

FOR SALE

CBRE

276 & 308 E VALLEY BLVD COLTON, CA

FREEWAY FRONTAGE
TWO (2) FREESTANDING
BUILDINGS



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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.

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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**

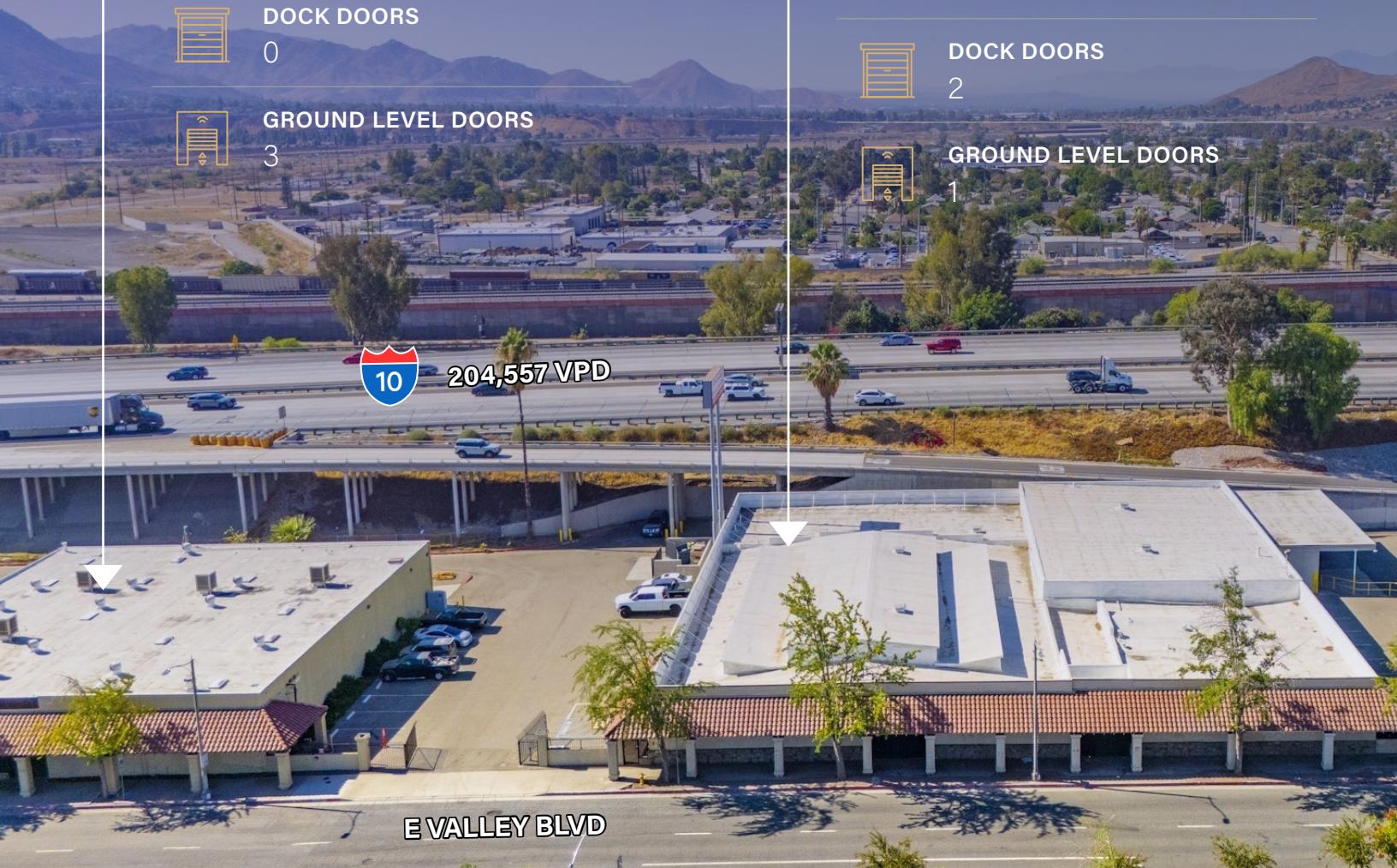
NONE

**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

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.

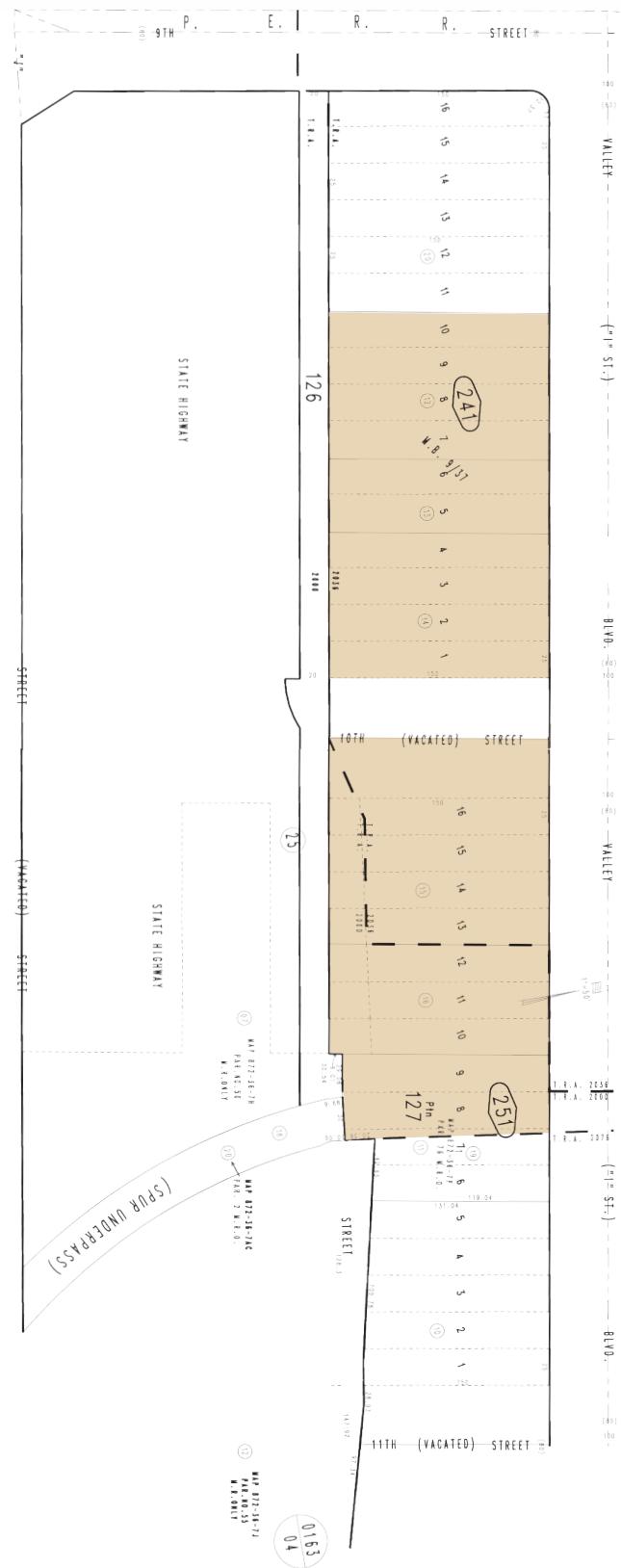
(Ord. 472 § 3, 2010; Ord. 441 § 1, 2000)



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

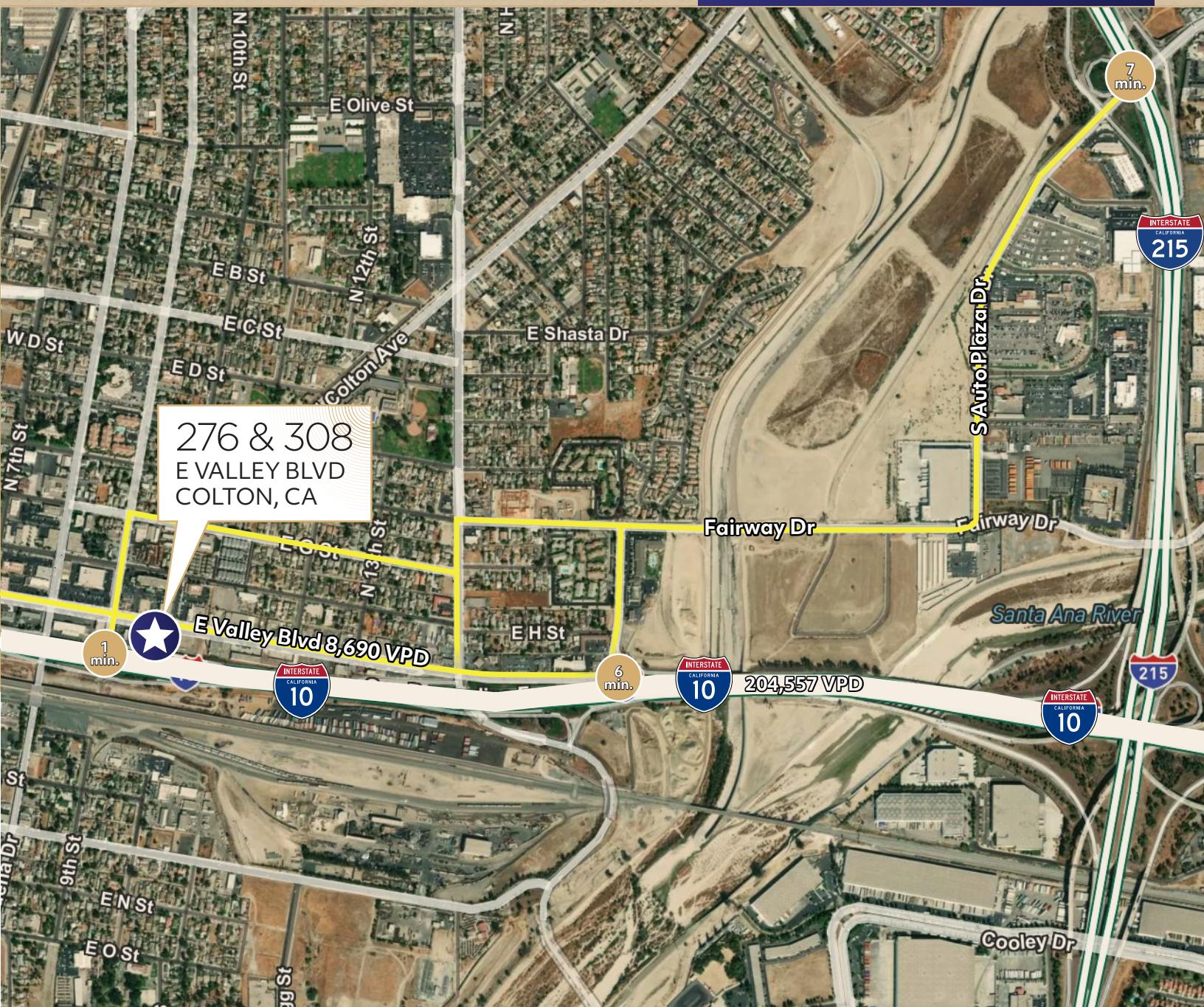
BUSINESSES (3 Miles)



116,225

DAYTIME POPULATION

(3 Miles)





276 & 308 E VALLEY BLVD COLTON, CA

FOR MORE INFORMATION, PLEASE CONTACT:

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