



171 W. H Street, Colton, CA 92324

KW Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 info@sqftlocal.com



Offered for: \$1.75psf MG Modified Gross

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Mostly Open Floor: 3004sf of Unit A is built-out with multiple large rooms. Features include commercial carpet and linoleum flooring, break-room with sink, recently updated restrooms, three smaller offices, storage room, two restrooms, drop ceiling and a wall mounted drinking fountain.

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Rear Secured Yard: Formerly used as a courtyard with lunch tables, the rear yard is fully fenced and secured with alley access and provides for an attractive and flexible occupancy for businesses seeking a functional commercial space with an ample shared parking lot, adjacent to the building.

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Accessory Unit: 1729sf Unit B is with a separate entrance yet accessible from Unit A. Three offices, kitchenette, one unisex restroom, fully carpeted and with a drop ceiling; mostly open room space ideal for collaborative workspace.

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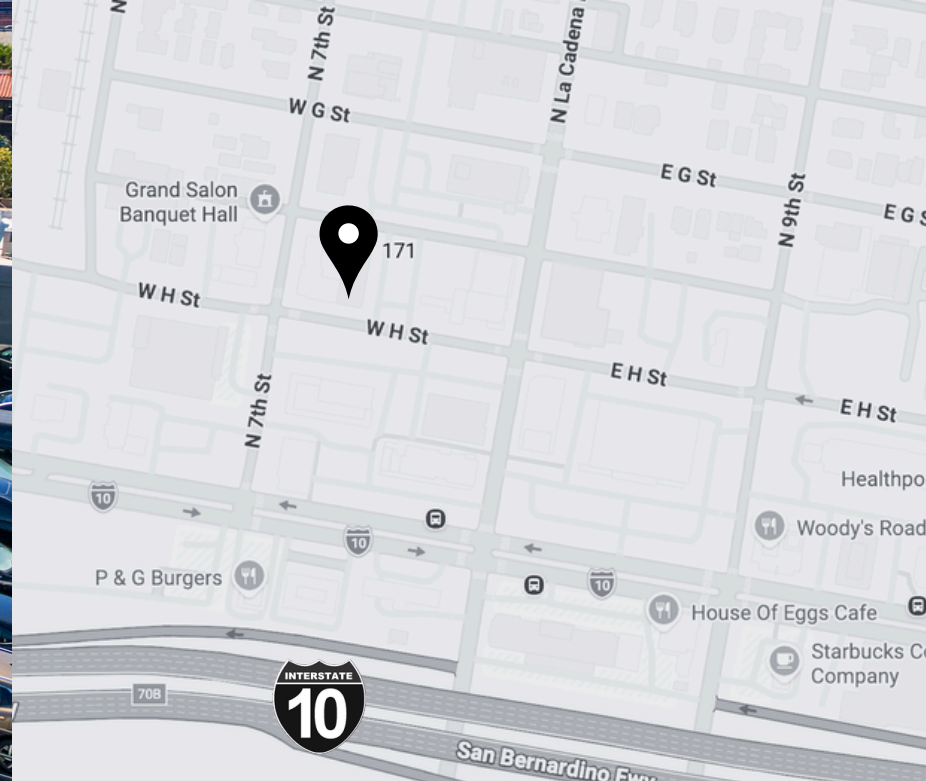


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Traffic Counts: CPD: ± 8,897 - @ N. La Cadena Dr/E. G St
CPD: ± 8,828 - @ W. Valley Blvd/N. 7th St

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- Total Available Space: ±5000sf Freestanding Office/Retail; 7492sf/.17ac Lot *Demisable
- Zoned: M-U/D Mixed-Use Downtown
- APN: 0162-095-14 with 50' Frontage, 13-Parking Spaces with Over-Flow Use of Parking Lot, Lighted Building Signage and Secured Yard.
- 2024 Average Household Income: \$86,308; Population: 106,401; Daytime Employees: 44,997 - Within 3-Miles
- Conveniently Located off the I-10 Freeway with Close Proximity to the I-215, Surrounded by Local Area Amenities. Only 2-miles from Arrowhead Regional Medical Center, 3-Miles to Loma Linda University Medical Center - Colton is a "Hub City" to High Density Consumer and Labor Pools Across Colton, San Bernardino, and Rialto. Formerly an Alternative Day School; Ideal for Professional Office, Education/Training, Service-Oriented Retail, Medical/Wellness, Community Serving Uses. *Must Verify Zoning & Use with City of Colton.

Local Map & Summary:

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