

COMMERCIAL PROPERTY FOR SALE

MAXIMIZING YOUR INVESTMENT PORTFOLIO



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MGR
Real Estate

Excellent Portfolio Investment Opportunity

Plaza at Cooley Ranch | Colton, CA 92324

1461 E Cooley Drive and 1.29 Acre Parcel

Unique opportunity to own a thriving portfolio of 40,081 sq. ft., two-story, multi-tenant office building with 100% occupancy, in place CAP Rate of 7.53%, and an adjacent 1.29-acre parcel with cell tower income & development opportunity.

Located in the Cooley Ranch area, near the I-10, I-215 and I-15 Freeways and center of growing Inland Empire logistic hub.

Total Price: \$7,305,000

Commercial | Residential | Property Management

Ontario (909) 981-4466 | Victorville (760) 269-0400 | Carlsbad (760) 683-8102

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