

1550

WASHINGTON STREET

COLTON, CALIFORNIA



**TOM KADAR
GROUP**



**EXCLUSIVE
LISTING
ASSOCIATE:**



Tom Kadar

(949) 933-0488 | DRE #01912823
Tom@TomKadar.com
260 Baker St E Ste 200, Costa Mesa, CA 92626



James Zhou

(951) 756-3784 | DRE #01798414
JZRealEstateBroker@gmail.com
JamesZhou.kw.com

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Executive Summary

PROPERTY ADDRESS:	1550 E. Washington St. Colton, CA 92324
BUILDING SIZE:	± 21,263 SF
LAND SIZE:	± 50,768 SF / ± 1.17 Acres
YEAR BUILT / RENOVATED:	1977 / 2000
PARKING:	± 74 surface parking spaces / ± 3.5:1,000 RSF
STORIES:	Two (2)



Executive Summary

Located at 1550 E. Washington St. in Colton, CA 92324, this property offers a building size of approximately ± 21,263 SF square feet spread across two stories. Initially built in 1977 and later renovated in 2000, this property showcases a contemporary infrastructure, ensuring both functionality and appeal. Its Assessor's Parcel Number (APN) is 0276-542-26, featuring a land size with a convenient roll-up door for accessibility. Moreover, three reserved parking spots are included, enhancing convenience for occupants and visitors alike. Zoning permits the utilization of 1,680 square feet, offering flexibility for various commercial applications. With its generous space, updated amenities, and advantageous location, this property presents an enticing opportunity for prospective investors and business owners.

With a scarcity of medical office offerings in this size category and minimal planned developments in the Inland Empire's medical office sector, the value of existing MOB assets is anticipated to appreciate at a robust pace. This underscores the attractiveness of the property as a long-term investment, offering both immediate income from existing tenants and the potential for future capital gains. Don't overlook this opportunity to secure an owner/user MOB property with existing income in place. With its strategic positioning and favorable financing options, this property stands out as an ideal investment opportunity in the dynamic commercial real estate market.

PROPERTY SUMMARY

BUILDING SIZE:	± 21,263 SF
AVAILABLE SQ FT:	± 20,881 SF
APN:	0276-542-26
ZONING:	C-2, General Commercial
CONSTRUCTION TYPE:	Masonry
HVAC SYSTEM:	Rooftop packaged units
LIFE SAFETY/FIRE PROTECTION:	Standard sprinkler system
INTERIOR FINISHES:	Standard office improvements
ELEVATOR TYPE:	One (1) passenger elevator (2,500-lb lift capacity).
EXTERIOR FINISHES, DOORS & WINDOWS:	Standard plaster and gypsum walls with aluminum-framed glass windows
GAS:	Southern California Gas
ELECTRIC:	City of Colton
WATER:	City of Colton
WASTE SERVICES:	City of Colton/CC&R
TELECOMMUNICATION/ UTILITIES PROVIDERS:	Various
TRIPHASIC ELECTRIC TRANSFORMER:	Necessary for operation of certain medical equipment
MEDICAL EQUIPMENT:	Digital X-Ray Machine

Investment Highlights

Attractive Medical Location With Incredible Freeway Access



The Property is situated along one of the area's primary thoroughfares, Washington Street which merges into Barton Road, connecting Cooley Ranch to Loma Linda and eventually Redlands. With over 33,505 vehicles per day according to TrafficMetrix, the property has incredible exposure.



Located immediately off Interstate-215 and one exit before the Interstate-10 interchange, the property provides convenient access to all of the Inland Empire.



Seconds away from Cooley Ranch, Colton's primary retail destination, the property benefits from a variety of retail, commercial and higher density residential developments.

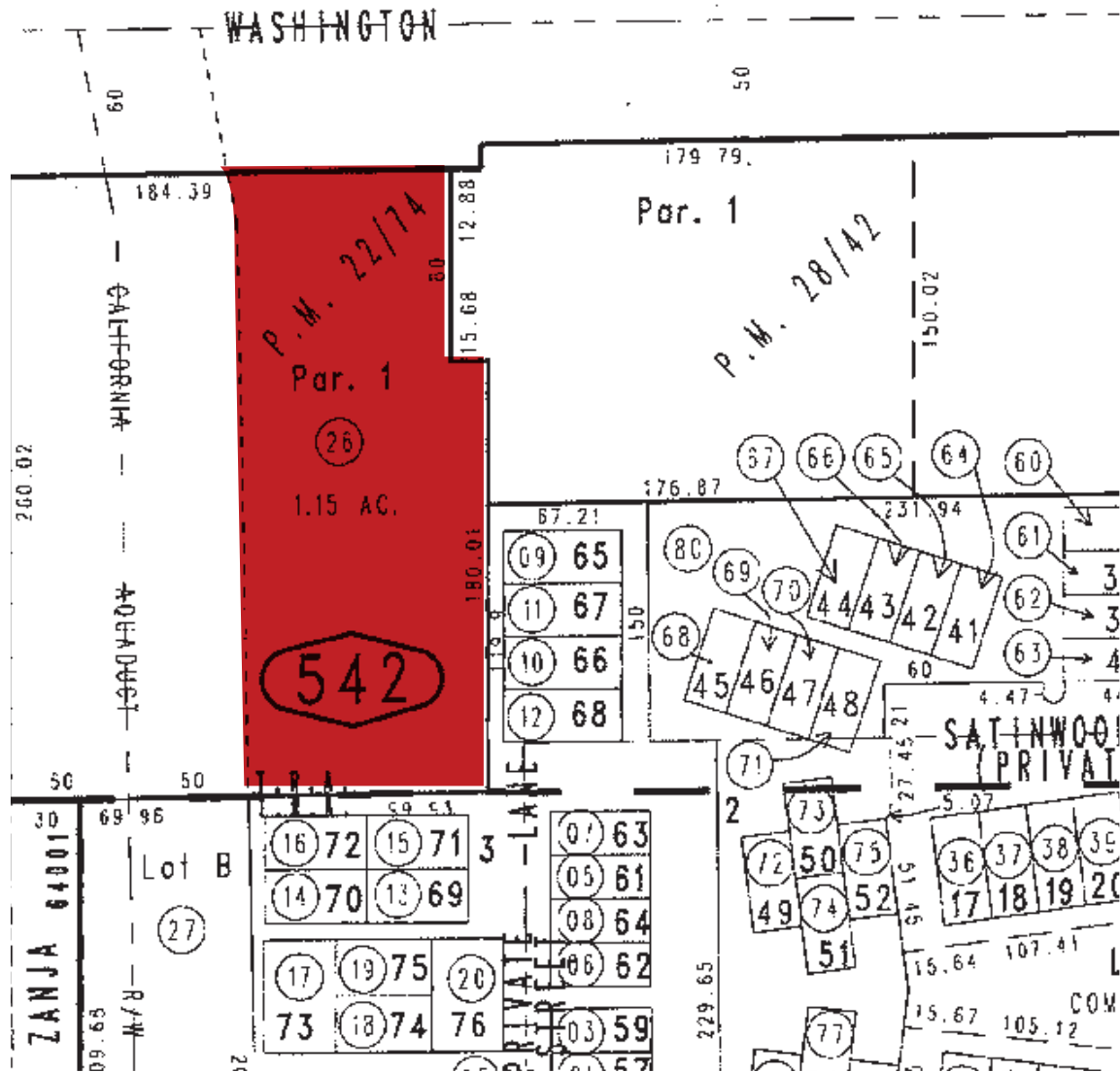


Roughly 2 miles from Loma Linda University Medical Center's new \$1B+ steel framed teaching hospital providing healthcare synergies and amenities to the property.



With a 5-mile population base of over 215,000, the property has ideal rooftop densities for any medical user.

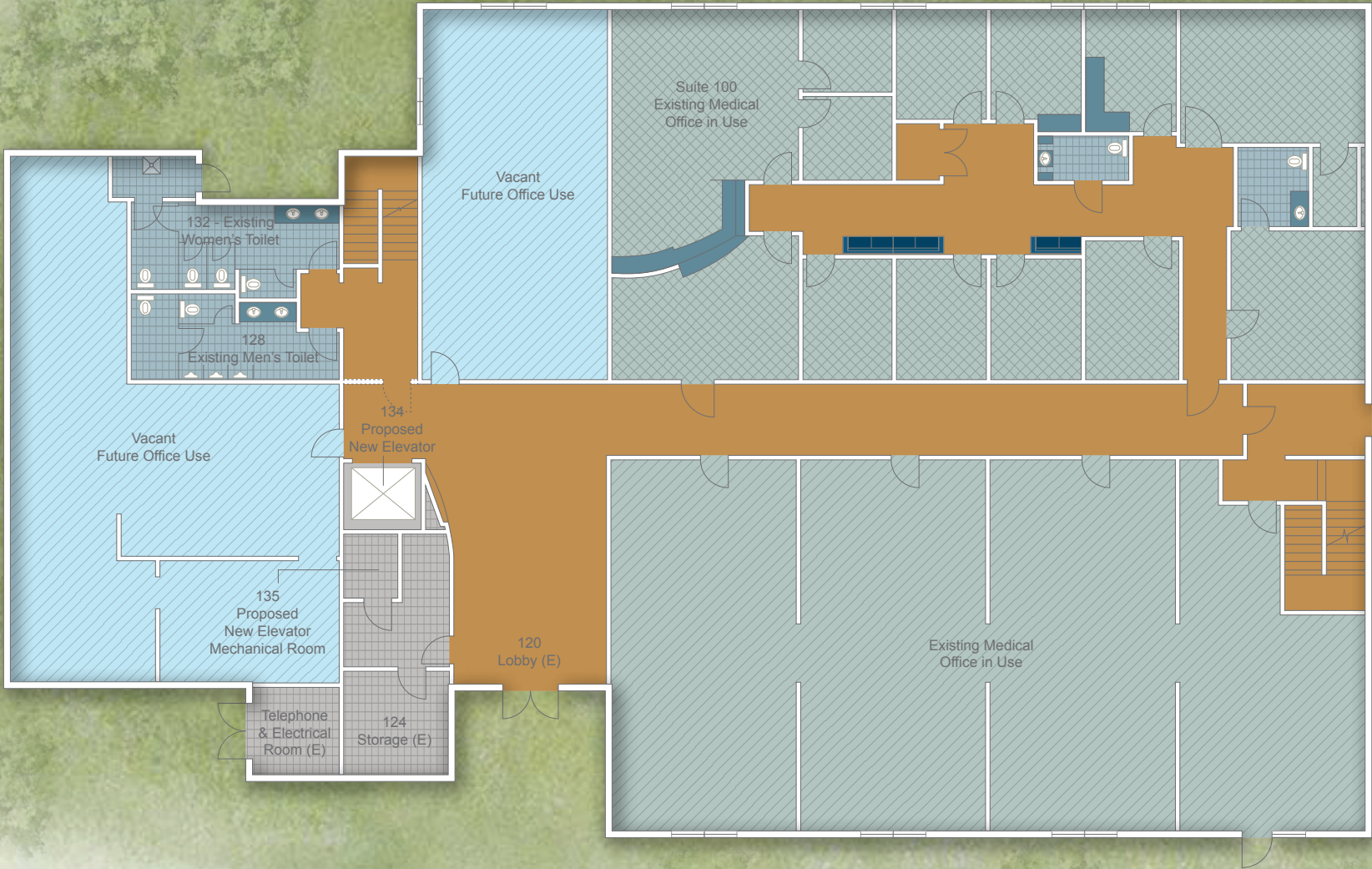
Parcel Map



Floor Level 1



Floor Level 1



Floor Level 2



Aerial Map



TRI-CITY CORPORATE CENTER

1M+ sq. ft. of Class A Office
390,000+ sq. ft. of Retail



COLTON COOLEY PLAZA



TIDES AT GRAND TERRANCE
Apartment Homes
366 Apartment Units

Within 5 miles:
±215K Population

±33,505
CARS / DAY

TERRANCE OAKS
Apartment Homes
136 Apartment Units

E WASHINGTON STREET

1550

WASHINGTON STREET

COLTON, CALIFORNIA

Aerial Map



600 Apartment units



388 Apartment units



360 Apartment units



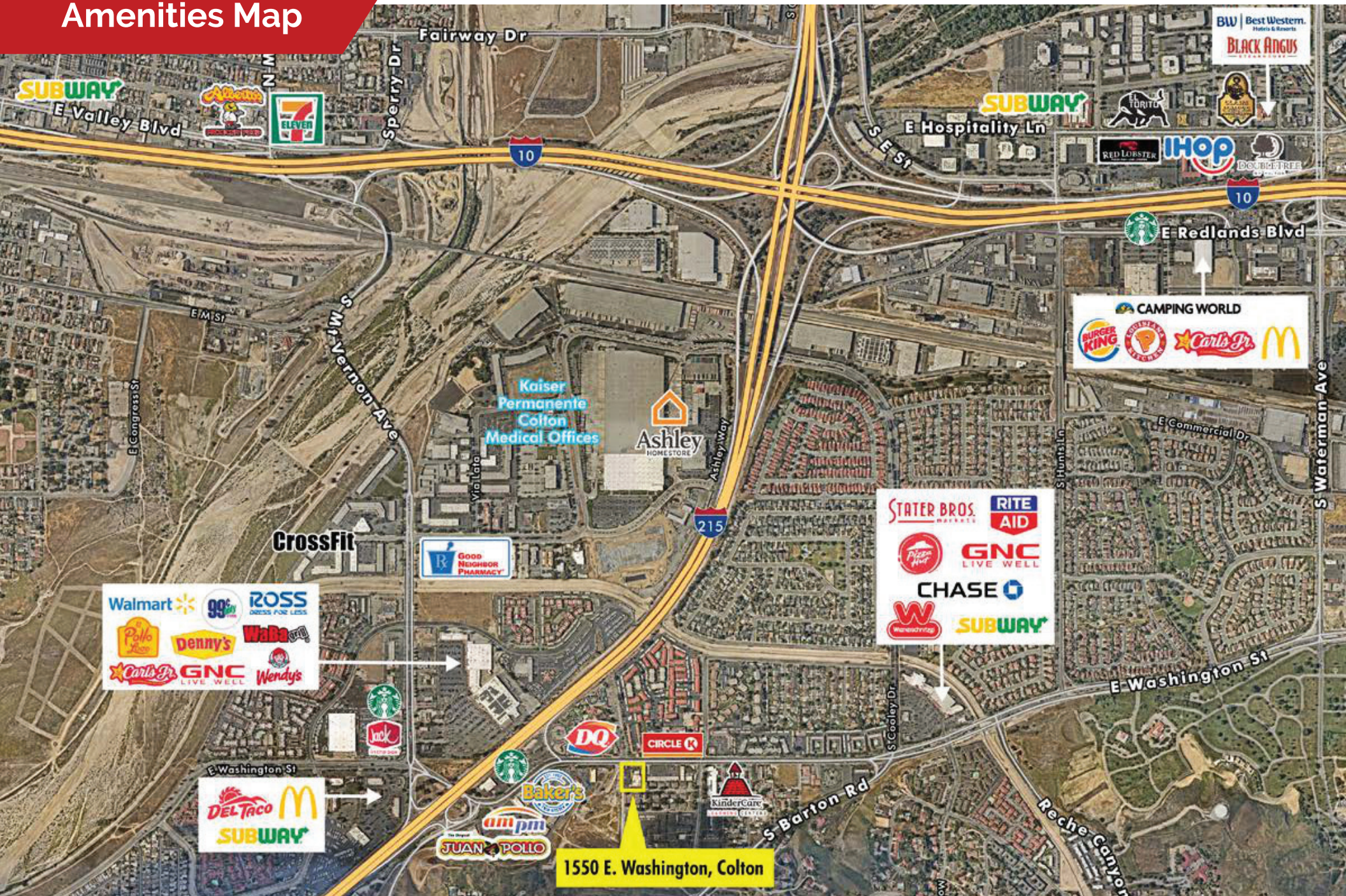
±33,505
CARS / DAY



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WASHINGTON STREET
COLTON, CALIFORNIA

E WASHINGTON STREET

Amenities Map



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