



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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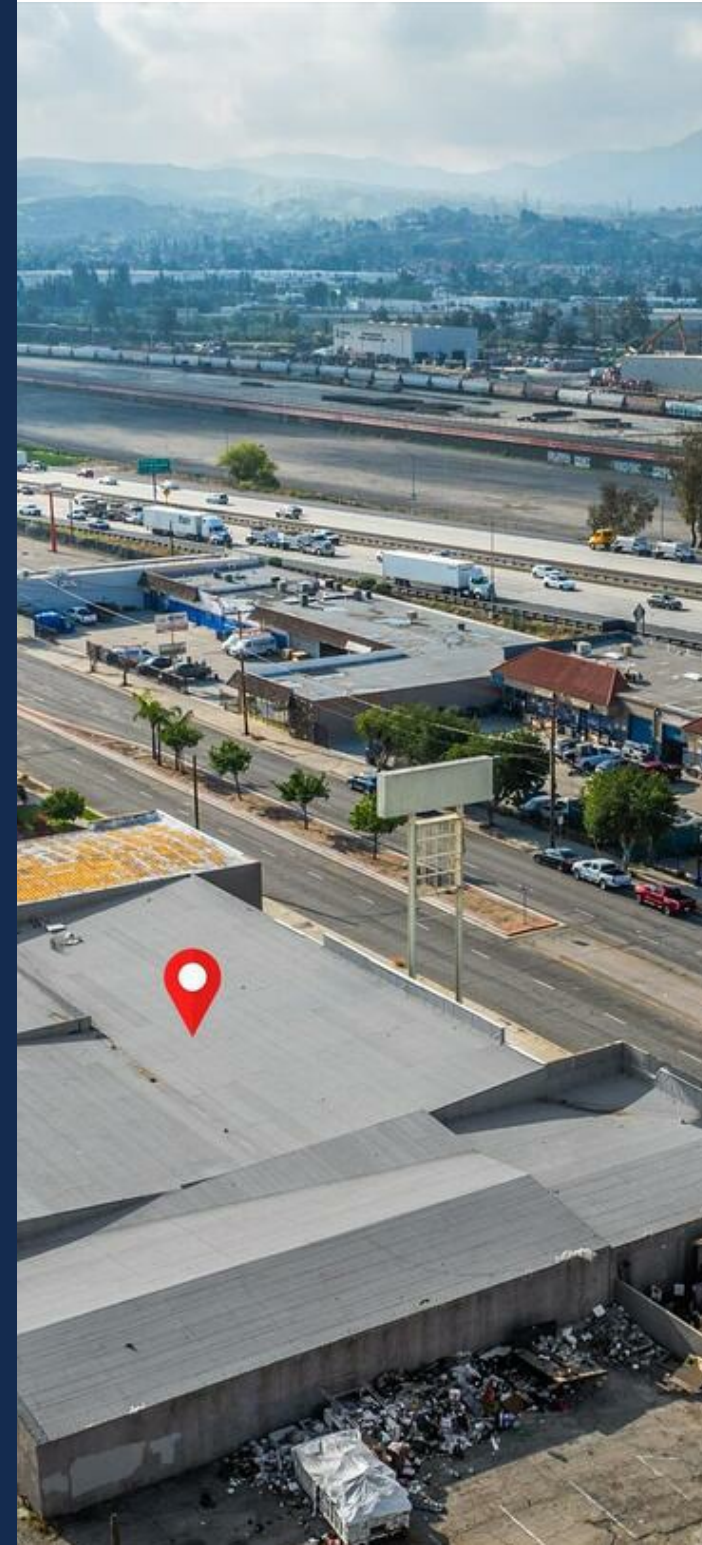
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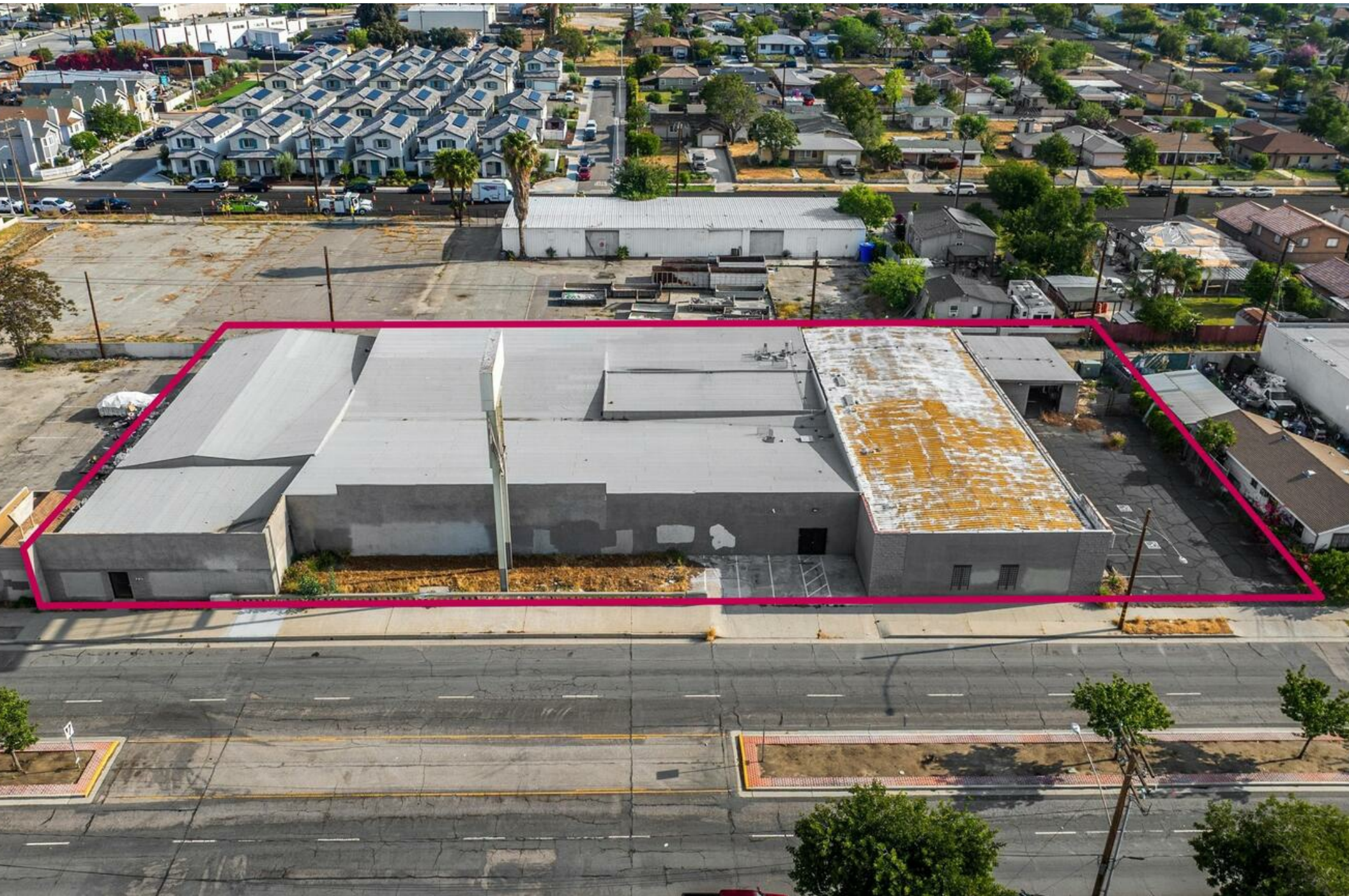


ONE WEST REALTY

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

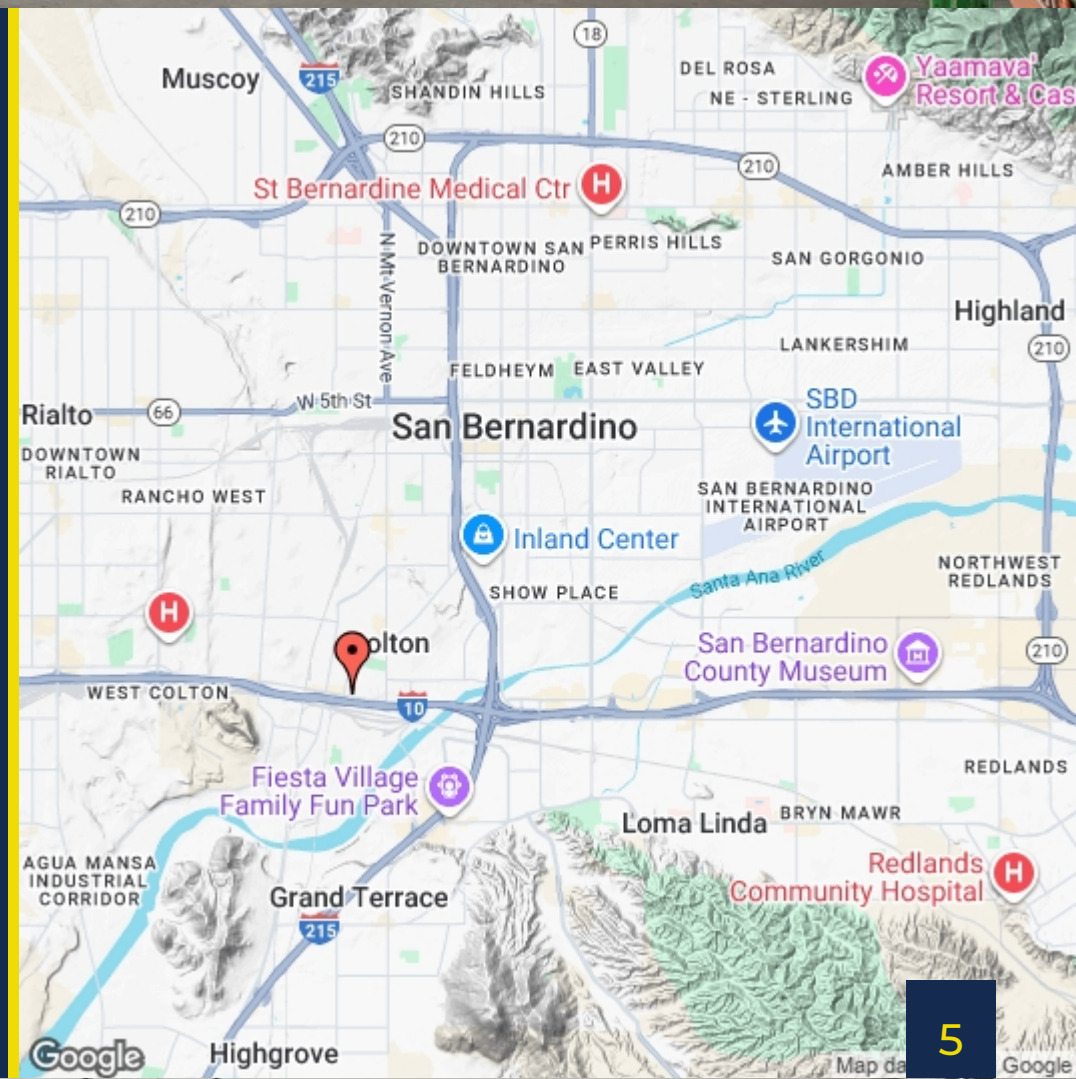
| | |
|----------------|-----------------------|
| Offering Price | \$3,988,000.00 |
| Building SqFt | 29,000 SqFt |
| Year Built | 1950 |
| Lot Size (SF) | 38,200.00 SqFt |
| Parcel ID | 0162-191-29-0000 |
| Zoning Type | C2 Commercial D/O |
| County | San Bernardino |
| Frontage | 275.00 Ft |
| Coordinates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

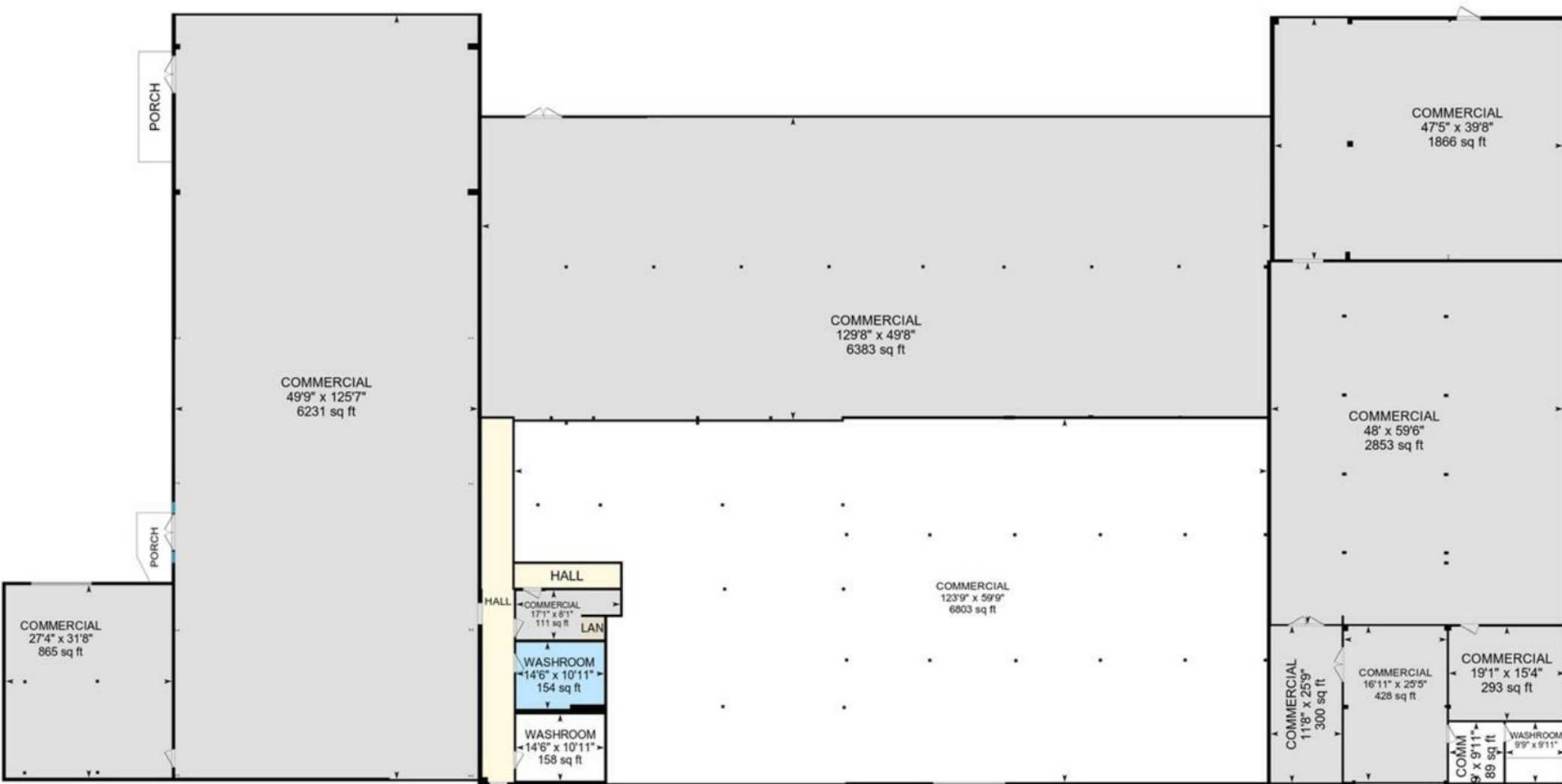




401 E Valley Blvd, Colton, CA

Main Floor Finished Area 20375.69 sq ft

Unfinished Area 7185.90 sq ft



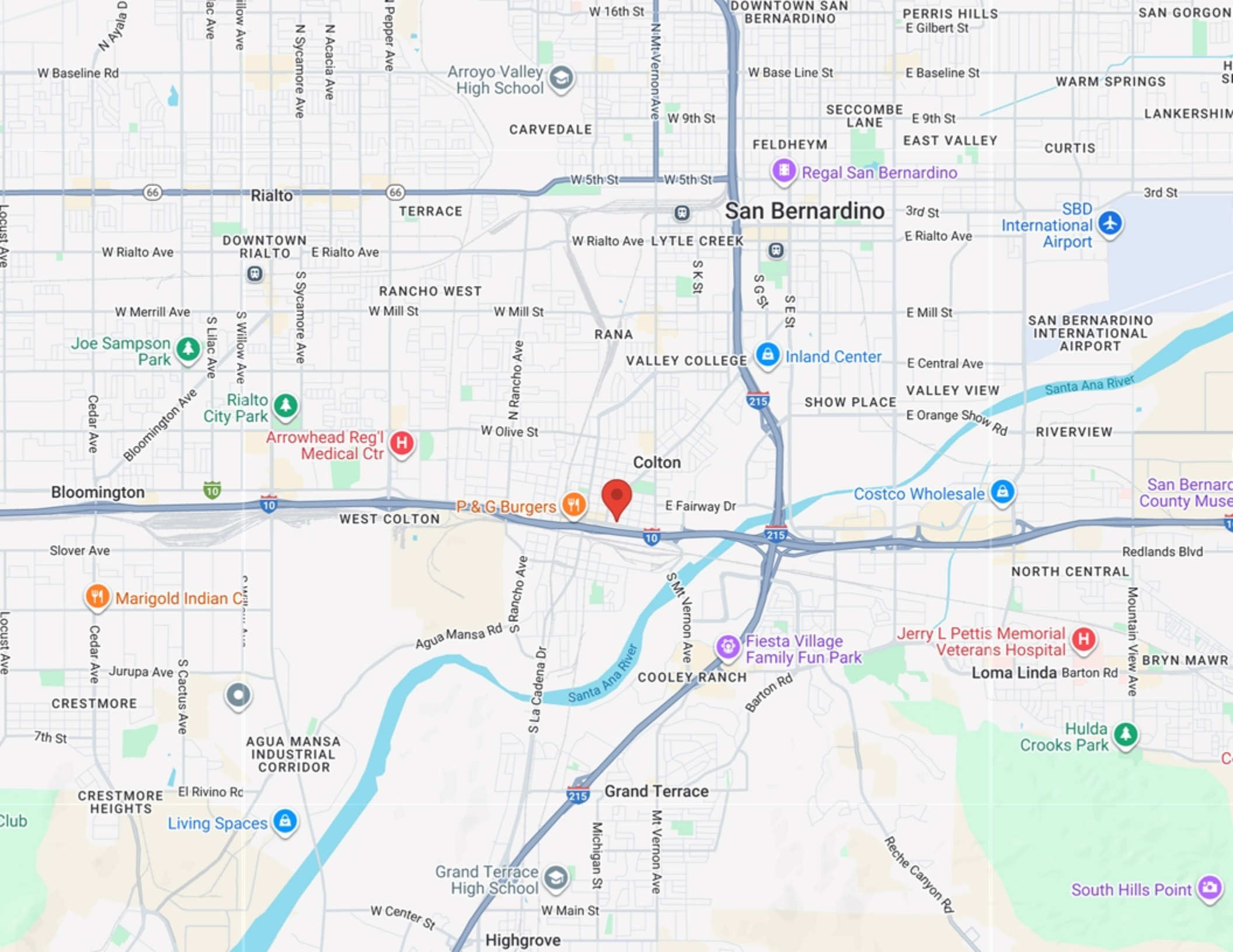
DEMOGRAPHICS

| 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 |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15000 | 674 | 2,713 | 8,517 |
| \$15000-24999 | 183 | 1,675 | 5,192 |
| \$25000-34999 | 327 | 2,177 | 6,603 |
| \$35000-49999 | 587 | 3,611 | 9,356 |
| \$50000-74999 | 704 | 5,626 | 14,474 |
| \$75000-99999 | 545 | 4,603 | 12,035 |
| \$100000-149999 | 804 | 5,924 | 15,790 |
| \$150000-199999 | 261 | 2,881 | 7,720 |
| \$200000 or greater | 106 | 1,506 | 5,776 |
| Median HH Income | \$ 61,262 | \$ 72,594 | \$ 72,015 |
| Average HH Income | \$ 74,627 | \$ 88,586 | \$ 91,070 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 3,872 | 27,348 | 72,414 |
| 2010 Total Households | 3,890 | 28,309 | 76,000 |
| 2025 Total Households | 4,191 | 30,717 | 85,464 |
| 2030 Total Households | 4,211 | 31,189 | 87,620 |
| 2025 Average Household Size | 3.34 | 3.26 | 3.39 |
| 2025 Owner Occupied Housing | 1,952 | 16,443 | 43,708 |
| 2030 Owner Occupied Housing | 2,005 | 16,991 | 45,759 |
| 2025 Renter Occupied Housing | 2,239 | 14,274 | 41,756 |
| 2030 Renter Occupied Housing | 2,206 | 14,198 | 41,862 |
| 2025 Vacant Housing | 152 | 1,179 | 3,174 |
| 2025 Total Housing | 4,343 | 31,896 | 88,638 |





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

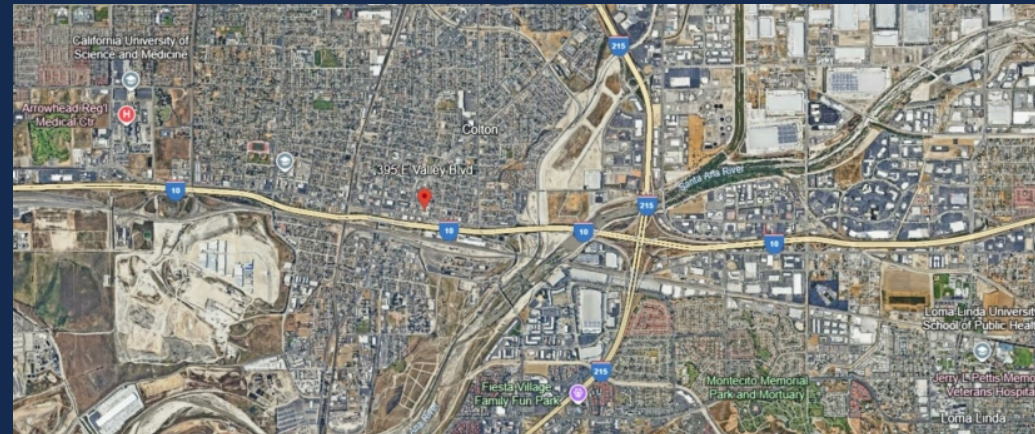
ELEVATION 1004 FT

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.



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

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