

FOR SALE / LEASE

2396 E STEEL RD

COLTON, CA 92324

FLAGSHIP INVESTMENT OPPORTUNITY



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COMPASS
COMMERCIAL

2396 E STEEL RD | COLTON, CA

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EXECUTIVE SUMMARY

Compass Commercial is pleased to present this Prime Industrial Opportunity at 2396 E Steel Rd.

This exceptional industrial property spans an impressive 36,500 square feet, located on a highly visible corner lot at the bustling intersection of E. Steel Rd, W. Redlands Blvd, and S. Hunts Ln. Situated just off the 10 Freeway exit, this site enjoys an enviable position with significant traffic flow and excellent exposure, making it a prime location for any business.

The property is centrally positioned between the industrial and office district of Colton and a thriving residential area, providing a unique blend of commercial and community access. The existing 7,000-square-foot building on the site features a versatile layout, including three cold storage rooms, a high roll-up door at the rear, multiple entrances, and ample office space, catering to a variety of operational needs.

Zoned M1, this property offers incredible flexibility and is ideal for a range of uses, including service stations, gas stations, car washes, auto parts stores, storages, pharmacies, and both drive-thru and dine-in food establishments. The location's high traffic count and strategic placement also present a fantastic opportunity for retail exposure, with the potential to install a billboard for maximum visibility.

Don't miss out on this rare opportunity to secure a prime industrial site with endless possibilities in a thriving commercial hub.



2396 E STEEL RD | COLTON, CA

FINANCIAL SUMMARY

PROPERTY DATA

7,000 SF

BUILDING SIZE

36,500 SF

LAND AREA

2008

YEAR BUILT

M1

ZONING

\$18,000/MO

LEASE RATE WITH NO ENTITLEMENTS

INVESTMENT DATA

\$2,850,000

ASKING SALE PRICE

\$407.14

BUILDING PRICE / SF

\$78.08

LAND PRICE / SF



2396 E STEEL RD | COLTON, CA

INVESTMENT HIGHLIGHTS

Includes 3 cold storage rooms

High roll-up door at the rear

Multiple entrances

Office spaces

Busy intersection of E. Steel Rd, W. Redlands Blvd, and S. Hunts Ln

High traffic area with excellent visibility

Immediate access off the 10 Freeway exit

Retail Exposure: Potential for billboard display for enhanced visibility

Surroundings: Surrounded by a variety of businesses and establishments

Central location near Colton's industrial/office district and residential areas

Ideal for service stations, gas stations, car washes, auto parts stores, and food establishments (drive-thru or dine-in)



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
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POPULATION

2020 Population	6,446	36,860	88,957
2024 Population	6,954	37,817	90,056
2029 Population Projection	7,161	38,597	91,687
Annual Growth 2020-2024	2.0%	0.7%	0.3%
Annual Growth 2024-2029	0.6%	0.4%	0.4%

HOUSEHOLDS

2020 Households	2,103	12,437	28,865
2024 Households	2,321	12,877	29,457
2029 Household Proection	2,400	13,169	30,042
Annual Growth 2020-2024	3.4%	1.3%	0.9%
Annual Growth 2024-2029	0.7%	0.5%	0.4%
Avg. Household Size	3	2.9	2.9
Avg. Household Vehicles	2	2	2

HOUSING INCOME

Avg. Household Income	\$85,184	\$74,754	\$79,080
Median Household Income	\$76,964	\$58,443	\$60,755
\$25,000 - \$50,000	433	2,970	6,058
\$75,000 - \$100,000	490	1,811	3,686
\$125,000 - \$150,000	224	728	1,846
\$200,000+	88	506	1,369

	1 MILE	2 MILES	3 MILES
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PLACE OF WORK

2023 Businesses	1,517	5,197	8,226
2023 Employees	12,549	41,175	68,795







2396

2896

GOODY'S RESTAURANT

SHARK CHROME SHOP

CRUZ TILES



NO PARKING

2396



PILOT
TRUCK ST

4.64





EXIT















NO PARKING



FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:



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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner") regarding the purchase of property described herein at 2396 E Steel Rd Colton, CA, (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed or implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.