

City of Colton, California

Site Opportunities (1-7)



SITE 1: Colton Courtyard Shopping Center: 1270 E. Washington St., Ste. G4, I-215 On/Off Ramp

- Available Lease Space: 975 to 23,672 sq. ft.; Expandable up to 45,000 square feet.
- Co-Tenants: Goodyear, Dollar Tree, Juan Pollo restaurant, and many more.
- Immediately off I-215 (170,000 ADT) at Washington Street/So. Mount Vernon Ave. (49,000 ADT) exit.

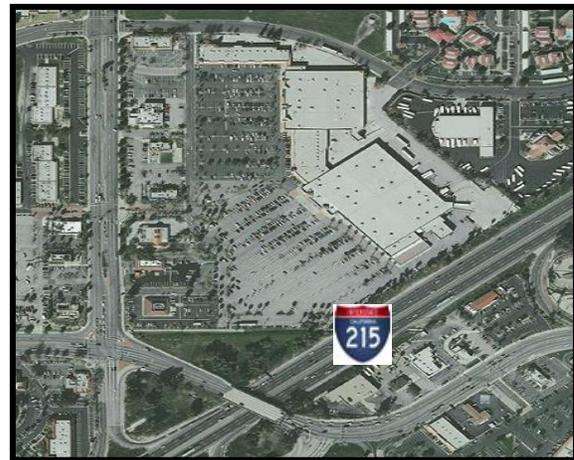
KENT HELLER, THE ABBEY COMPANY
909.783.2500
KHELLER@THEABBEYCO.COM



SITE 2: CenterPointe Plaza Shopping Center: 1040 – 110 S. Mt. Vernon Ave

- Available Lease Space: 1,550 to 8,907 sq. ft.
- Anchored by Walmart, 99 Cent Only and Ross Dress for Less, Bank of America, RadioShack, Denny's, Carl's Jr., El Pollo Loco & much more.
- Immediately off I-215 (170,000 ADT) at Washington Street/So. Mount Vernon Ave. (49,000 ADT) exit.

ROBERT LEVYSSOHN, PROGRESSIVE REAL ESTATE
OFFICE: 909.230.4500/CELL: 909.767.4284
ROBERT@PROGRESSIVEREP.COM



SITE 3: Freestanding Restaurant: 1,000 to 7,290 sq. ft. divisible, in CenterPointe Plaza 1030 So. Mt. Vernon Ave

- Multiple patio areas
 - Approx. 1 acre outparcel
 - Hard corner lot at signalized intersection
- MIKE TOHIKIAN, LEASING REPRESENTATIVE**
RELIABLE PROPERTIES
323.653.3777 EXT. 124 / CELL: 818.434.7999
MIKE@RELIABLEPROP.COM



SITE 4: Development Opportunity – 6.5 acres: NEC: EAST SANTO ANTONIO DR. & SO. MOUNT VERNON AVE

- Ownership: Private
- Uses: Commercial, Retail, Restaurant & Office
- Topo/Dimensions: Level/Semi-rectangular
- Zoning/Land Use: Planned Community
- San Bernardino County APNs: 0276-144-30/31

ARTHUR MORGAN, CITY OF COLTON
909.370.6170
AMORGAN@CI.COLTON.CA.US



SITE 5: For Sale/Lease - 104,231 sq. ft. Retail Bldg. 1175 So. Mount Vernon Ave, I-215 On/Off Ramp

- Single Use or Divisible for 2-3 tenants
- 450+ Parking Spaces
- Approx. 8.6 acres
- Pads include Starbucks, TacoPatron, Jack in the Box, Chinese/Japanese Star Buffet
- Across from Walmart – CenterPointe Plaza

RICK MARCUS, COLDWELL BANKER COMMERCIAL
951-200-7683

RICKM@CBCSOCALGROUP.COM



SITE 6: 11.2 Acre Site - Former RDA Property 1648 East Ashley Way, Highly Visible I-215

- Owner: Former Colton Redevelopment Agency
- Next to Ashley Furniture’s No. 1 Sales Retail Store & Manufacturing Warehouse
- 4 – Contiguous Parcels
- San Bernardino County APNs: 0276-144-48, 49, 52 & 53

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SITE 7: Downtown’s Dominguez Plaza 201 West Valley Boulevard

3 Alternative Site Plans: Lease Opportunities

(Additional alternatives are available)

Plan A: Existing 6,617 sq.ft. Restaurant and Existing 6,000 sq.ft. Office or Medical

Plan B: New 31,250 sq.ft. (250 ft. x 125 ft.) large single user.

Plan C: New 13,350 sq.ft. (total)
3,500 sq.ft. Food Operator
10,000 sq.ft. Office/Medical

Anchored by 84 room Hampton Inn & Suites, across from Stater Bros; with a food court including Amapola Mexican Food, Sushi Miguel’s Style and Subway.

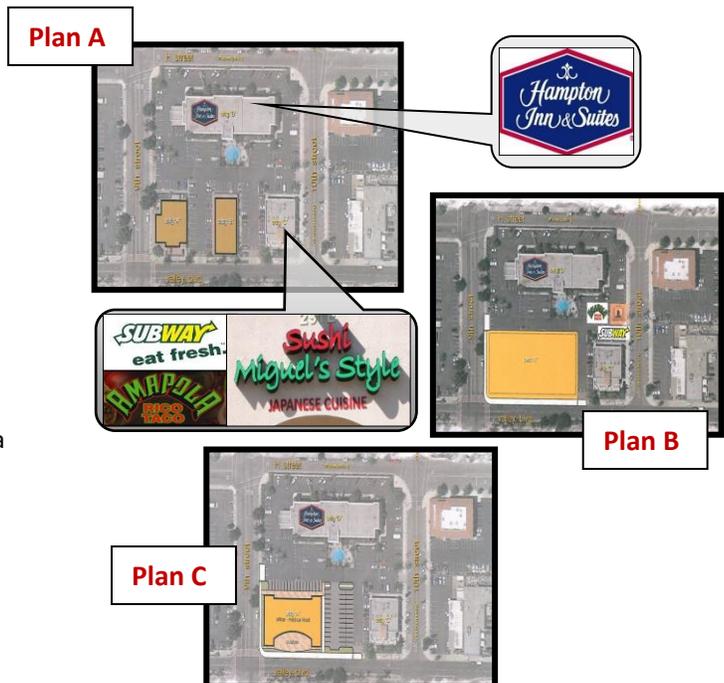
Vanir Development Company, Inc.

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City of Colton, Economic Development Division, 650 South La Cadena Drive, Colton, CA 92394

www.ci.colton.ca.us Contact Phone: 909.370-5562

No warranty or representation has been made as to the accuracy of the foregoing information.
Terms of lease, sale and availability opportunities are subject to change without notice.