



# MT. VERNON COMMERCE CENTER

851 SOUTH MT. VERNON AVENUE, COLTON, CA 92324

# PROPERTY HIGHLIGHTS

The Mt. Vernon Commerce Center is a 29,600 sq. ft. single-story commercial building located in the Cooley Ranch commercial district featuring excellent street visibility and flexible zoning allowing for a wide variety of tenants.

- Straight in-line units with matching color awnings over entrances.
- Possible 10:1,000 parking ratio.
- Flexible floor plans that will accommodate many office, medical, flex, or industrial uses.
- Fenced parking lot area with gated entry situated in the back of the building.
- Stable building ownership with professional and responsive property management team.
- Property landscape is well-maintained and inspected daily.
- High visibility on Mt. Vernon Avenue with approx. 550 feet of street frontage.
- Tenant improvements possible.
- Convenient access to the I-10, I-215, CA-60, CA-210 and CA-91 freeways.
- 20ft. Ceiling Height
- Close proximity to a variety of restaurants and amenities.
- Rooftop HVAC units.
- Possible Roll-up Doors



## LOCATION SUMMARY

The Mt. Vernon Commerce Center is located just a half mile southwest of the I-10 and I-215 freeway interchange in Colton, and is easily accessible from both freeways. The CA-91, CA-60 and CA-210 freeways are all located within a ten minute drive from the center. Easily accessible to medical facilities, professional offices, legal services, light industrial users and a multitude of retailers.



## PROPERTY INFORMATION

### ADDRESS

851 South Mt. Vernon Avenue  
Colton, CA 92324

### TOTAL SF

29,600 SF

### CONSTRUCTION

Concrete tilt-up

### LAND AREA

4.562 Acres

### OFFICE PERCENTAGE

100%

### PROPERTY TYPE

Multi-Tenant  
Office Building

### FLOORS

1-Story

### BUILDINGS

1

### YEAR BUILT

1980

### PARKING

4/1,000  
Possible 10/1,000

### PARCEL NUMBER

276-551-01

### ELEVATORS

No

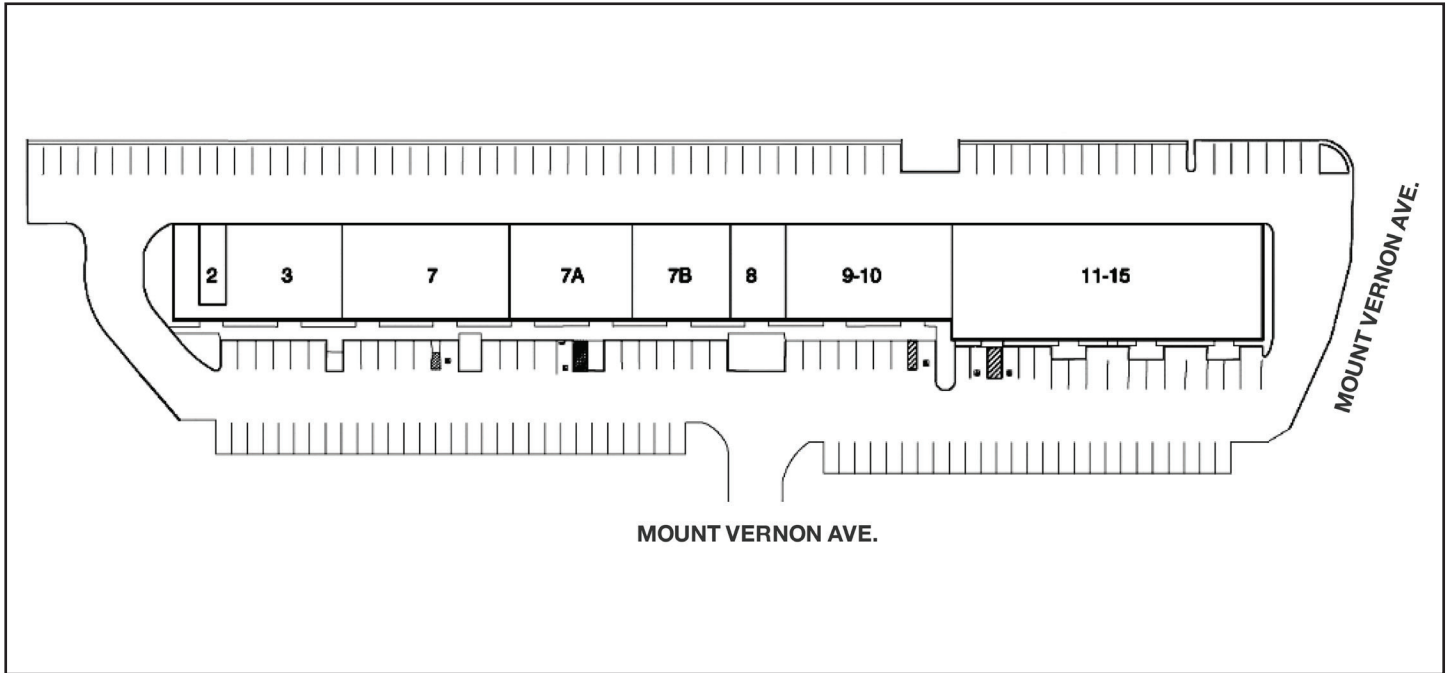
### ZONING

PC

## AREA SUMMARY

The City of Colton is a unique blend of industrial, commercial and residential areas, located at the intersection of the I-215 and I-10 freeways, and is bordered by San Bernardino, Loma Linda, Grand Terrace, Riverside, Mira Loma and Rialto. Home to a diverse demographic profile, Colton is a strong choice for retailers looking for local customers as well as regional retailers who can capitalize on easy access for its customers via the 215/10 interchange. Superb freeway proximity provides convenient access to an array of affordable housing and labor in surrounding communities such as San Bernardino, Rialto, Riverside and Grand Terrace.





SITE PLAN



MAP

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.