



395 E Valley Blvd
Colton, CA 92324
OFFERING MEMORANDUM

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COLTON, CA 92324

EXCLUSIVELY PRESENTED BY:



MANUEL MADRID

Broker

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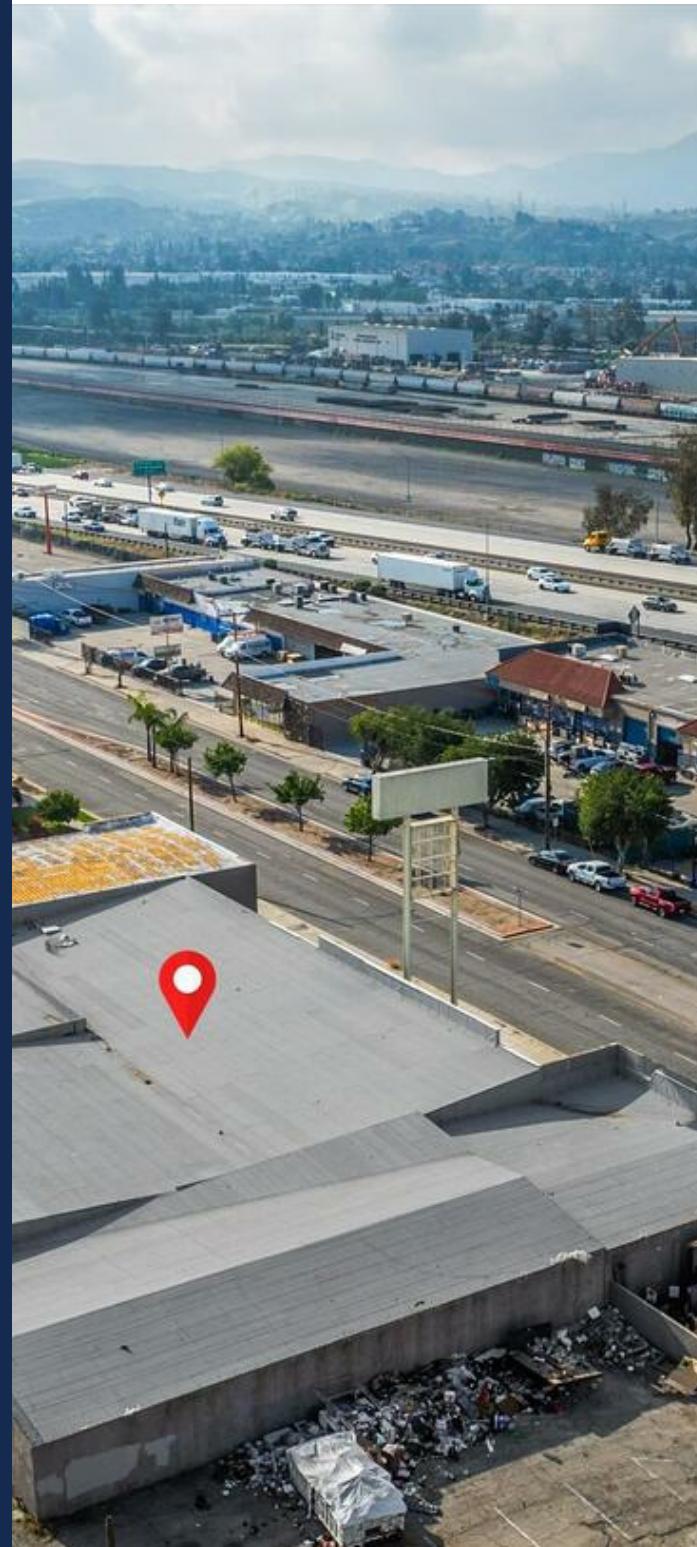
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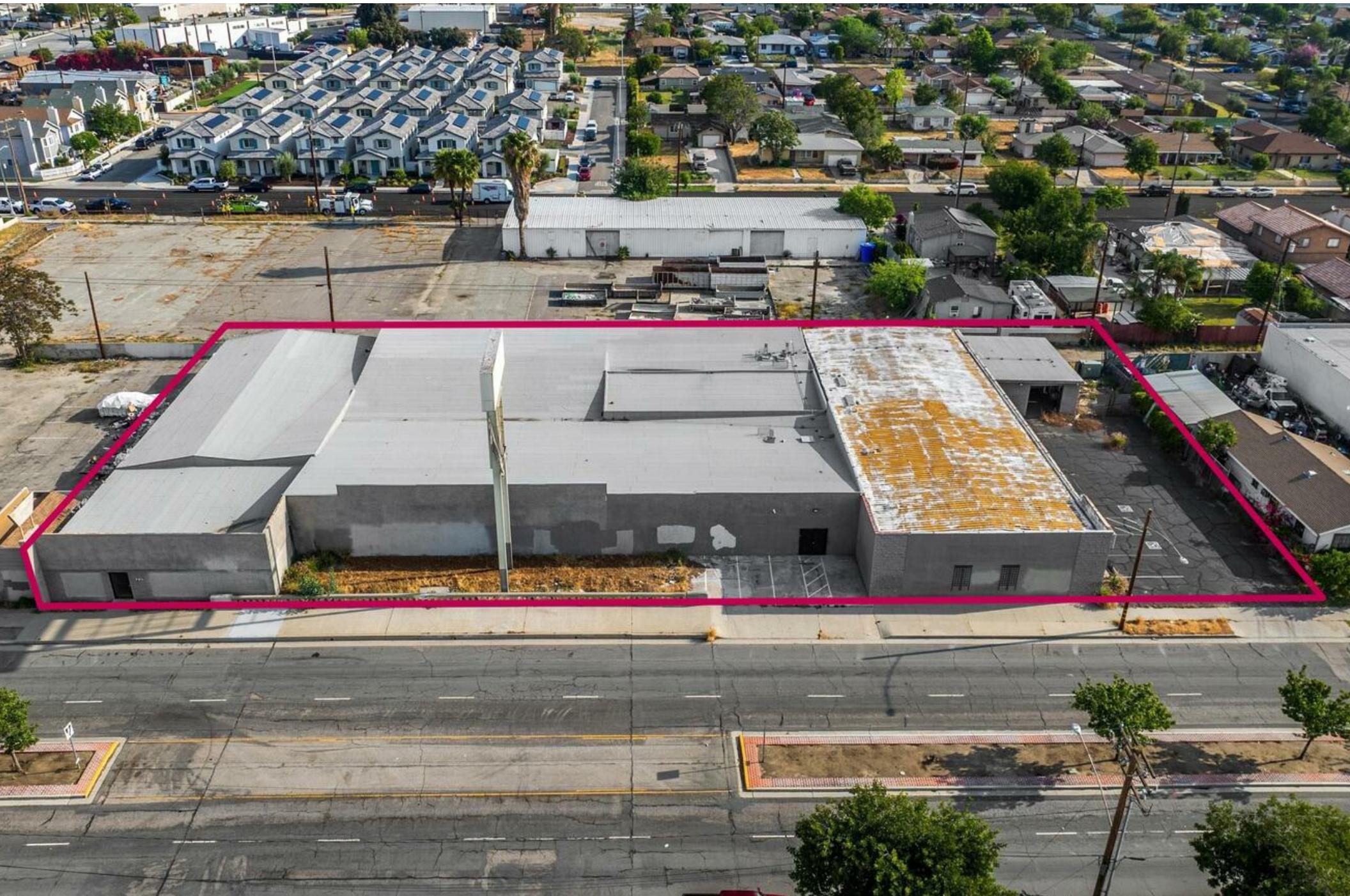
ONE WEST REALTY



3155 Sedona Court Bldg C
Ontario, CA 91764

Office: 909-321-9148





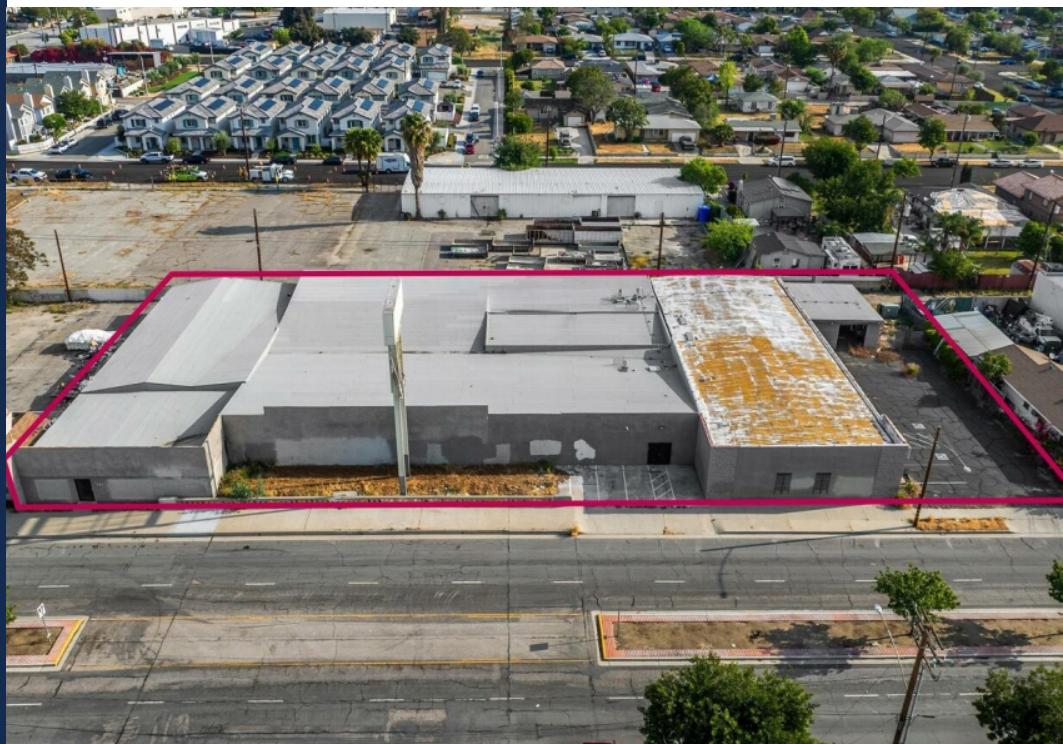
INVESTMENT SUMMARY

FOR SALE | ±29,000 SF | DOWNTOWN COLTON

Rare ±29,000 SF commercial building in the heart of Downtown Colton with C-2 zoning and Downtown Overlay. Ideal for office, medical, institutional, creative, or adaptive-reuse uses. Central location supports walkability and shared parking, making it suitable for owner-users or value-add investors.

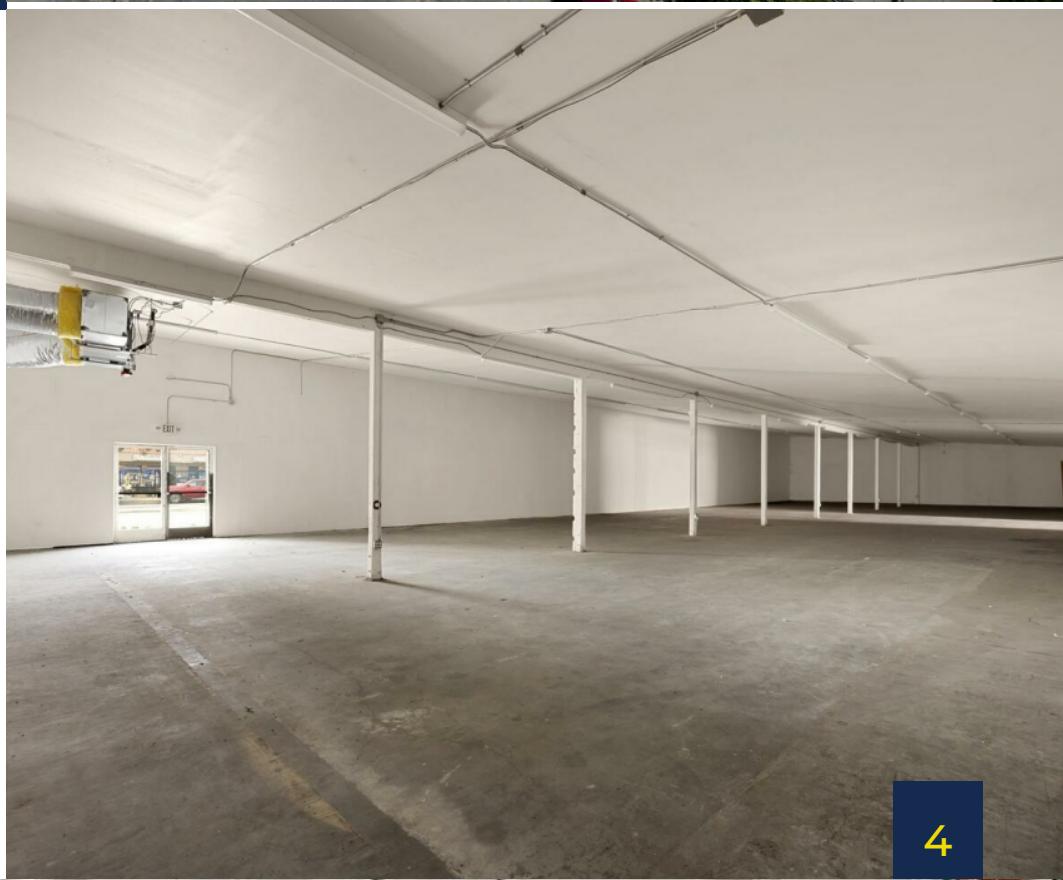
Irreplaceable downtown asset offering scale, flexibility, and long-term upside.

Buyer to verify permitted uses with the City of Colton.



PROPERTY SUMMARY

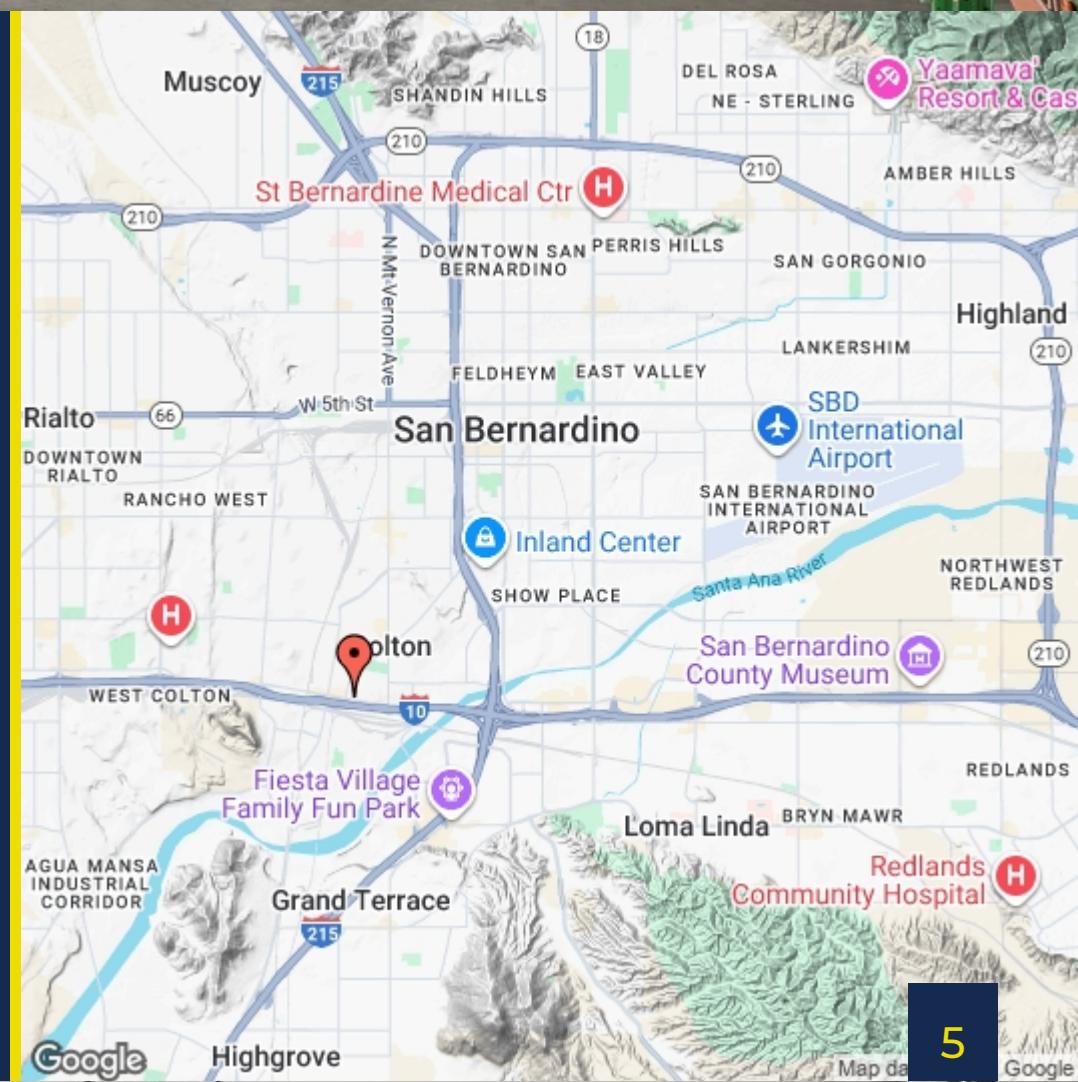
Offering Price	\$3,988,000.00
Building SqFt	29,000 SqFt
Year Built	1950
Lot Size (SF)	38,200.00 SqFt
Parcel ID	0162-191-29-0000
Zoning Type	C2 Commercial D/O
County	San Bernardino
Frontage	275.00 Ft
Coordinates	34.066564,-117.319562





INVESTMENT HIGHLIGHTS

- * ±29,000 SF building in Downtown Colton
- * C-2 zoning with Downtown Overlay
- * Rare large footprint for the downtown core
- * Flexible uses: office, medical, institutional, creative, adaptive reuse
- * Central location with walkability and shared parking potential
- * Strong visibility and access
- * Ideal for owner-user or value-add investor
- * Long-term upside in a revitalizing corridor





LOCATION HIGHLIGHTS

■ **Location Highlights**

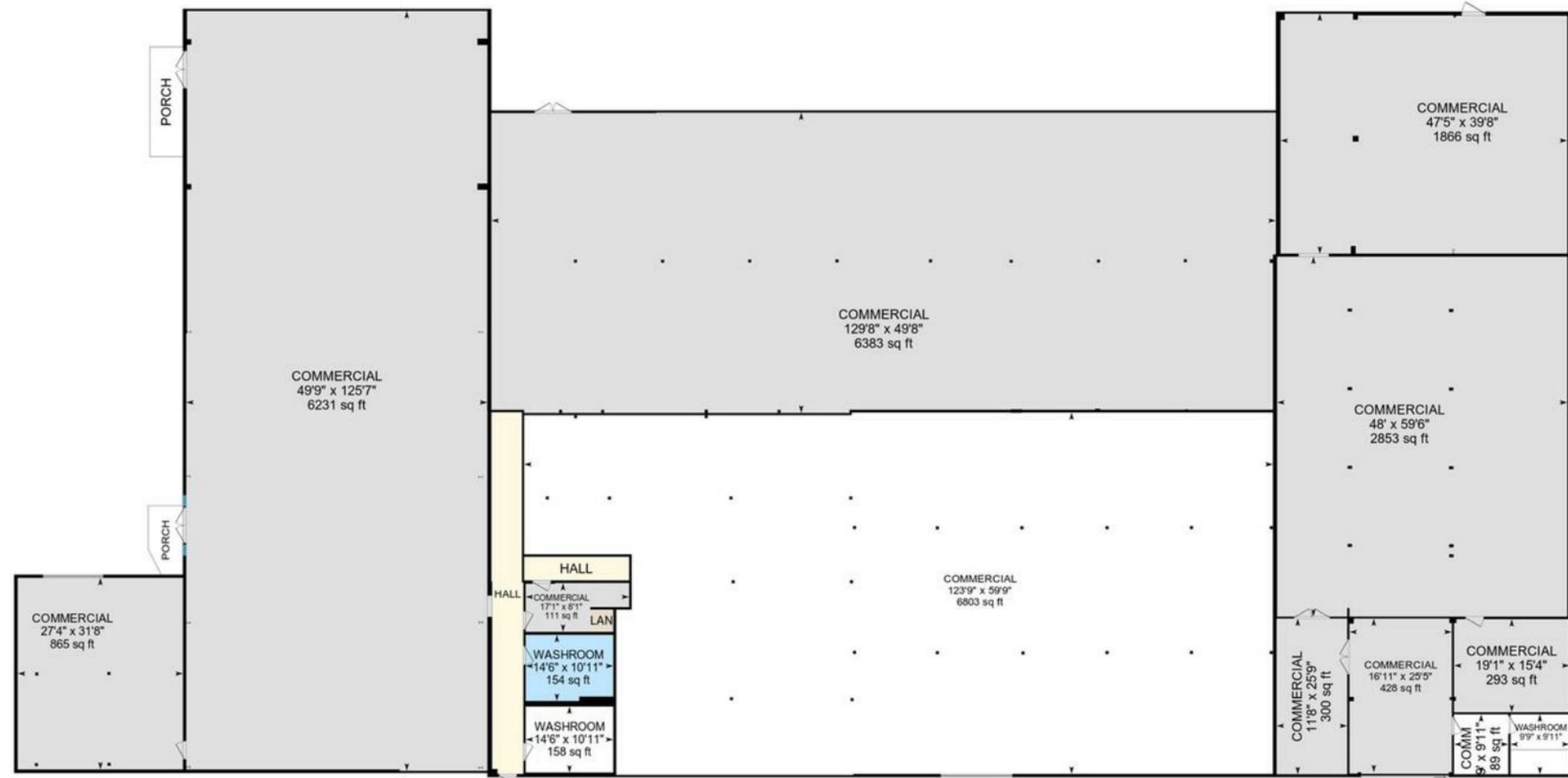
- * Located in the **heart of Downtown Colton**
- * Frontage along **E Valley Blvd**, a primary east–west corridor
- * Excellent access to **I-10, I-215, and SR-60**
- * Proximity to **City Hall, civic buildings, and downtown amenities**
- * Walkable downtown setting with **shared/public parking nearby**
- * Near **Metrolink Colton Station** and public transit
- * Central Inland Empire location serving **San Bernardino, Riverside, and Redlands**
- * Positioned within a **revitalizing downtown corridor** with long-term growth potential





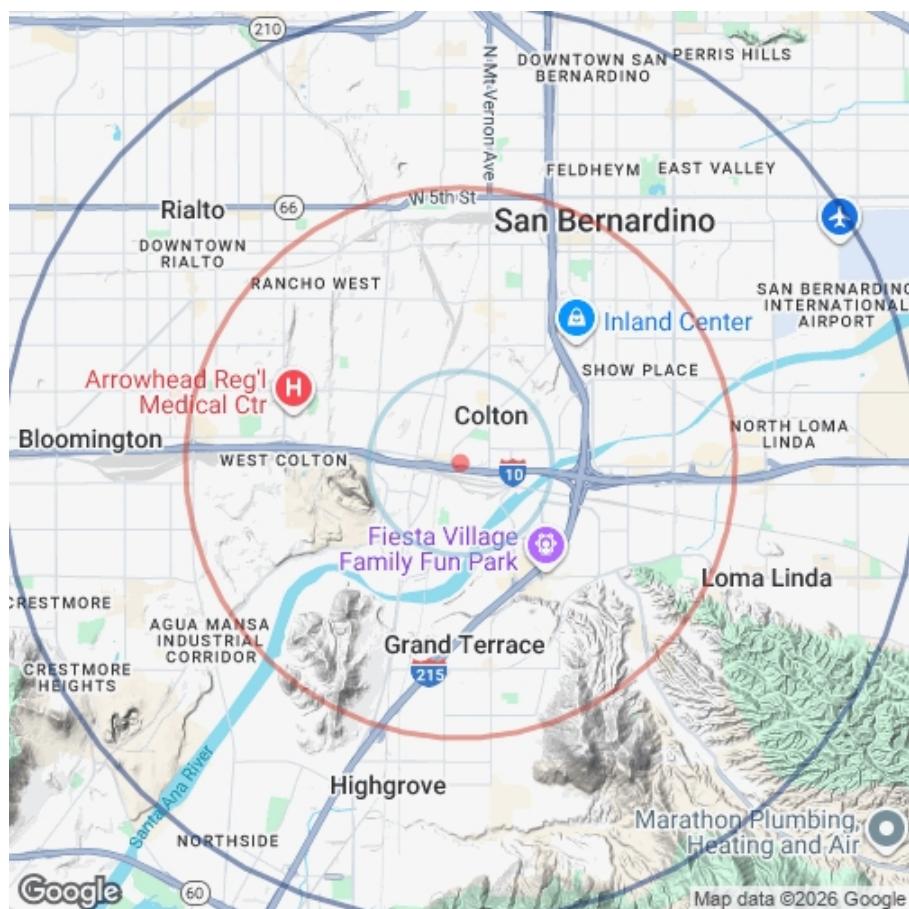
401 E Valley Blvd, Colton, CA

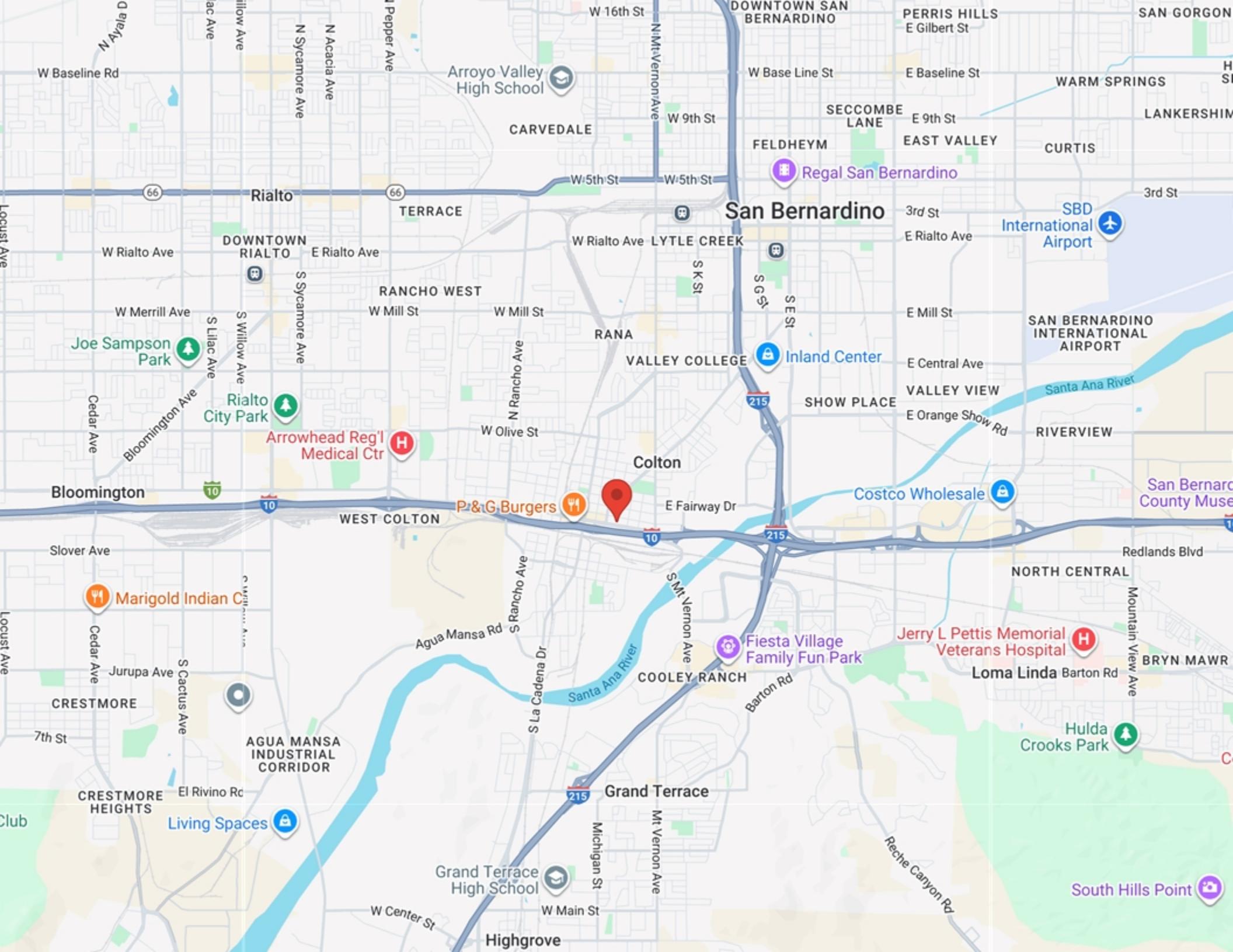
Main Floor Finished Area 20375.69 sq ft
 Unfinished Area 7185.90 sq ft



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,508	89,635	248,825
2010 Population	14,823	98,008	277,803
2025 Population	14,054	100,988	293,782
2030 Population	13,919	101,024	296,553
2025-2030 Growth Rate	-0.19 %	0.01 %	0.19 %
2025 Daytime Population	16,294	116,177	338,669





CITY OF COLTON

COUNTY SAN BERNARDINO

INCORPORATED 7/10/1887

AREA

CITY 16.1 SQ MI

LAND 15.5 SQ MI

WATER 0.5 SQ MI

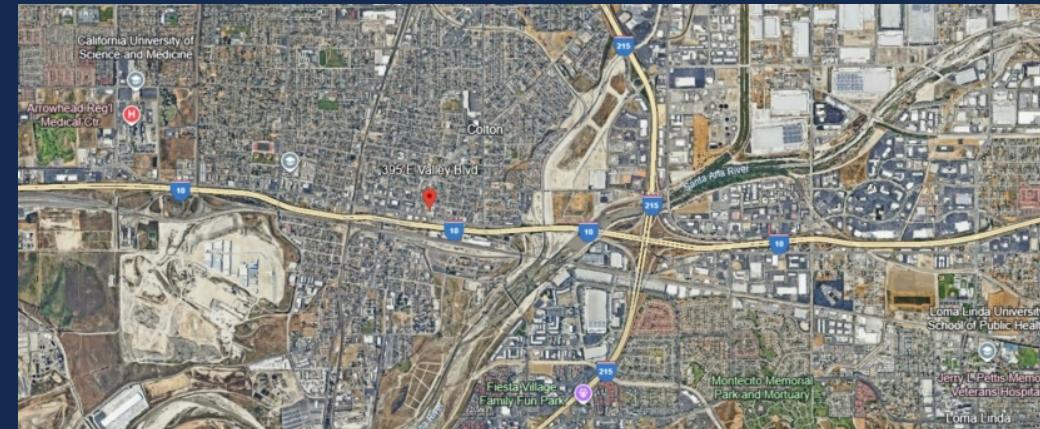
ELEVATION 1004 FT

POPULATION



ABOUT COLTON

Colton is a city in San Bernardino County, California, United States. Nicknamed "Hub City", Colton is located in the Inland Empire region of the state and is a suburb of San Bernardino, approximately 4 miles (6.4 km) south of the city's downtown. The population of Colton is 53,909 according to the 2020 census, up from 52,154 at the 2010 census.



CONFIDENTIALITY STATEMENT

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE WEST REALTY . This offering memorandum has been prepared to provide summary, unverified financial and physical 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. ONE WEST REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 reliable; however, ONE WEST REALTY has not verified, and will not verify, any of the information contained herein, nor has ONE WEST REALTY 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ONE WEST REALTY ADVISOR FOR MORE DETAILS.

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