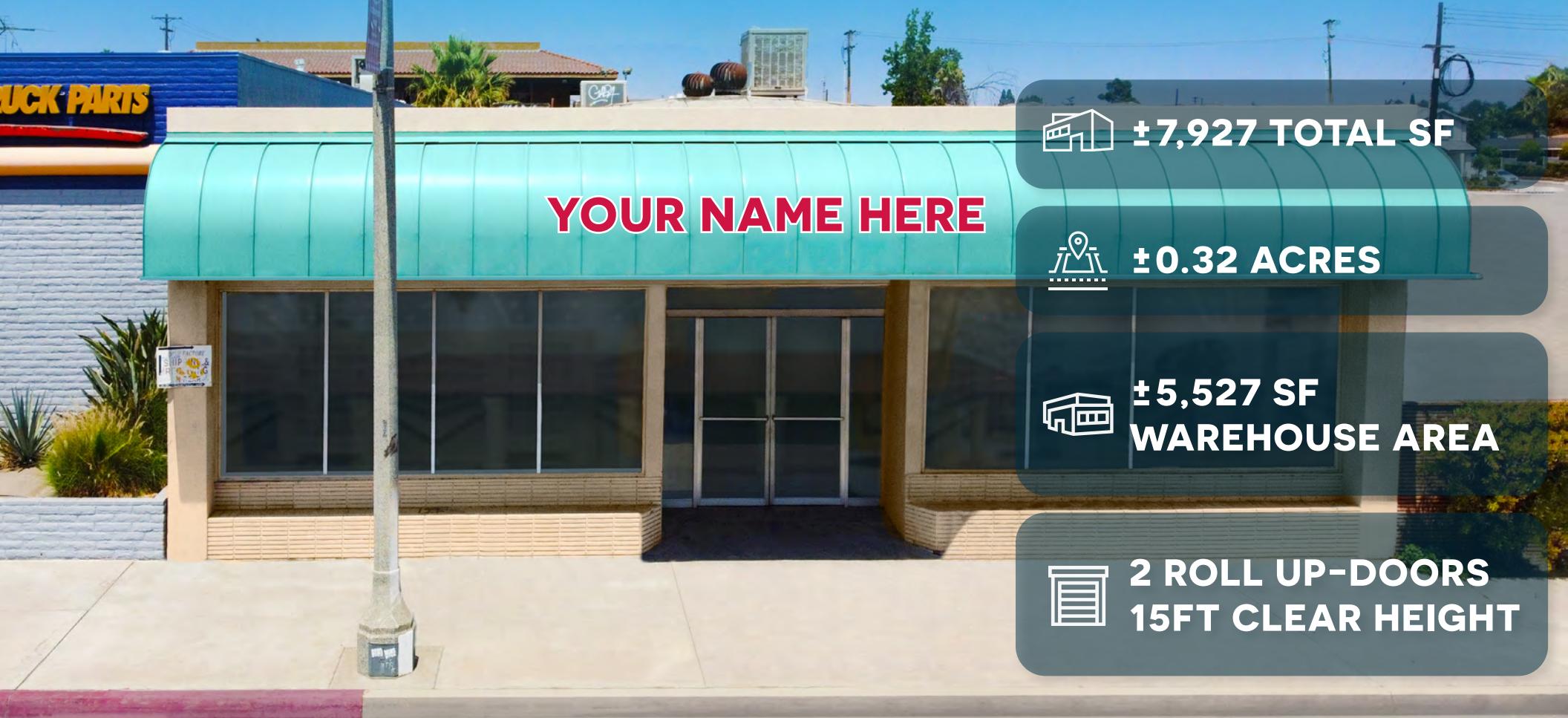


EXCEPTIONAL RETAIL-WAREHOUSE PROPERTY FOR SALE

OUTSTANDING OWNER/USER OPPORTUNITY



 ±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

FRANK VORA, CCIM
SENIOR VICE PRESIDENT
951.276.3645
FVORA@LEE-ASSOCIATES.COM
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
Project Amount	\$1,270,000
Price Per Square Foot	\$160
Required Down Payment	\$127,000
Total Mortgage Debt	\$1,143,000
Proposed Interest Rate (Combined)	6.58%
Monthly Payment (Not including CAM)	\$7,915
Monthly Payment (Per Square Foot)	\$1.00
Annual Loan Payments	\$94,977
Buyer's Assumed Tax Bracket	33.00%
Expected Appreciation Rate	3.00%
Annual Benefits of Ownership (ROI)	
Tax Deduction - Depreciation	\$24,423
Tax Deduction - Interest Paid	\$75,667
Tax Deduction - Total	\$100,090
Annual Tax Savings (Total X Tax Rate)	\$33,030
Annual Appreciation	\$38,100
Equity Build Up in Loan Payments	\$20,992
Annual Lease Income Net of Tax Rate	\$0
Annual Return on Investment	\$92,122
Annual Rate of Return on Investment	7.25%
Recap Purchase Transaction Costs	
Annual Return on Investment	\$92,122
Less Annual Loan Payments	-\$94,977
Net Annual Gain (Profit)	-\$2,855
Annual Equity Gain*	\$59,092
Annual Equity Gain	\$0

*Year 1 Equity+ Appreciation



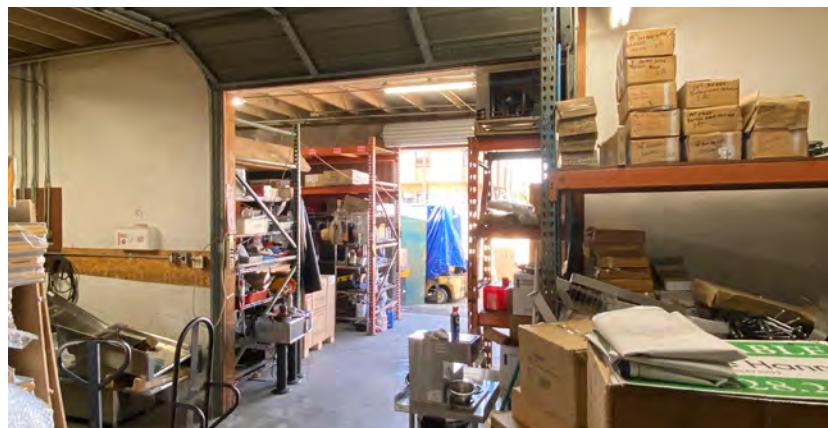
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL OVERVIEW



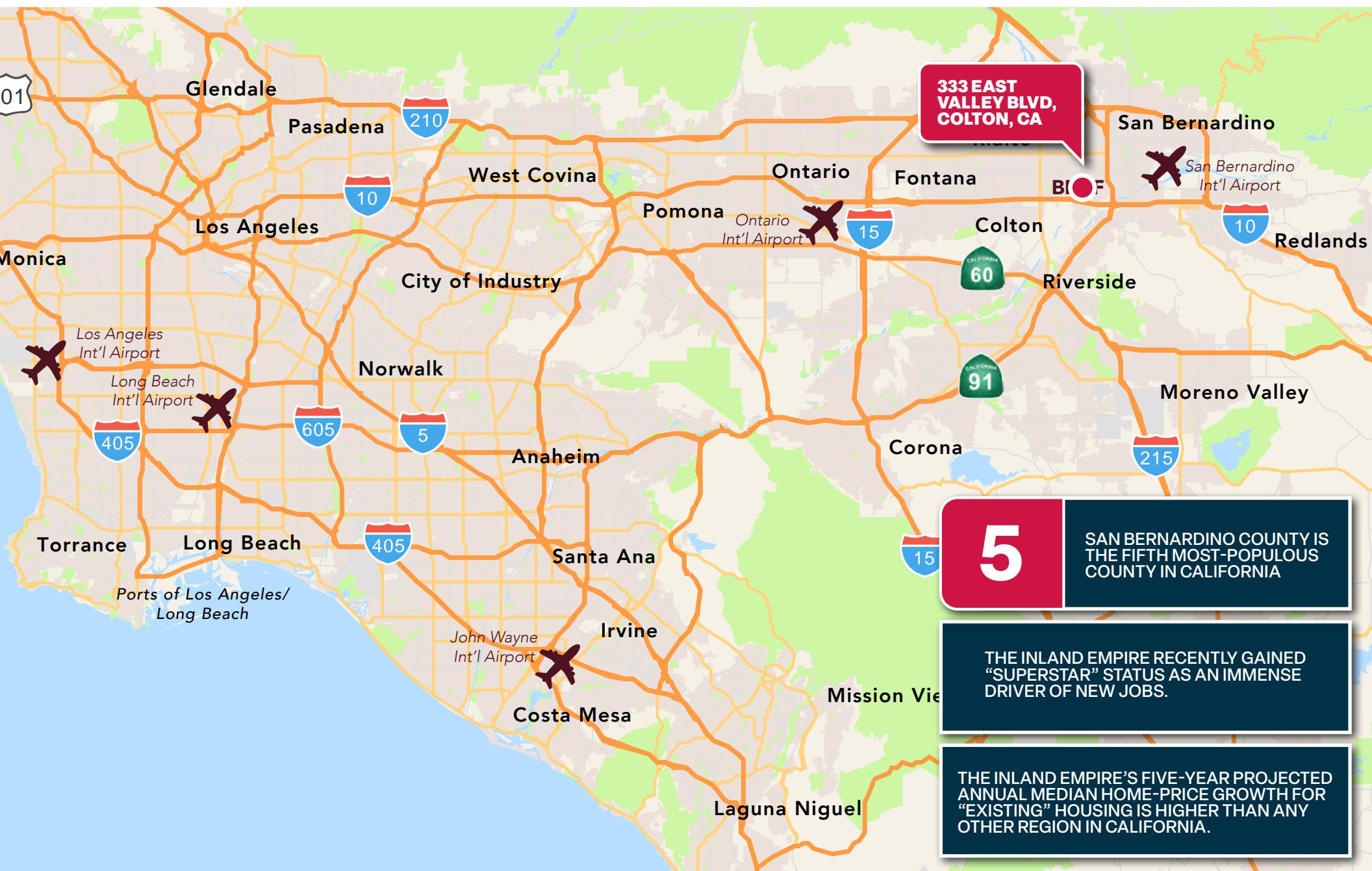
AERIAL OVERVIEW



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

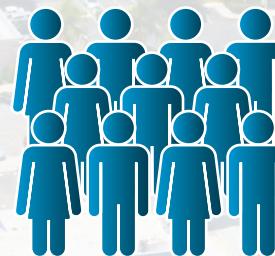


AVERAGE HOUSEHOLD
INCOME
(3 MILE)

\$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



*RENDERED PHOTO

OFFERING MEMORANDUM

333 E. VALLEY BOULEVARD, COLTON, CA

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and should not be made available to any other person or entity without the written consent of Lee & Associates. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property and future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of containing substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Lee & Associates has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT LEE & ASSOCIATES FOR MORE DETAILS.



FRANK VORA, CCIM

SENIOR VICE PRESIDENT
951.276.3645
FVORA@LEE-ASSOCIATES.COM
DRE #01793683