



RETAIL PROPERTY FOR LEASE
605 E. VALLEY BLVD
COLTON, CA 92324

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

TONY M. GUGLIELMO, CCIM

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CalDRE #01301532

ALLIED 
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.10 SF/month (MG)
Available SF:	3,173 SF
Lot Size:	6,500 SF
Renovated:	2015
Zoning:	C-2 - General Commercial

PROPERTY OVERVIEW

The subject property consists of an approx. 3,173 sf main building with front showroom area, two private offices, two restrooms, showroom, and warehouse area accessible from two ground-level roll-up doors. The space was completely remodeled in 2015. Additional this is a bonus garage in the yard area of approx. 400sf not included in the sq. ft. The zoning is C-2 Commercial in the City of Colton. Centrally Located / Tenant Pays all Utilities / Tenant Pays for Improvements necessary for the business. Tenant is responsible for obtaining a BOP (Business Occupancy Permit) and Business License through the City of Colton.

Landlord is open to a 3-5 year lease.

PROPERTY HIGHLIGHTS

- Highly Visible Corner Location
- Fenced and Secured Yard
- Bonus enclosed garage +/-400 sq. ft.

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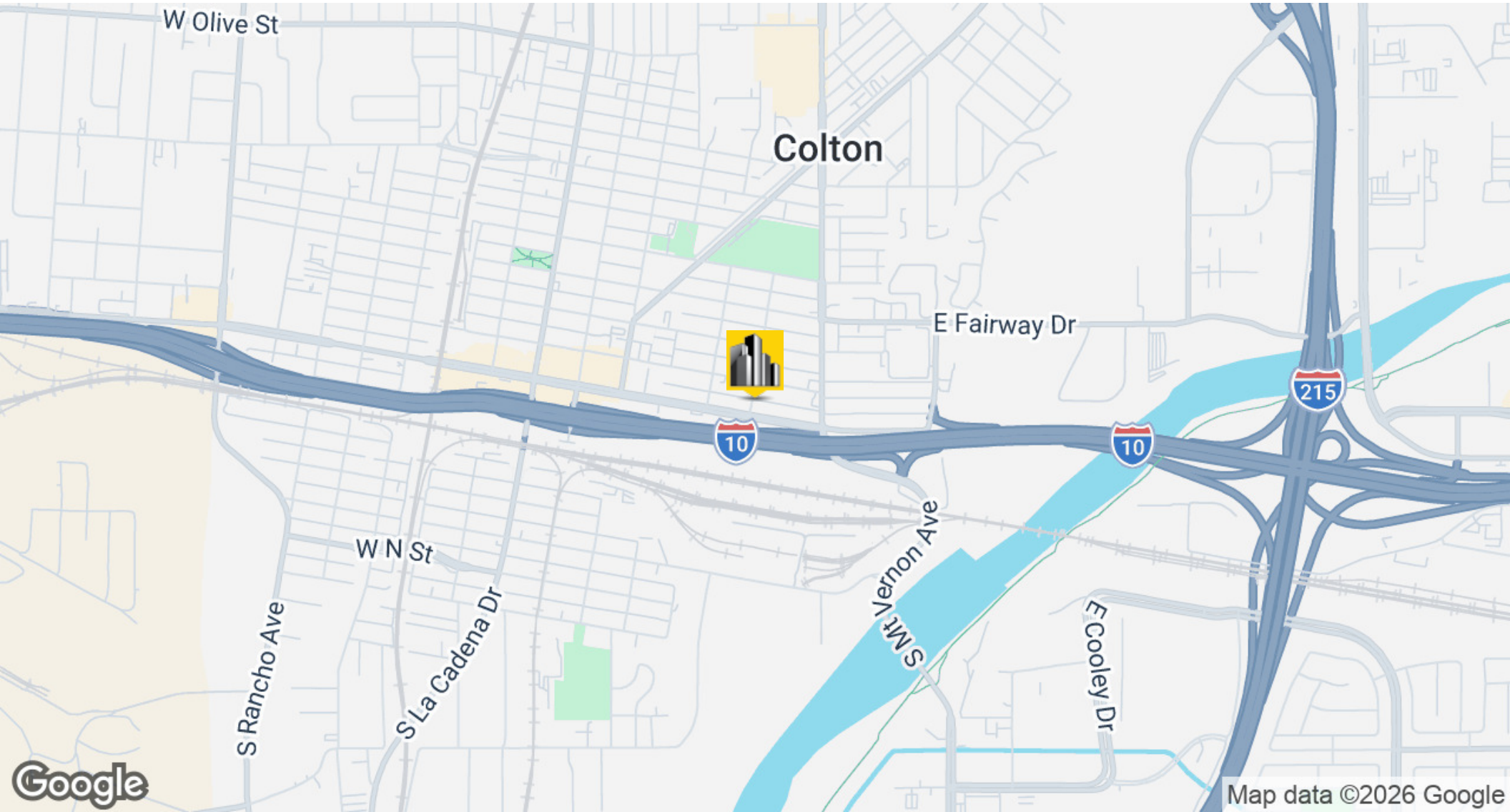
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LOCATION MAP



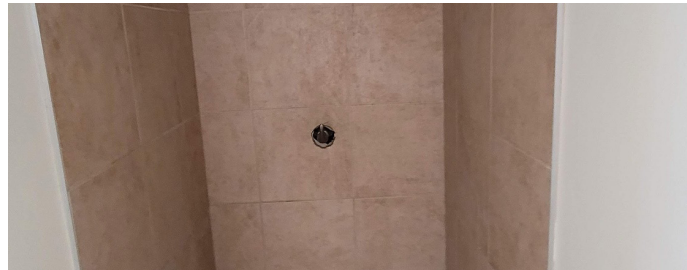
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ADDITIONAL PHOTOS



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