

NNN Investment Sale

# VALLEY CENTER

125 VALLEY BLVD | COLTON | CA | 92324



FOR MORE INFORMATION, CONTACT:

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FIRST VICE PRESIDENT

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CADRE #01208444

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## IDEAL AS A VALUE-ADD PLAY

Prime Signalized Retail Opportunity - 125 Valley Blvd sits on an easily accessible location on the signalized corner of W. Valley Blvd. and N. Cadena Dr. exposing the property to over +/- 17,000 CPD. This location is immediately accessible to the I-10 Interstate (+/- 209,347 CPD) making the property an ideal location for commuters.

Rapidly Developing Inland Empire Location – The city of Colton, nestled in the heart of the Inland Empire is primed for rapid growth over the next years. The area has seen tremendous growth since before the start of the COVID 19 Pandemic with people flocking to the benefits that come with more affordable housing while still being close to hubs of employment. According to the California Department of Finance Projections, the Inland Empire is projected to increase its population by 20% over the next 20 years and the City of Colton itself is preparing for this surge through investments in infrastructure, transportation, and community projects.

Low PSF – At anticipated pricing 125 Valley Blvd will trat at \$225 PSF, well below the estimated land-inclusive replacement cost of \$300 PSF.

Building Size	7,880 SF
Lot Size	23,675 SF
List Price	\$1,775,000
Proforma Cap Rate	8.0%
Proforma NOI	\$156,000
PSF (Building)	\$225*
PSF (Land)	\$75*
In-Place Cap	4.8%
In-Place NOI	\$86,000

\*PRICE BASED ON LISTING PRICE



## CITY OF COLTON'S POPULATION GROWTH IS DRIVING ECONOMIC DEVELOPMENT

The City of Colton is experiencing a steady population growth, and it's having a positive impact on the local economy. With more people moving into the area, there's an increased demand for goods and services, which is driving economic development. The city is taking advantage of this growth by investing in infrastructure, businesses, and community programs to create a thriving and sustainable economy. The new development projects are generating jobs, attracting new businesses, and increasing the tax base, which is contributing to the city's economic stability. The population growth is also bringing in new perspectives, cultures, and ideas, which is enriching the community and making it a more vibrant place to live and work.



## COMMUTER PIT-STOP DESTINATION

Located immediately off the I-10 Freeway among a synergistic mix of fast casual and convenience focused retail including McDonald's, Starbucks, Denny's, P&G Burgers, Napa Auto Parts and others, making the stop easy for commuters utilizing the freeway to travel through Southern California.

DEMOGRAPHICS	1 mile	3 miles	5 miles
2023 Population	15,711	104,814	310,550
2028 Population Projection	15,749	105,534	313,460
Avg Household Income	\$61,811	\$71,650	\$71,640
Median Household Income	\$54,224	\$58,962	\$56,365
Total Specified Consumer Spending (\$)	\$123M	\$925.9M	\$2.7B
Daytime Employment			
Employees	4,360	44,950	138,920
Businesses	509	5,352	14,152
Employees Per Businesses	9	8	10

## LOCATION



10 MILES

25 MILES

50 MILES



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209,347 CPD

10

209,771 CPD

**E. VALLEY BLVD.**

8,700 CPD

**N LA CADENA DR.**

**7,880 SF  
FREESTANDING  
RETAIL**

**23,675 SF  
LOT SIZE**

**APN  
0162-151-38**

Parking Ratio	2.79/1,000 SF	Zoning	C-2/D
Lot Size	0.54 AC (23,675 SF)	Year Built	1968

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## SITE PLAN



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AERIAL





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