

EXCEPTIONAL RETAIL-WAREHOUSE PROPERTY FOR SALE

OUTSTANDING OWNER/USER OPPORTUNITY

UCK PARTS

YOUR NAME HERE



±7,927 TOTAL SF



±0.32 ACRES



**±5,527 SF
WAREHOUSE AREA**



**2 ROLL UP-DOORS
15FT CLEAR HEIGHT**

*RENDERED PHOTO

OFFERING MEMORANDUM

333 E. VALLEY BOULEVARD, COLTON, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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DRE #01793683

OFFERING SUMMARY

LOCATION

333 East Valley Boulevard, Colton, CA 92324

OFFERING

The subject property offers a rare owner-user opportunity to own a well-positioned, approximately 7,927 square feet commercial property that seamlessly combines a retail showroom with an expansive warehouse. Ideal for businesses seeking efficiency and convenience, this property eliminates the need for separate retail and storage facilities, offering a cohesive solution to elevate operations. This unique property features a prominent retail building at the front, designed to showcase products or services with maximum visibility and appeal. In the rear, a spacious warehouse provides ample storage capacity, streamlining operations by keeping inventory and distribution under one roof. The warehouse portion of the property includes 2 ground level 10 ft x 10 ft roll-up doors, with 15 ft clear height, a fenced yard and secured gated parking. A brand new 400 amp both single and 3-phase electrical panel was installed in 2024.

Originally constructed in 1945 and the property is situated on an approximately 0.32 acre of land. The property sits on Valley Boulevard, just east of 9th St. and La Cadena on-ramps and has a large freestanding pylon sign providing additional exposure. The property provides an easy access to I-215 Freeway.

The property is surrounded by national/regional tenants including Starbucks, Stater Bros Markets, Best Western Plus Hotel, Subway, Napa Auto Parts, 7-Eleven, Mobile, Denny's, McDonald's, and more. Within a 3-mile radius, there are about 100,000 people with average household income of over \$91,000. Also there are over 4,000 businesses with about 43,000 daytime employees in the trade area.

PROPERTY SUMMARY

Price:	\$1,270,000
Total SF:	±7,927 SF
Price Per Square Foot:	\$160/SF
Construction Type:	Block Building
Retail/Show Room Area:	±2,400 SF
Warehouse Area:	±5,527 SF
Fenced Yard:	Yes
Lot Size:	±0.32 Acres
Parking Spaces:	9
Drive-Ins:	2 Grade Level (10'x10' Doors)
Power:	400 Amps/Single & 3Phase
Zoning:	MU - Mixed Use Downtown



SITE PLAN



PARCEL INFO

APN: 0162-181-17
Lot Size: ±0.32 Acres
Net Rentable: ±7,927 SF
Zoning: MU - Mixed Use

LEASE VS BUY

LEASE VS. SBA 504 PURCHASE SCENARIO

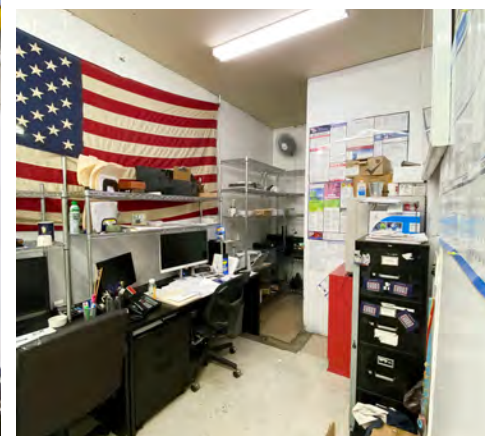
PURCHASE		LEASE	
Purchase Terms		Lease Terms	
Building Size - Square Feet	±7,927	Square Footage Leased by Small Business	±7,927
Project Amount	\$1,270,000	Security Deposit	\$15,000
Price Per Square Foot	\$160	Tenant Improvement Cost (Purchase Budget)	\$0
Required Down Payment	\$127,000	Total Cash Outlay	\$15,000
Total Mortgage Debt	\$1,143,000	Lease Obligation (Years)	10
Proposed Interest Rate (Combined)	6.58%	Rent Per Square Foot	\$2.00
Monthly Payment (Not including CAM)	\$7,915	Monthly Rent	\$15,854
Monthly Payment (Per Square Foot)	\$1.00	Annual Rent Payments	\$190,248
Annual Loan Payments	\$94,977	Tax Benefits of Renting	
Buyer's Assumed Tax Bracket	33.00%	Tax Deduction (Rent)	\$190,248
Expected Appreciation Rate	3.00%	Tax Deduction (Depreciated T.I.'s)	\$0
Annual Benefits of Ownership (ROI)		Tax Deduction - Total	\$190,248
Tax Deduction - Depreciation	\$24,423	Less Tax Savings	\$62,782
Tax Deduction - Interest Paid	\$75,667	After Tax Rent Expense	\$127,466
Tax Deduction - Total	\$100,090	Alternative Earnings on Down Payment	
Annual Tax Savings (Total X Tax Rate)	\$33,030	Required Down Payment	\$127,000
Annual Appreciation	\$38,100	Less Cash Outlay When Renting	-\$15,000
Equity Build Up in Loan Payments	\$20,992	Net Cash Available for Investment	\$112,000
Annual Lease Income Net of Tax Rate	\$0	Assumed Rate on Investment	5.00%
Annual Return on Investment	\$92,122	Annual Income From Investment	\$5,600
Annual Rate of Return on Investment	7.25%	Less Applicable Taxes	\$1,848
Recap Purchase Transaction Costs		Annual After Tax Gain	\$3,752
Annual Return on Investment	\$92,122	Recap of Lease Transaction Costs	
Less Annual Loan Payments	-\$94,977	After Tax Rent Expense	-\$127,466
Net Annual Gain (Profit)	-\$2,855	Less Annual After Tax Gain	\$3,752
		Net Cost to Lease (Loss)	-\$123,714
Annual Equity Gain*	\$59,092	Annual Equity Gain	\$0

*Year 1 Equity+ Appreciation





INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL OVERVIEW



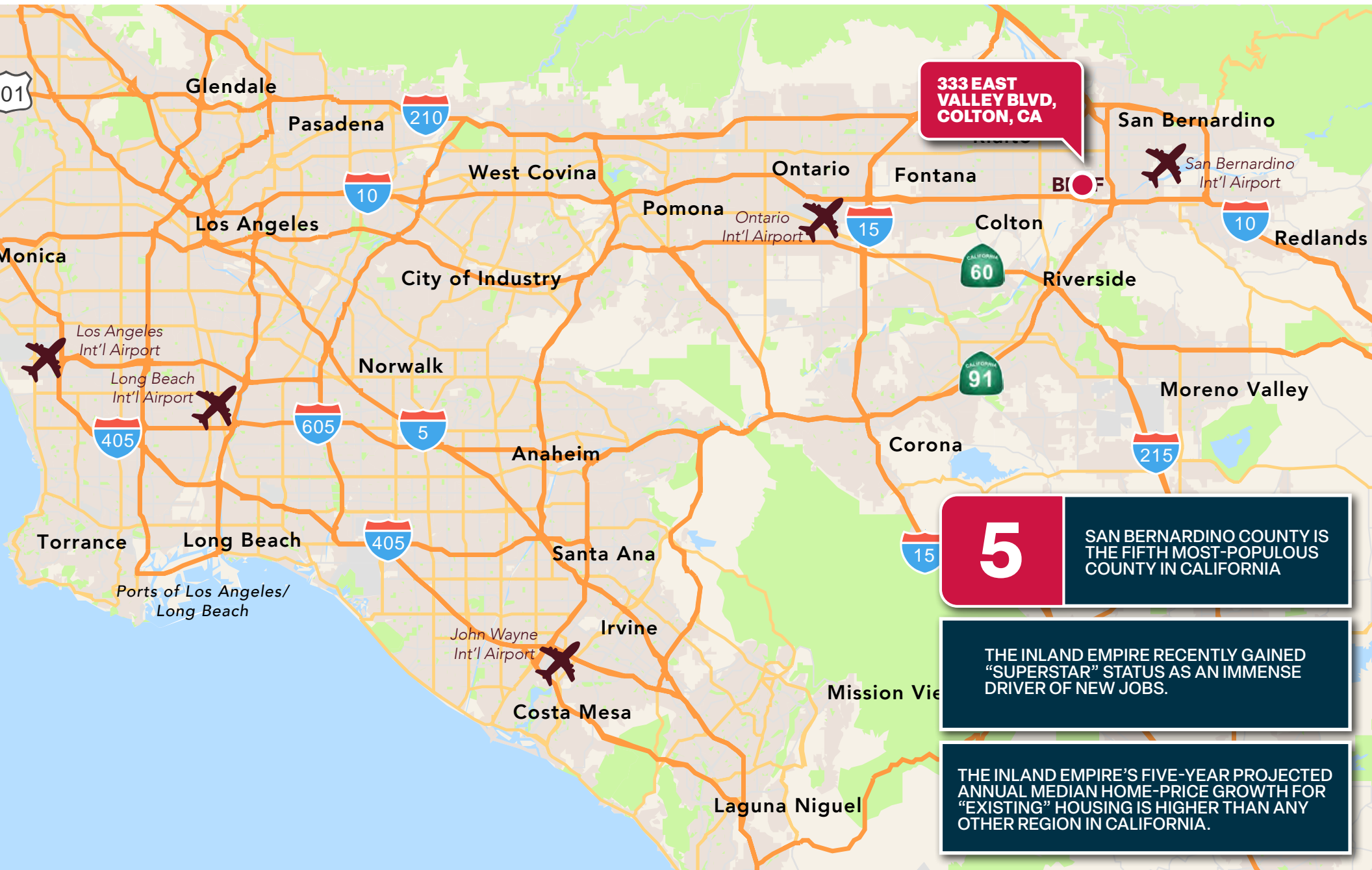
AERIAL OVERVIEW



AERIAL OVERVIEW



REGIONAL MAP



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimate	14,775	99,221	293,177
2030 Projection	14,805	98,343	295,738
2020 Census	15,769	102,120	296,804
Total Employees	5,438	43,593	107,223



POPULATION
(3 MILE)

99,221

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2025 Estimate	4,180	29,513	83,768
2030 Projection	4,282	29,945	86,470
2020 Census	4,288	29,906	83,061
Average Household Income	\$79,465	\$91,614	\$94,133

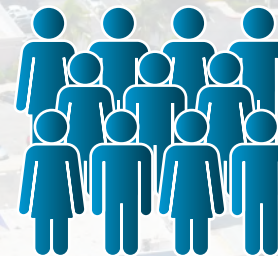


AVERAGE HOUSEHOLD
INCOME
(3 MILE)

\$91,614

RACE AND ETHNICITY

	1 MILE	3 MILE	5 MILE
White:	27.8%	28.0%	26.7%
Hispanic or Latino:	83.3%	70.9%	69.2%
Black or African American:	5.1%	8.9%	10.2%
Asian:	2.3%	6.1%	6.8%
American Indian or Alaska Native:	2.7%	2.1%	2.1%
Other Race:	43.3%	36.8%	36.4%



DAYTIME POPULATION
(3 MILE)

72,895



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