



Prime Commercial Property with Strong Returns"

Hard corner, high traffic high density area

424 Mill St., Colton, CA 92324



Property Overview:

- **4.5% Cap Rate:** A secure and steady income.
- **Long-Term Lease:** 47 years remaining on an aggressive NNN lease.
- **Property Size:**
 - **Store:** 2,488 SF
 - **Lot Size:** 12,058 SF
- **Completely Remodeled:** Modernized facilities and infrastructure.
- **Tanks:** Three double-sided fiberglass tanks installed in 1998, meeting current industry standards.
- **Current Ownership:** Present ownership for 3 years with no defaults or late payments.

INVESTMENT HIGHLIGHTS

Investment Highlights:

1. **47-Year Ground Lease:**
Single-tenant lease with a \$1,000 rent bump effective in 2030, followed by a 10% rent increase every five years.
2. **Prime Location:**
Situated at a **high-traffic, signalized corner**, surrounded by **high-credit retail tenants** including Foods Co, Sonic Drive-In, 99 Cents Store, Taco Bell, Superior Grocers, AutoZone, and more.
3. **Strong Brand Recognition:**
Arco Gas Station, known for its operational standards and quality gasoline, offers reliability and trust for investors.
4. **Supportive Demographics:**
 - **Population:** Approximately 53,151 residents in the immediate trade area.
 - **City Growth:** Colton is California's 9th largest city, experiencing robust economic and population growth.

EXECUTIVE SUMMARY:

WE ARE PLEASED TO PRESENT A RARE INVESTMENT OPPORTUNITY—A WELL-MAINTAINED ARCO GAS STATION IN COLTON, CA. WITH A 47-YEAR NNN LEASE AND NO HISTORY OF TENANT DEFAULTS, THIS PROPERTY PROMISES SECURE, LONG-TERM INCOME. THE SITE BENEFITS FROM A HIGH-TRAFFIC LOCATION NEAR THE 215 FREEWAY, SURROUNDED BY REPUTABLE RETAILERS. COLTON IS A KEY HUB WITHIN SAN BERNARDINO COUNTY, KNOWN FOR ITS THRIVING INDUSTRIES SUCH AS AEROSPACE AND FOOD PROCESSING, AND CONTINUES TO ATTRACT GROWTH WITH ITS DIVERSE POPULATION OF AROUND 400,000 RESIDENTS.

Petroleum Realty Services Offerings:

1. **Financing:** Refinance options, foreclosed properties, and new property acquisitions.
2. **Escrow Services:** Full-service solutions to simplify the buying process.
3. **Commercial Listings and Sales:** Access to a wide array of commercial properties.
4. **Nationwide Marketing and Advertising:** Broad visibility to maximize investment potential.
5. **Site Assessments:** Professional evaluations of vacant sites.
6. **New Construction and Remodels:** Tailored construction services to fit investor needs.
7. **Environmental Compliance:** Ensuring full approval from local and state agencies.

Call to Action

"Contact Petroleum Realty Services to Secure this Investment Today!"

Tel: (951) 237-2447

Gus Otaki (Broker)
ID#1094689



Service with care, honesty and integrity

Tel: (951) 237-2447 Fax: (909) 793-4904 E-mail: petroleumrealty@gmail.com