

FOR SALE

CBRE

276 & 308 E VALLEY BLVD COLTON, CA

FREEWAY FRONTAGE
TWO (2) FREESTANDING
BUILDINGS



Affiliated Business Disclosure

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM 276-308 E Valley Blvd_INT BRO_Rodriguez_v07_RB 11/20/25

PROPERTY OVERVIEW

LOT PARCEL SIZES

- LOT 1: 1 ACRE – 43,560 SF
- LOT 2: 0.42 ACRES – 18,200 SF
- LOT 3: 0.32 ACRES – 14,036 SF

308 E VALLEY BLVD



SALE PRICE PSF
\$1,506,270 (\$111 PSF)



TOTAL BUILDING SF
13,570 SF



CLEAR HEIGHT
16' FT



SPRINKLERS
NONE



DOCK DOORS
0



GROUND LEVEL DOORS
3

276 E VALLEY BLVD



SALE PRICE PSF
\$2,719,056 (\$111 PSF)



TOTAL BUILDING SF
24,496 SF



CLEAR HEIGHT
9' – 16' FT
(Not Including Mezzanine area)



SPRINKLERS
NONE



DOCK DOORS
2



GROUND LEVEL DOORS
1



E VALLEY BLVD

PROPERTY HIGHLIGHTS



(1) 24,496 SF

(1) 13,570 SF

FREESTANDING BUILDINGS



PRIME LOCATION

Strategically Situated on
High-Traffic E Valley Blvd and
Immediately off the I-10 Freeway



CONVENIENT ACCESS

Quick and Easy Access to Major
Highways, Including I-10 and I-215



USAGE POTENTIAL

Ideal for Retail, Distribution,
or Light Manufacturing



AMPLE PARKING

Generous On-Site Parking Available
for Both Employees and Customers



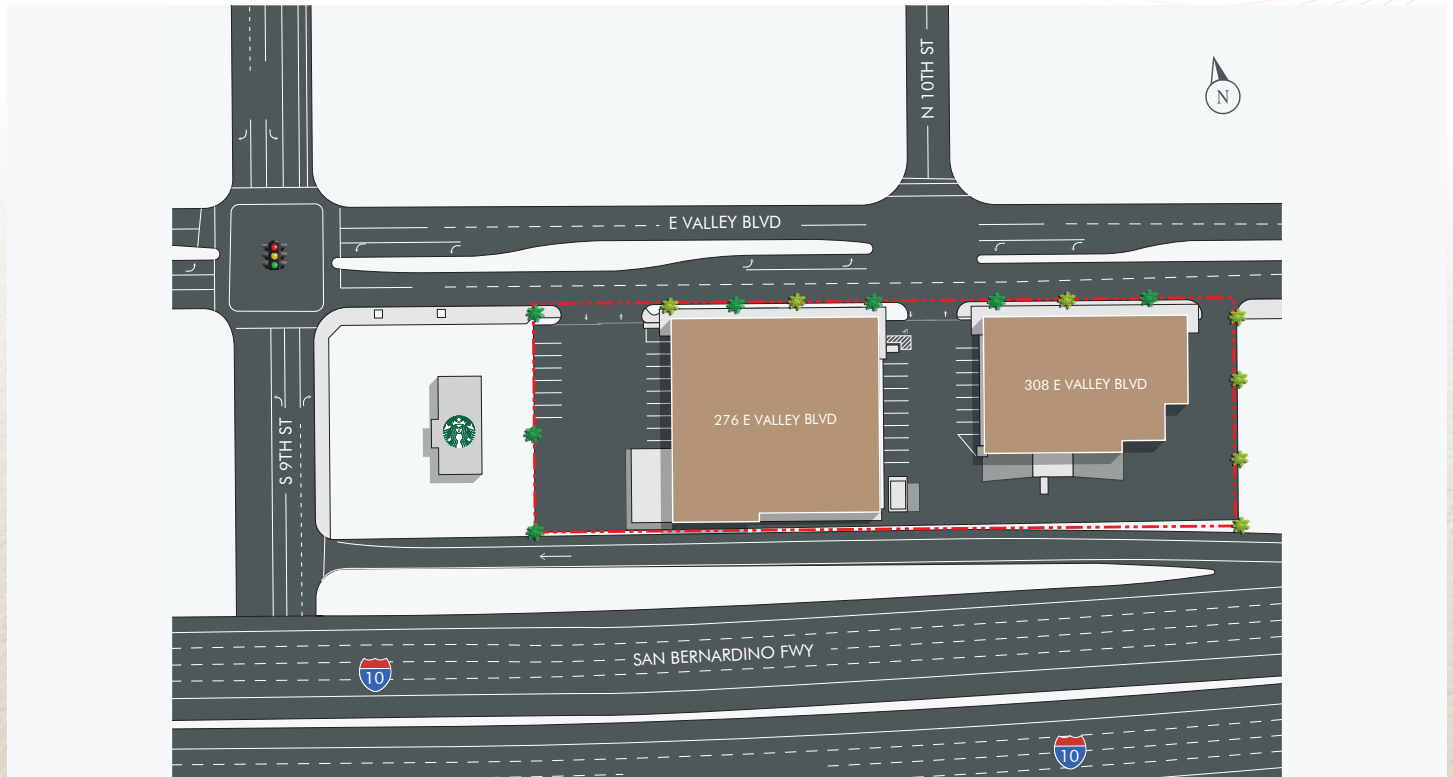
C-2 GENERAL COMMERCIAL ZONE

This zone is primarily for retail, service
businesses, and light industrial.

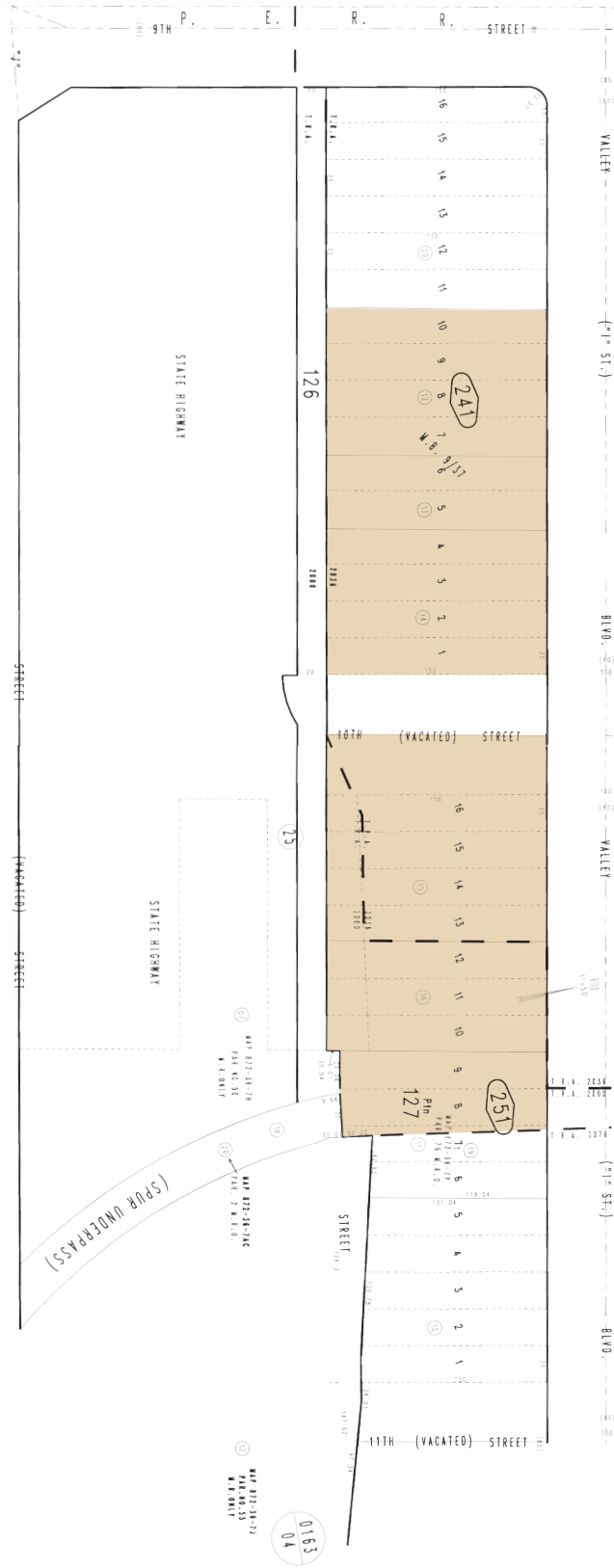
(Ord. 472 § 3, 2010; Ord. 441 § 1, 2000)



SITE PLAN



PARCEL MAP



COLTON

Colton, California, is a growing city located in San Bernardino County, in the heart of the Inland Empire. Known for its rich history and diverse community, Colton offers a unique blend of suburban charm and urban convenience. The city boasts a strategic location with easy access to major highways, making it an ideal hub for commerce and transportation. Colton is home to several parks, recreational facilities, and a variety of dining and shopping options, contributing to a high quality of life for its residents. With a growing economy and a commitment to community development, Colton presents exciting opportunities for businesses.



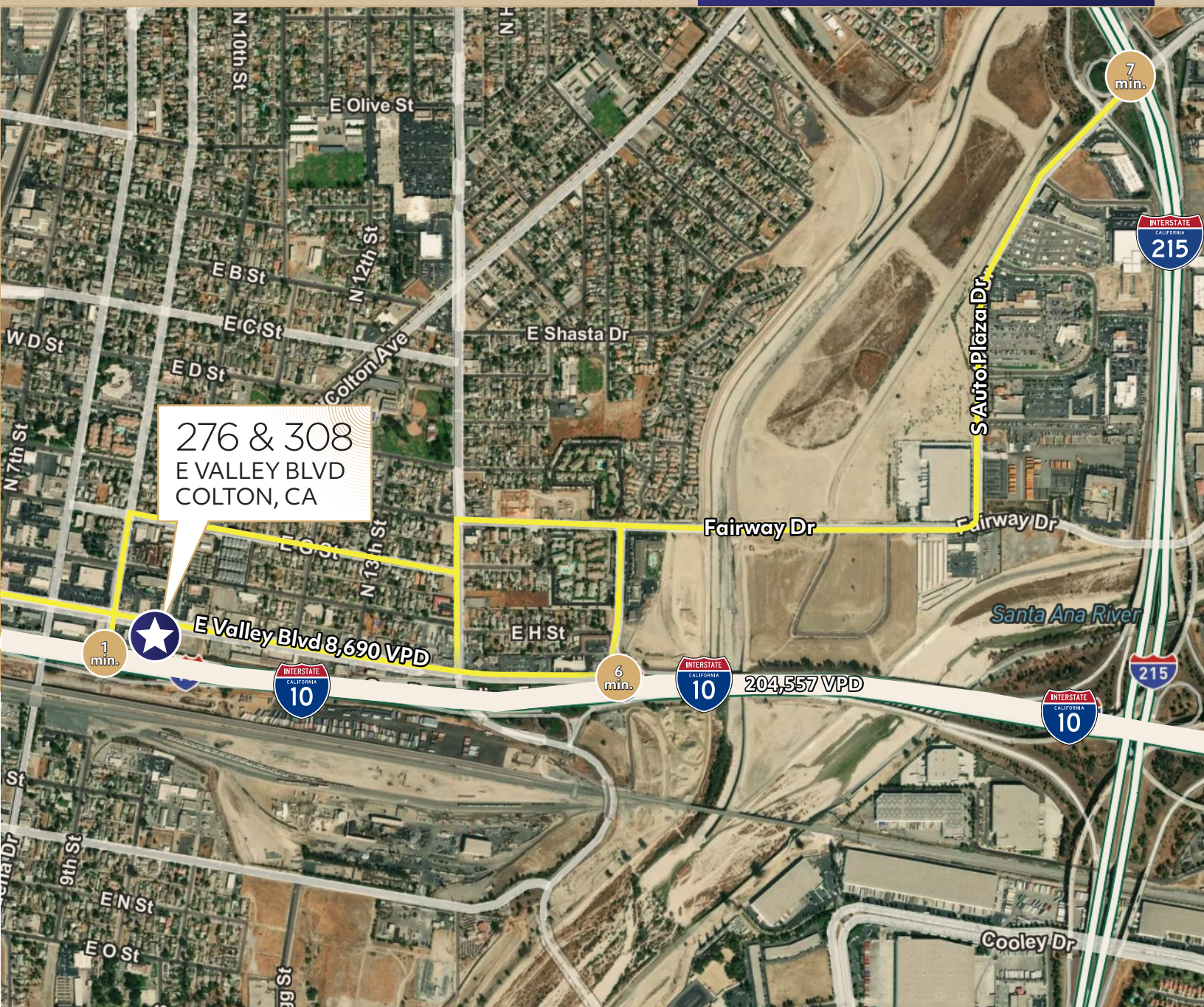
100,445
POPULATION (3 Miles)



4,068
BUSINESSES (3 Miles)



116,225
DAYTIME POPULATION
(3 Miles)





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