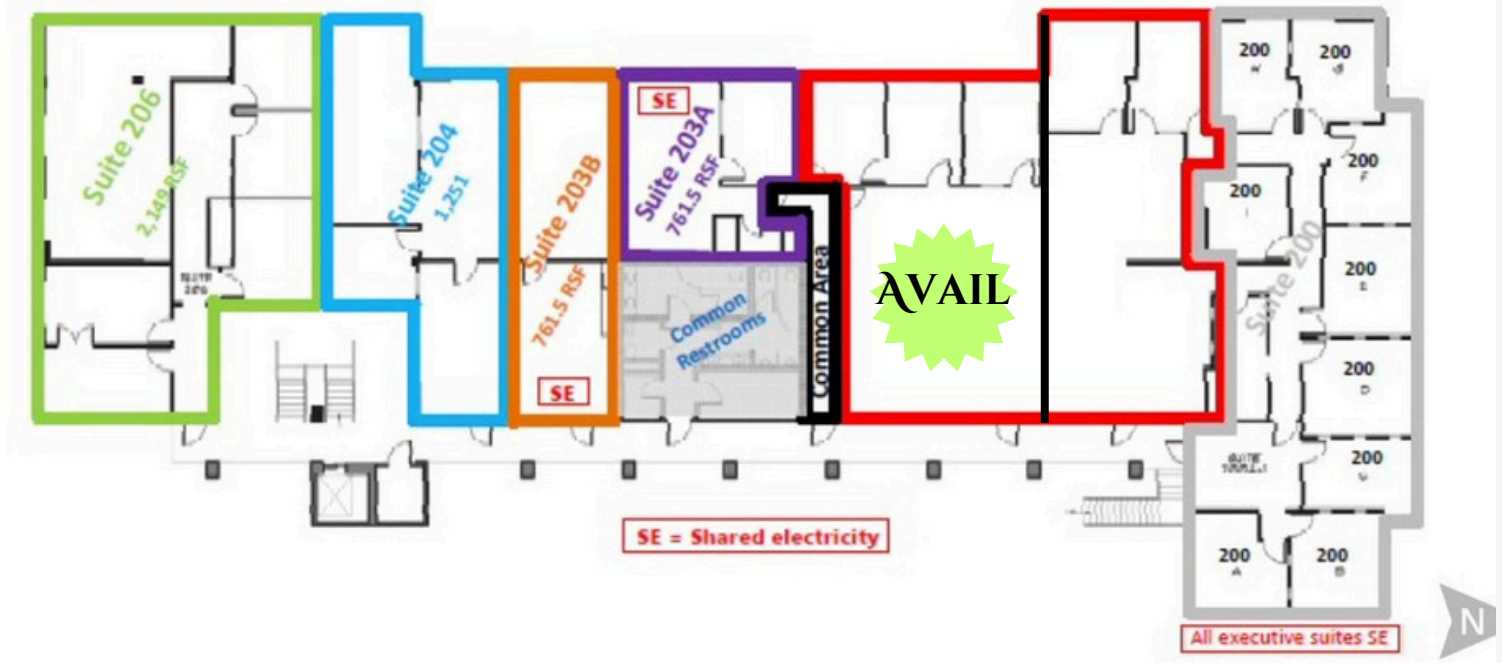
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Second Floor View



Floor Plan

Confidentiality Agreement

The information listed in the marketing materials has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness. Seller has retained eXp Commercial as exclusive advisor for the sale of the above referenced property. This Investment Offering Memorandum has been prepared by eXp Commercial a for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related hereto, nor does it purport to be all inclusive or to contain all of the information which perspective investors may need or desire. All projections have been developed by Seller, eXp Commercial and designated sources and are based upon assumptions relating to the general economy, competition and other forces beyond the control of the Seller and are therefore subject to variation. No representation is made by Seller or eXp Commercial as to the accuracy or the completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its employees, disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, eXp Commercial Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Investment Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that the business or affairs of the Property or Seller. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser. Seller and eXp Commercial each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate the discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by the Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived. This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained the agreement of confidentiality) without prior written authorization of Seller and Re/Max Masters and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller, Seller's tenants or Re/Max Masters. The term of this agreement shall be for the later of (i) one (1) year, or (ii) until such a time that Seller no longer owns the Property. Seller and tenants of the Property are intended third party beneficiaries of this Agreement.

