

# 276 E VALLEY BLVD COLTON, CA

20,000 SF | FREEWAY FRONTAGE  
FREESTANDING BUILDING



# PROPERTY HIGHLIGHTS



## 20,000 SF FREESTANDING BUILDING



## PRIME LOCATION

Strategically Situated on High-Traffic  
E Valley Blvd and Immediately off  
the I-10 Freeway



## CONVENIENT ACCESS

Quick and Easy Access to Major  
Highways, Including I-10 and I-215



## USAGE POTENTIAL

Ideal for Retail, Distribution, or Light  
Manufacturing



## AMPLE PARKING

Generous On-Site Parking Available  
for Both Employees and Customers



## LEASE RATE

\$0.80 Modified Gross



# SITE PLAN



# COLTON

Colton, California, is a growing city located in San Bernardino County, in the heart of the Inland Empire. Known for its rich history and diverse community, Colton offers a unique blend of suburban charm and urban convenience. The city boasts a strategic location with easy access to major highways, making it an ideal hub for commerce and transportation. Colton is home to several parks, recreational facilities, and a variety of dining and shopping options, contributing to a high quality of life for its residents. With a growing economy and a commitment to community development, Colton presents exciting opportunities for businesses.



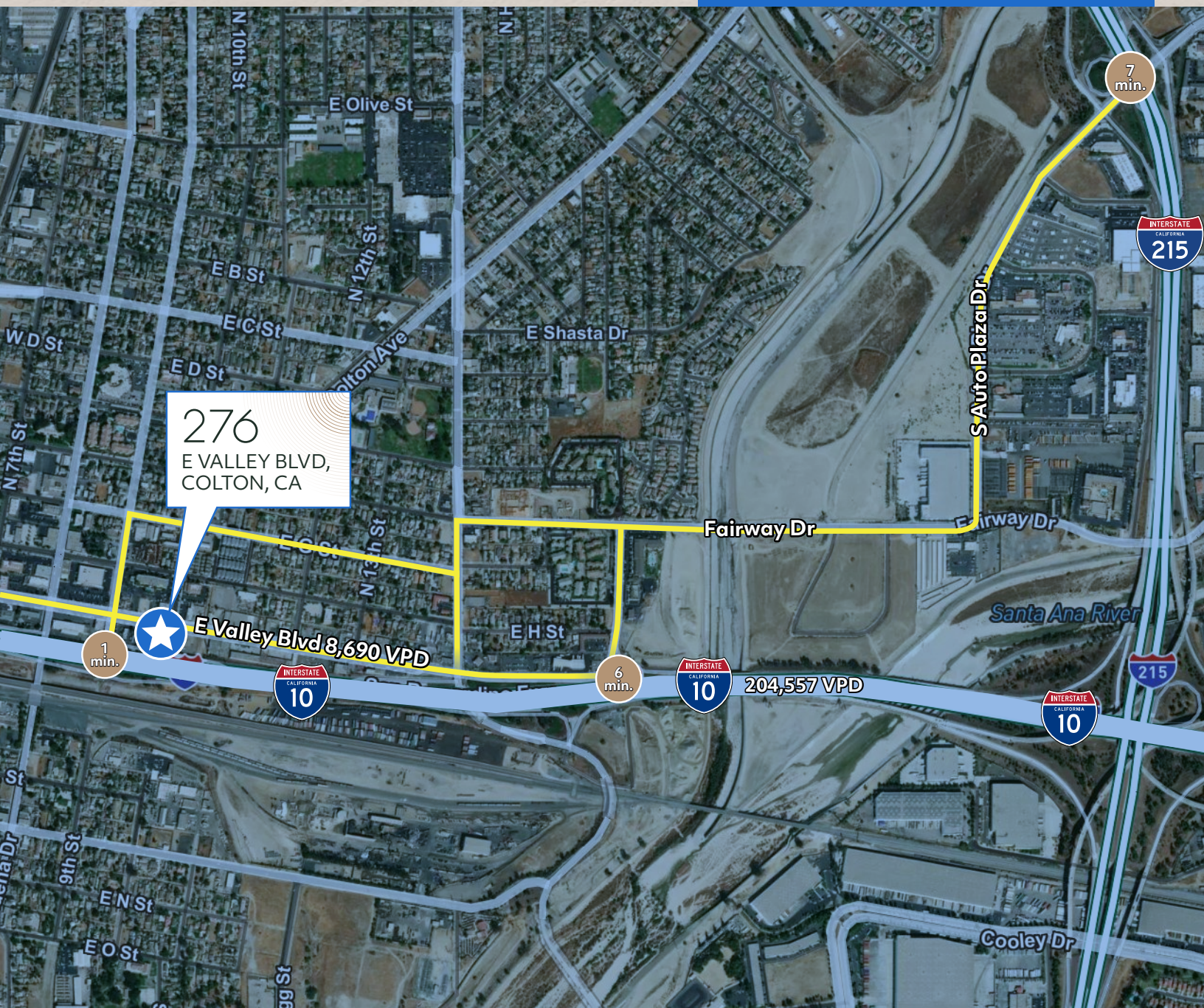
**100,445**  
**POPULATION** (3 Miles)



**4,068**  
**BUSINESSES** (3 Miles)



**116,225**  
**DAYTIME POPULATION**  
(3 Miles)





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FOR MORE INFORMATION, PLEASE CONTACT:

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**CBRE**

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