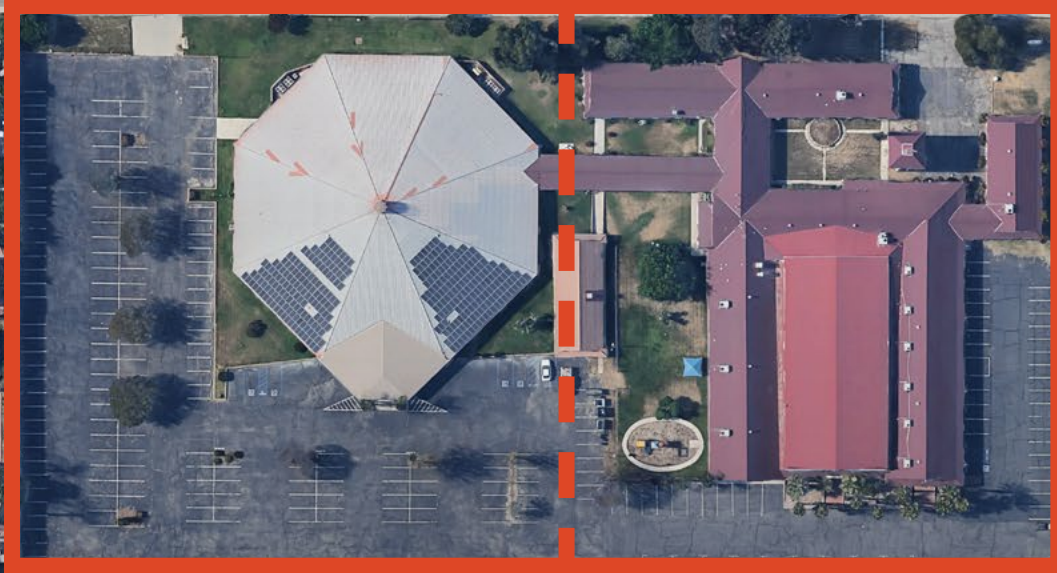


For Sale

450 WEST CITRUS STREET

COLTON, CA

*±70,000 SF Religious/Educational
Facility Situated on ±5.72 Acres with
Possible Lot Split*



Exclusively listed by

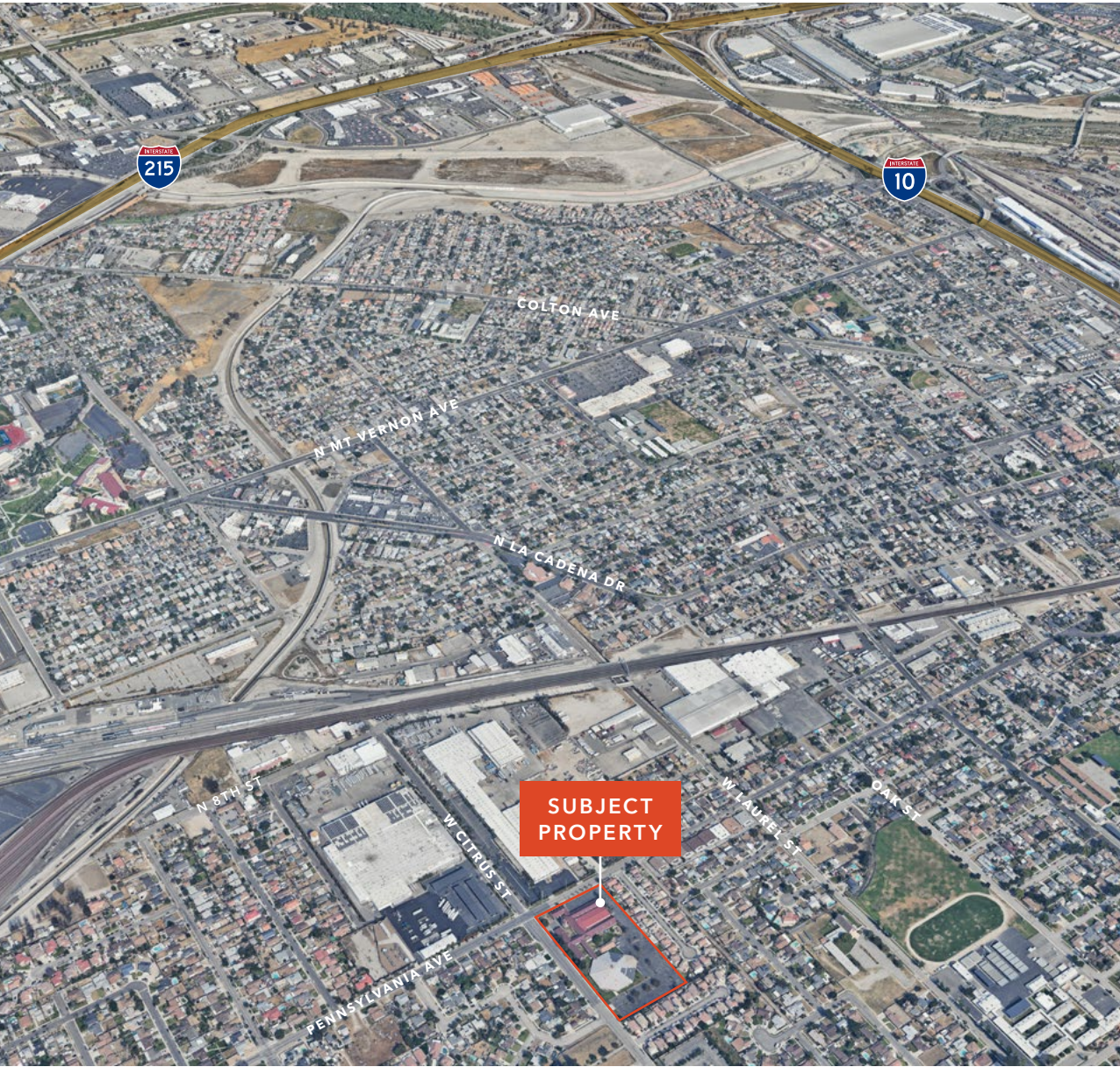
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km Kidder
Mathews



Unique opportunity to develop or acquire an existing, well-located religious-education facility adjacent to I-10 & I-215

TOTAL BUILDING SF (100% IMPROVED)	±70,000 SF
GROSS LAND SF	±5.72 AC
LOT SPLIT	Owner would consider selling the east portion of the property totaling: ±2.6 AC
MAIN SANCTUARY	±999 people
FELLOWSHIP HALL	±500 people
KITCHEN	Commercial
FEATURES	Classrooms, offices, small to large meeting rooms, and storage spaces throughout
PARKING LOT	±220 spaces
LOCATION	Conveniently near I-10 and I-215
APN	0160-221-02 & 0160-221-24
SALE PRICE	\$6,900,000

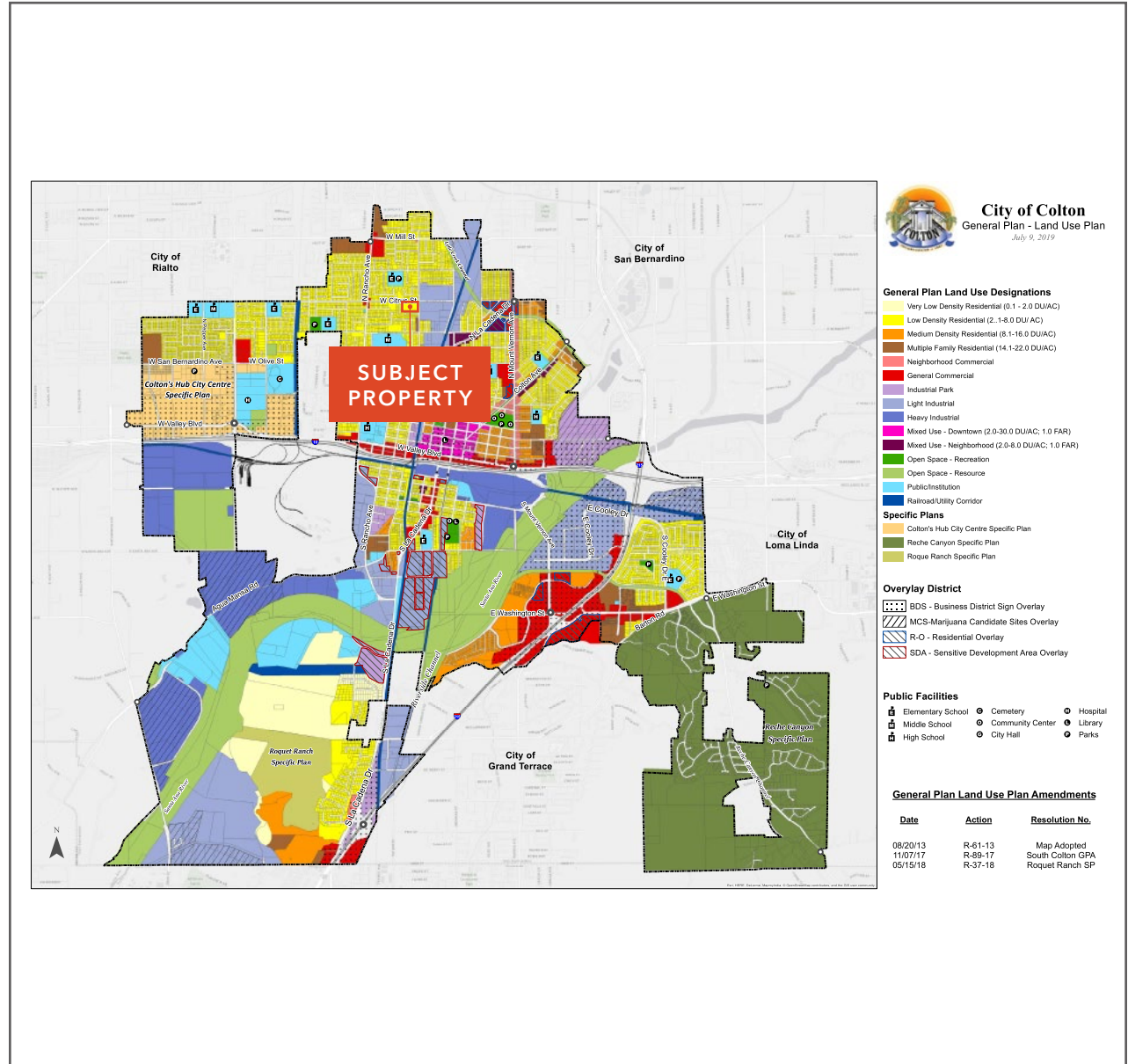
ZONING & GENERAL PLAN

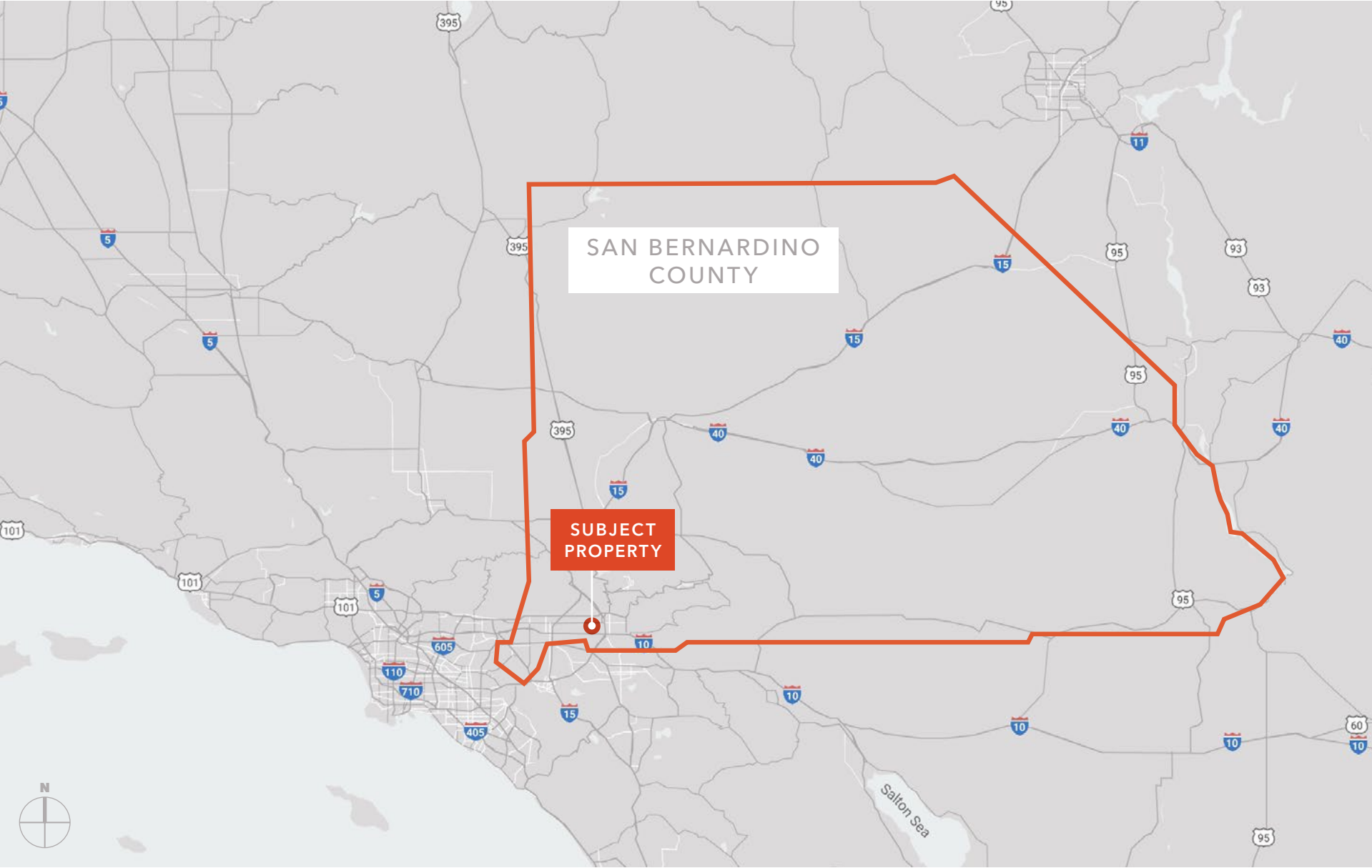
R-1 Low Density Residential

The R-1 Low Density Residential Zone is characterized generally by single-family detached homes on individual lots that form a cohesive neighborhood, residential subdivisions in this category are similar to those found in many of Colton's established residential tracts. Within this designation, clustering of dwelling units may be allowed through the discretionary permit process to provide additional opportunity for a diversity of housing types, architectural styles, and common open space areas. New development must be compatible and similar in character to the surrounding residential neighborhoods within this designation. This zone has a minimum lot size of 7,200 square feet.

Obvious Permitted, Development Permitted and Conditionally Permitted Uses include:

- Cluster Development
- Educational Institutions
- Religious Assembly
- Manufactured Homes
- Accessory Dwelling Units



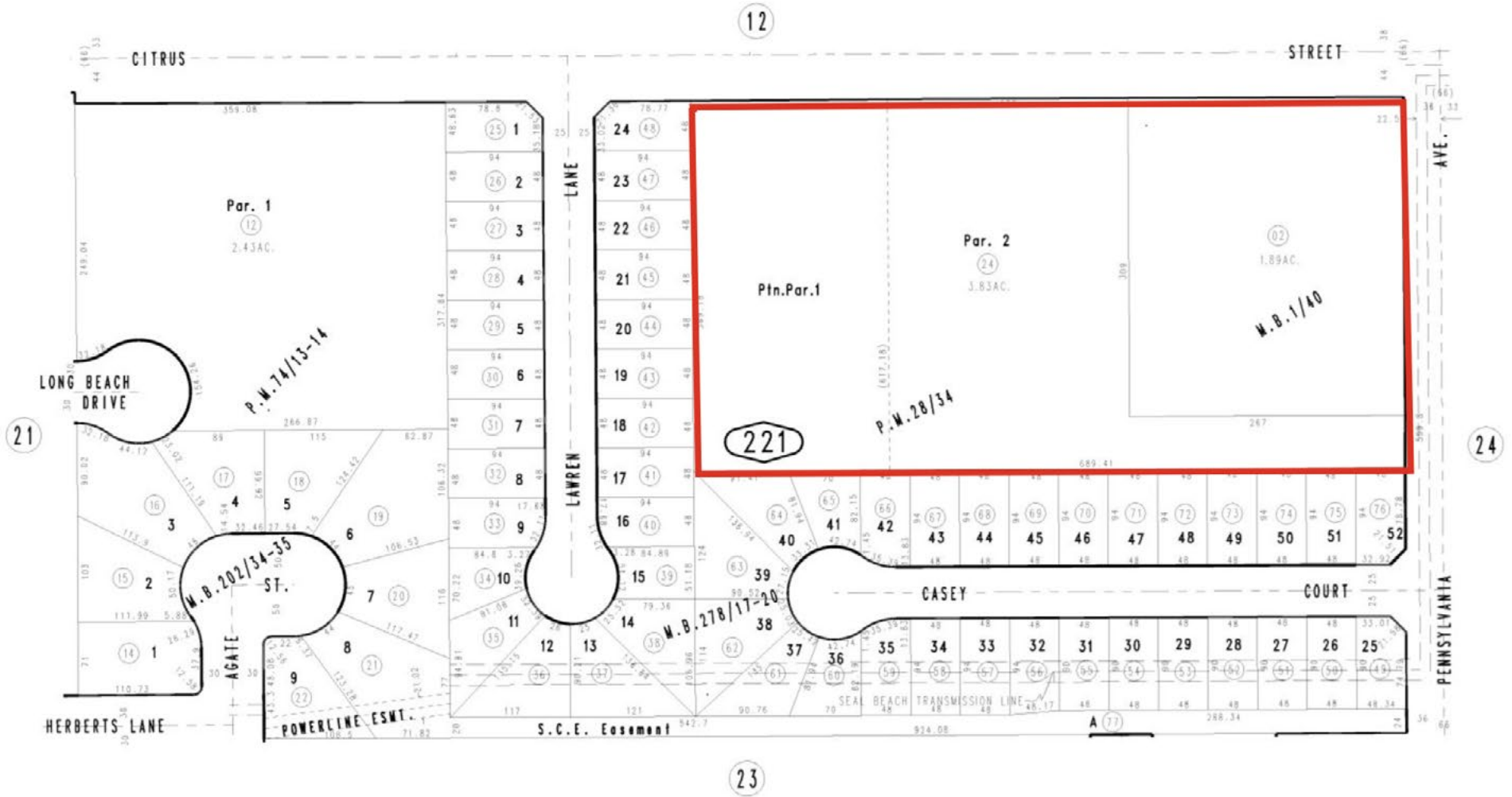


INLAND EMPIRE



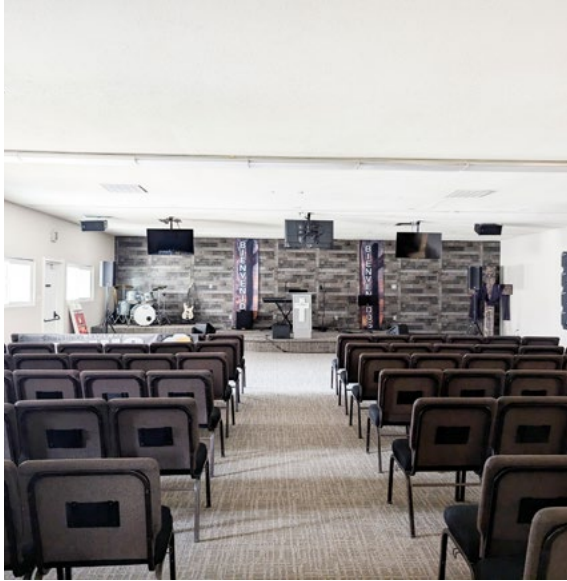
**SUBJECT
PROPERTY**

PLAT MAP



SITE MAP







450 WEST CITRUS STREET



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