



COLTON COURTYARD

1200-1350 E. WASHINGTON ST. COLTON, CA 92324

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY



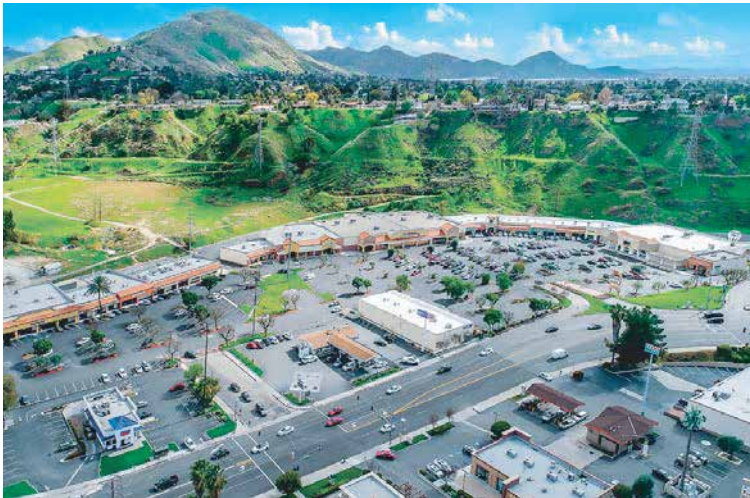
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PROPERTY HIGHLIGHTS

Located in a major retail trade area, The Colton Courtyard Shopping Plaza is a large, grocery anchored well-established and well-maintained center with excellent freeway accessibility and visibility.

- Tenant improvements available
- Anchors and Major Tenants include:
Vallarta Supermarkets, Dollar Tree, Mor Furniture for Less, Dunkin Donuts, Goodwill, Big Brand Tire, Bakers Burgers, and Arco AM/PM
- Available units feature brand new interior construction including new modern restrooms, polished and stained concrete floors, and new ceilings grids with modern, energy efficient LED light fixtures
- Professional and responsive on-site property management and leasing team
- Ample parking to accommodate a variety of retail, medical and office uses
- New freeway pylon and multi-tenant monument signage available on Washington Street for anchor tenants
- New modern facades, new paint scheme, new landscaping and newly resurfaced lot
- Multiple ingress/egress driveways from Mt. Vernon Avenue and Washington Street, as well as direct entry through signalized intersections at both Bluff Road and Washington Street
- Directly off the I-215 freeway, with convenient access to the I-10, CA-60, CA-210 and CA-91 freeway
- Excellent core tenant retention: several tenants have been located within the center for more than 20 years
- Located across from a top performing Starbucks, as well as Fiesta Village, a family amusement park that draws more than 250,000 visitors annually





LOCATION SUMMARY

The grocery anchored Colton Courtyard Shopping Plaza boasts high traffic and visibility as it is ideally located in Colton's major retail trade area. Not only is the property adjacent to an on/off ramp for the I-215 freeway (just south of the I-10 interchange), it is less than 10 minutes from the CA-91, CA-60 and CA-210 freeways. Colton itself is located in the heart of the Inland Empire, which is the fastest growing region in the United States for population growth, job creation, GDP growth, and construction activity.

PROPERTY INFORMATION

ADDRESS

1200-1350 E. Washington St.
Colton, CA 92324

TOTAL SF

165,620 SF

FLOORS

Single Story

PARKING

5/1,000

CONSTRUCTION

Concrete block/wood frame

LAND AREA

17.92 Acres

BUILDINGS

6

ZONING

C-2 (General Commercial)
R-O (Residential Overlay)

PROPERTY TYPE

Multi-Tenant Retail
Neighborhood Center

YEAR BUILT

Built 1986
Renovated 2018 and 2025



AREA OVERVIEW

The City of Colton is a unique blend of industrial, commercial and residential areas, located at the intersection of the I-215 and I-10 freeways, and is bordered by San Bernardino, Loma Linda, Grand Terrace, Riverside, Mira Loma and Rialto. Home to a diverse demographic profile, Colton is a strong choice for retailers looking for local, customers as well as regional retailers who can capitalize on easy access for its customers via the I-215/I-10 interchange. Superb freeway proximity provides convenient access to an array of affordable housing and labor in surrounding communities.

SITE PLAN



ON-SITE LEASING OFFICE

1220 E. Washington Street, Suite A6
Colton, CA 92324
909.783.2500

CORPORATE OFFICE

12447 Lewis Street, Suite 203
Garden Grove, CA 92840
562.435.2100 Main
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