

FOR SALE OR LEASE | \$4.75 MILLION | \$25,000 PER MONTH

# FOR SALE/ LEASE

±2.26 ACRES

1313 RV DR. | COLTON | CA

AMERICAN RV EXPO

FOR MORE INFORMATION, CONTACT:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS



- APN 0275-181-51
- Lot Size: ±2.26 Acres



### SITE HIGHLIGHTS:

- Freeway Visible Dealership Site
- Spacious Showroom And Dedicated Service Area
- Additional ±800 SF Outbuilding for Office, Parts, Or Auxiliary Use
- Meticulously Maintained Grounds and Facilities
- Prominent Freeway Visibility — Maximizing Daily Exposure to Prospective Customers
- Ideally Located in the Well Known American RV Expo



### ZONING / ENTITLEMENT:

- Zoning: C-2 (General Commercial)



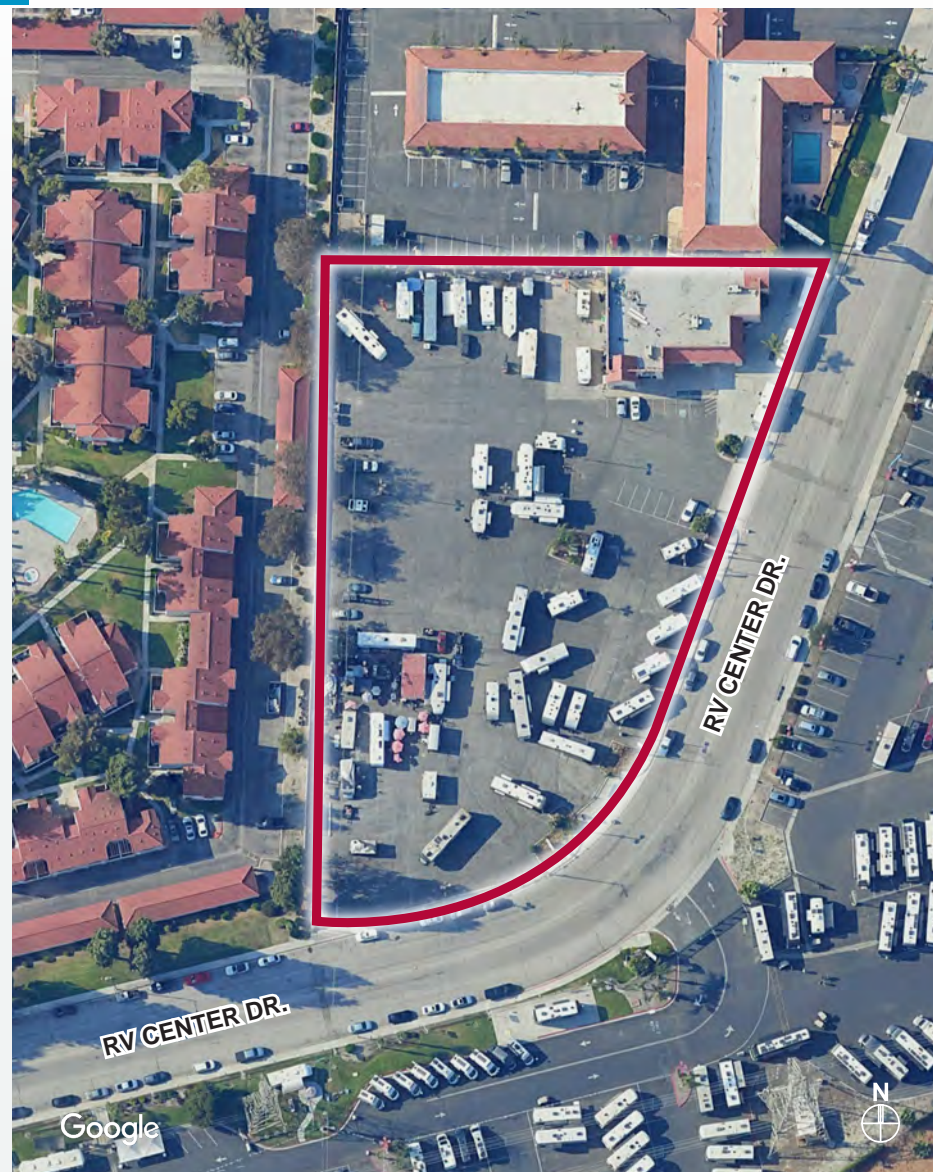
### DEMOGRAPHICS - CITY OF COLTON AREA:

- Estimated Population (2025): ~53,528
- Median Household Income (2025): ~\$69,500
- Median Home Values (Mid 2025) \$489,000 – \$510,000



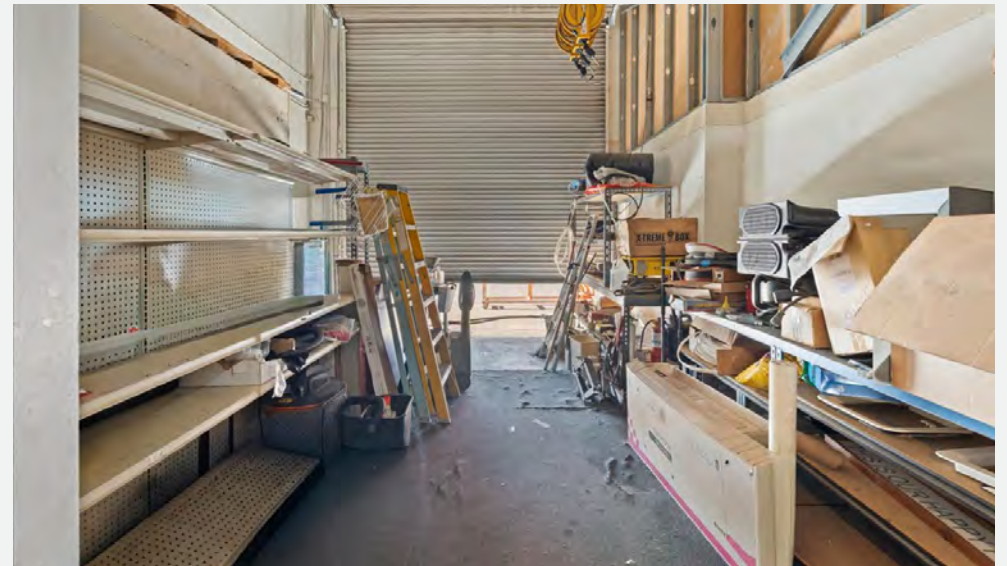
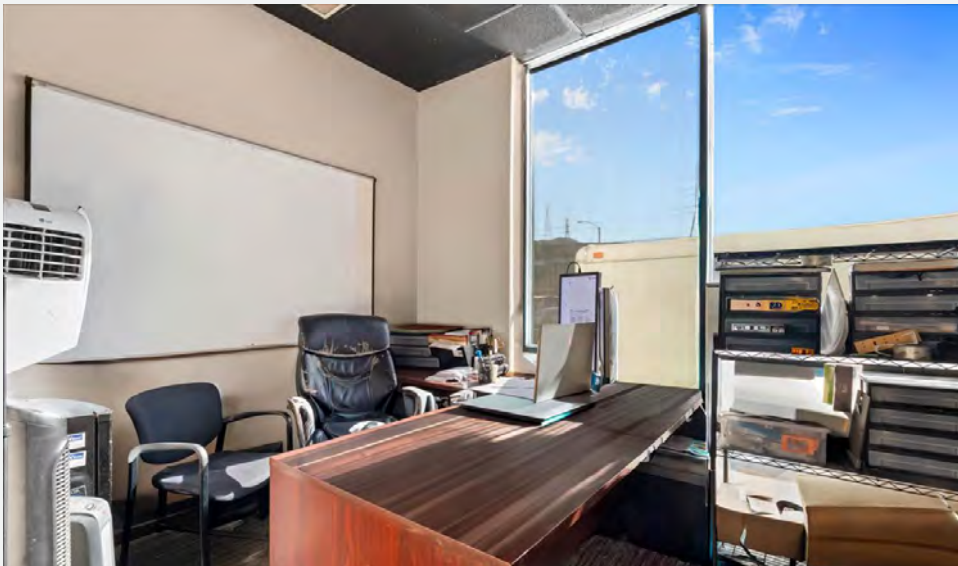
### ASKING PRICE/RATE:

- For Sale: \$4,750,000.00





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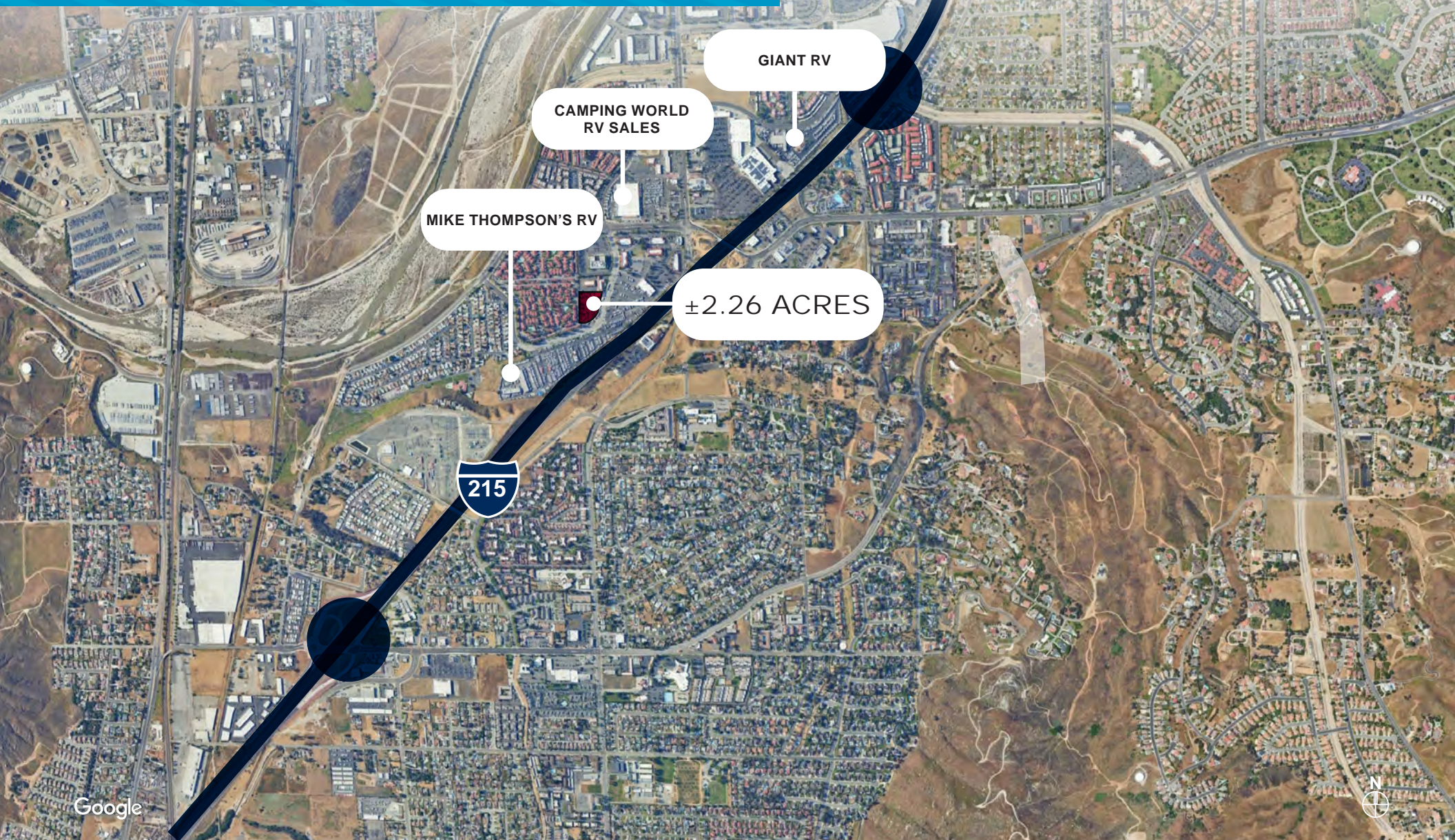


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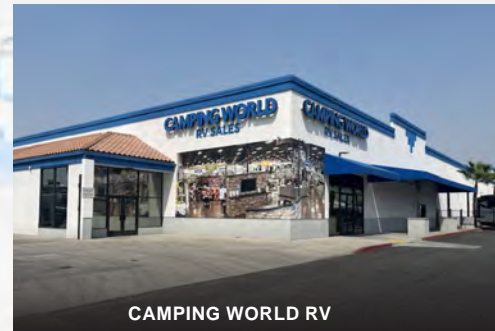
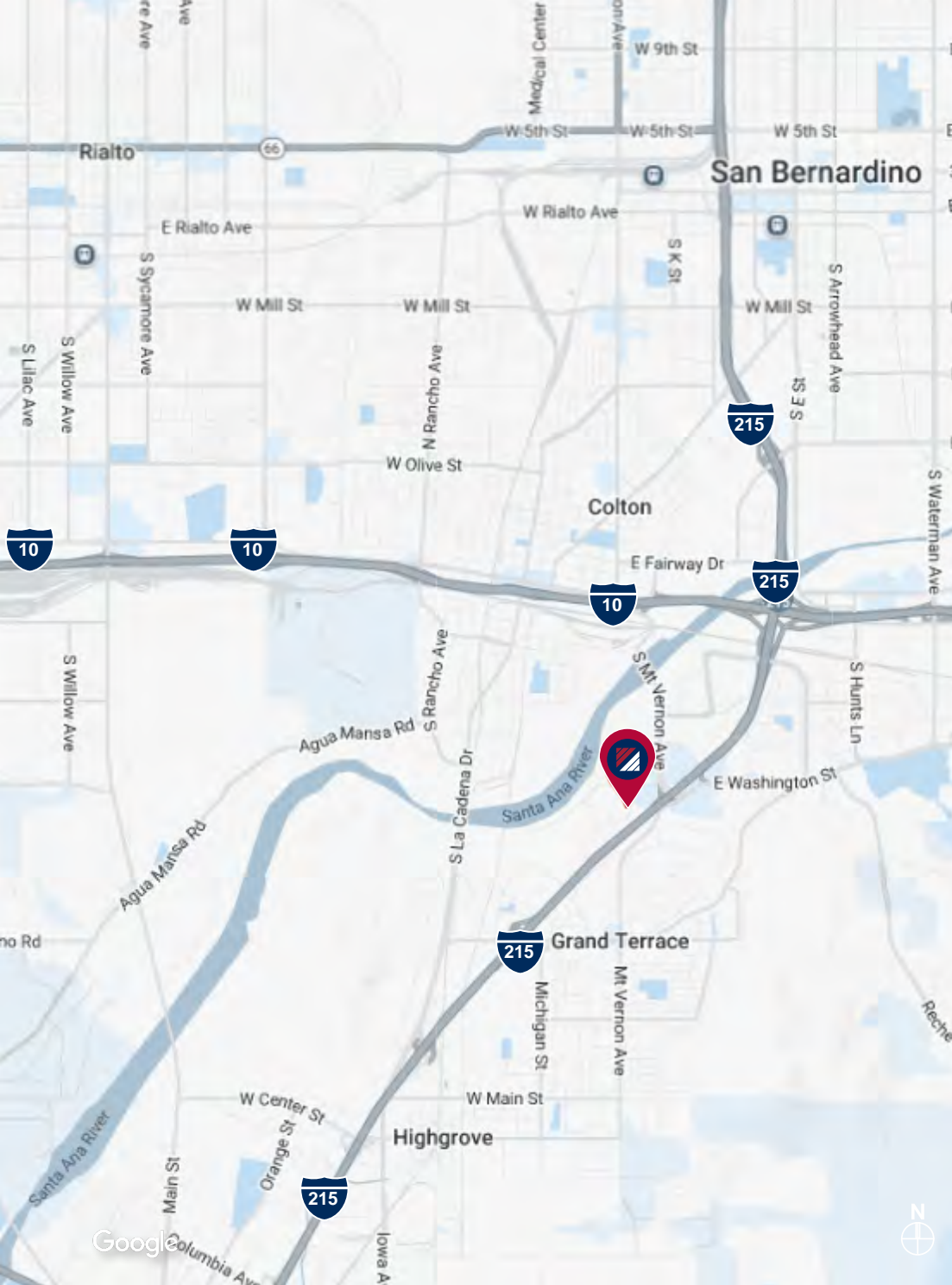
Google



## LOCAL AMENITIES

Cooley Ranch is strategically situated within one of the region's most active RV retail corridors, anchored by multiple major dealers including Camping World RV Sales, Giant RV, and Mike Thompson's RV. These well-known national and regional brands invest heavily in marketing and draw consistent consumer traffic from across Southern California, establishing the area as a go-to marketplace for RV shopping.

Amid this critical mass of outdoor vehicle retail activity sits our exceptional 2.26-acre fully functioning dealer site — ideally positioned in the middle of it all. Its exposure along major thoroughfares and freeway-visible frontage ensures continuous brand presence and high impressions from passing traffic.



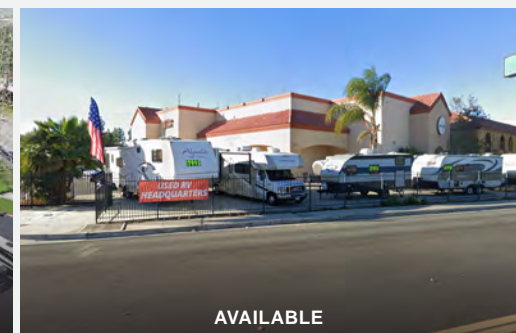
CAMPING WORLD RV



GIANT RV SALES



MIKE THOMPSON'S RV



AVAILABLE

# LOCATION

Located in the Inland Empire region of Southern California, immediately southwest of San Bernardino and east of Riverside. Its position at the crossroads of major freeways makes it one of the most strategically connected cities in the region.



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	74,912	231,159	1,087,666
2024 Population	76,810	232,955	1,089,293
2029 Population Projection	78,740	238,511	1,119,448
2020 Households	23,964	68,603	314,568
2024 Households	24,611	69,309	313,793
2029 Household Projection	25,227	71,006	322,320
Total Specified Consumer Spending (\$)	\$794.4M	\$2.2B	\$3.3B
Avg Household Income	\$84,408	\$80,541	\$89,959
Median Household Income	\$67,408	\$64,256	\$71,816

