



OFFERING MEMORANDUM

OFFICE SPACE FOR SALE/LEASE



1377 N LA CADENA AVE
COLTON, CA

EXCLUSIVELY LISTED BY:

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La Cadena Dr

**±3,100 SF Office with
Private yard**

TABLE OF CONTENTS

section one

INVESTMENT OVERVIEW

offering summary • property description • offering highlights • property photos aerial map • regional map

section two

MARKET OVERVIEW

location overview • market research • demographics



section one
INVESTMENT OVERVIEW

OFFERING SUMMARY

PROPERTY DESCRIPTION

OFFERING HIGHLIGHTS

PROPERTY PHOTOS

AERIAL & REGIONAL MAPS

MGR
REAL ESTATE

Standalone Office Space

±3,100 SF Office with Private Yard

1377 N LA CADENA DR
COLTON, CA

Giorgio Touma of MGR Real Estate is pleased to present the opportunity to acquire 1377 N La Cadena Rd in Colton, CA — a ±3,100 SF office building with a rare private yard, offering exceptional flexibility for a wide range of professional and community-oriented uses.

Zoned R-1 with approved conditional uses, the property can accommodate administrative and professional services, day care operations, dance or martial arts studios, yoga or fitness instruction, educational programs, religious assembly, and even electric vehicle charging installations. This versatility makes the property well-suited for both operators seeking a functional, standalone facility and investors targeting specialized user demand.

Conveniently located with easy access to the 10 and 215 freeways, the site offers strong visibility, ample parking, and a private outdoor area ideal for secured storage, activities, or future enhancements. With its adaptable layout and broad allowable uses, 1377 N La Cadena Rd presents a unique opportunity in the heart of Colton's rapidly growing corridor.

INVESTMENT HIGHLIGHTS

- Standalone ±3,100 SF Office Building with a private, secured yard
- Wide range of approved conditional uses including childcare, fitness/arts studios, education, EV charging, and religious assembly
- Ample on-site parking with easy ingress/egress along N La Cadena Rd

Close Proximity to CA-215 and I-10

OFFERING HIGHLIGHTS

1377 N LA CADENA AVE
COLTON, CA

OFFERING PRICE
\$850,000

Offering Price	\$850,000
Price/SF Total	\$271
Square Feet Lot	12,375
Square Feet	3,140
Occupancy	Tenant Occupied Month to Month Lease
Zoning	Low Density Residential (R-1)
Year Built	1966

SBA FINANCING SCENARIO

SBA 504 PURCHASE SCENARIO - as of 12/05/2025

Purchase Price		\$850,000
Buyers Down Payment	10%	\$85,000
Loan Amount	90%	\$765,000
Purchase Price		
Loan Amount		\$765,000
Interest Rate - 25 year fixed		6.35%
Loan Term/Amortization		25
Estimated Rates & Terms		
Loan Packaging Fee		\$2,500
Appraisal & Environmental		\$5,000

ESTIMATED MONTHLY PAYMENT

\$5,155

TOTAL ESTIMATED CASH REQUIRED

\$106,000

*Financing scenarios provided in this OM are for illustrative purposes only and do not constitute a guarantee or commitment of financing. Buyers are encouraged to consult with their financial advisors and lenders to determine the actual T&C's applicable to their specific situation

El Super

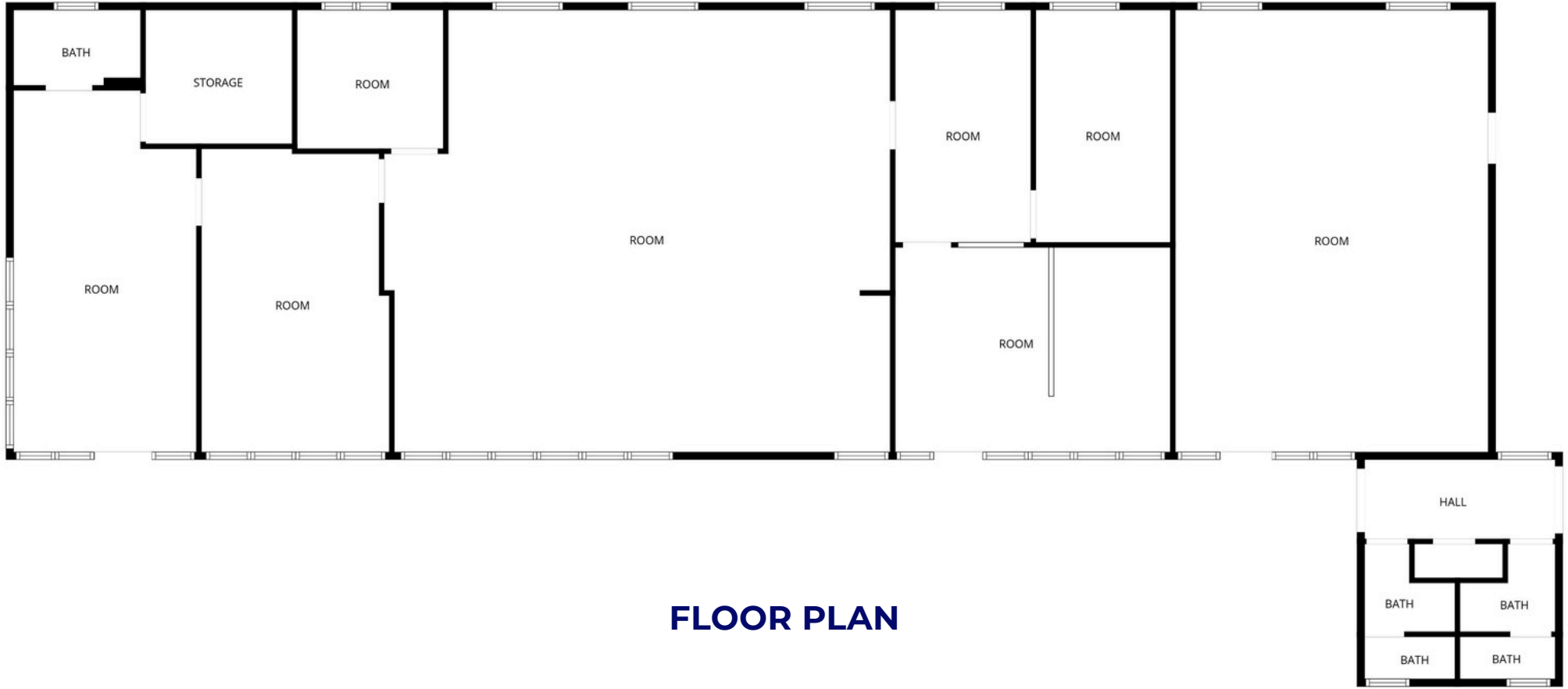


San Bernardino
Valley College

±3,100 SF Office Space with
Private Yard

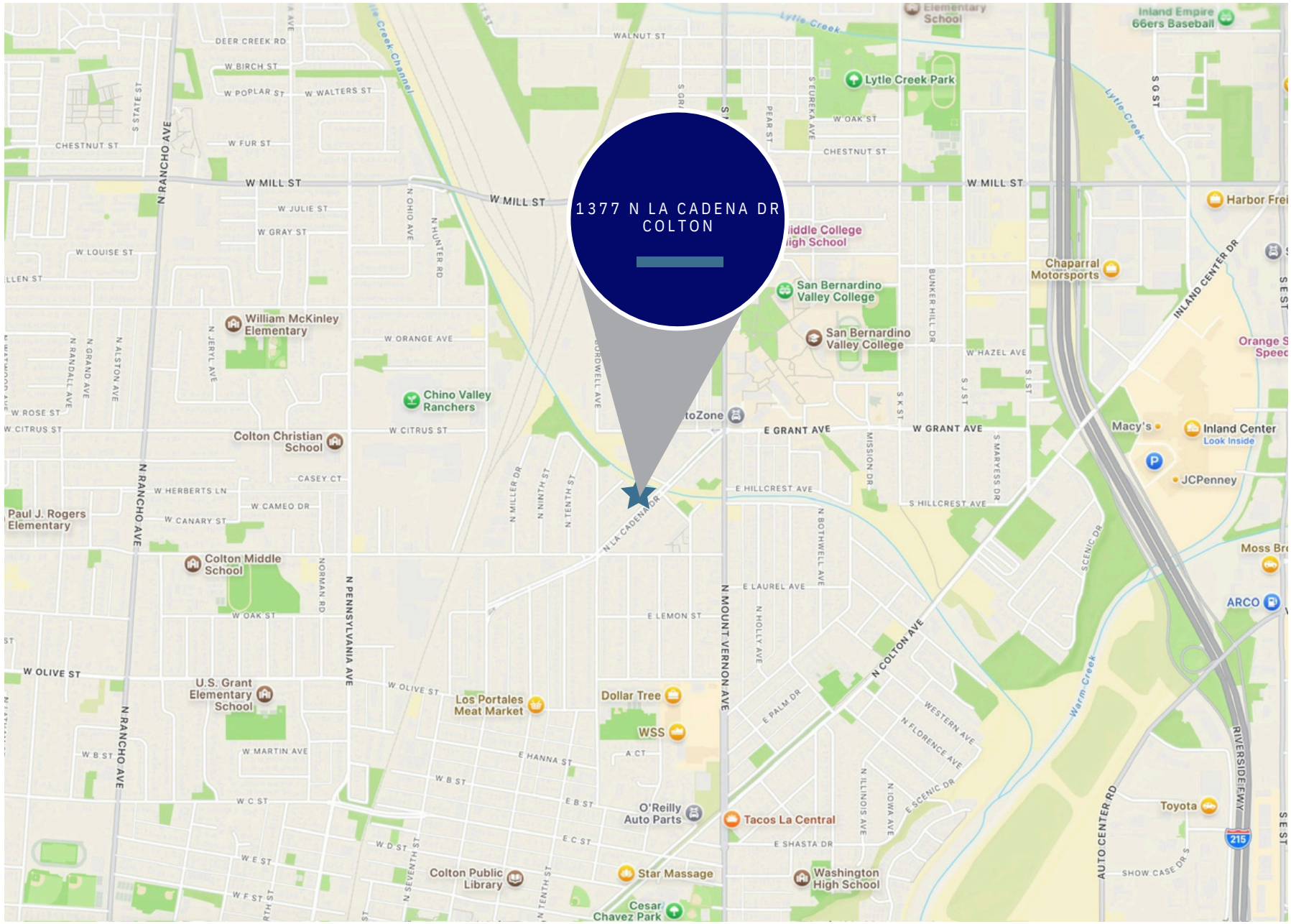
La Cadena Dr





FLOOR PLAN





section two

MARKET OVERVIEW

LOCATION OVERVIEW

MARKET RESEARCH

DEMOGRAPHICS



COLTON
CALIFORNIA

POPULATION
53,528

COLTON OVERVIEW

Colton, located in San Bernardino County, California, is a centrally positioned Inland Empire city known for its strong transportation infrastructure and long-standing role as a regional logistics hub. With direct access to the I-10 and I-215 freeways and a major rail intersection, the city offers excellent connectivity for businesses and industry. Colton's steady population base, growing commercial activity, and competitive cost of living create attractive opportunities for commercial real estate investment and development, particularly within industrial, healthcare, and service-oriented sectors.

METRO HIGHLIGHTS



Logistics Hub for Southern California

Colton sits at the crossroads of the I-10 and I-215 Freeways and features one of the largest rail intersections in the region, making it a crucial gateway for logistics, distribution, and goods movement throughout Southern California.



AFFORDABLE & BUSINESS FRIENDLY

Compared to surrounding Inland Empire cities, Colton offers a lower cost of doing business, competitive utility rates, and accessible commercial and industrial land, appealing to both growing companies and established operators.



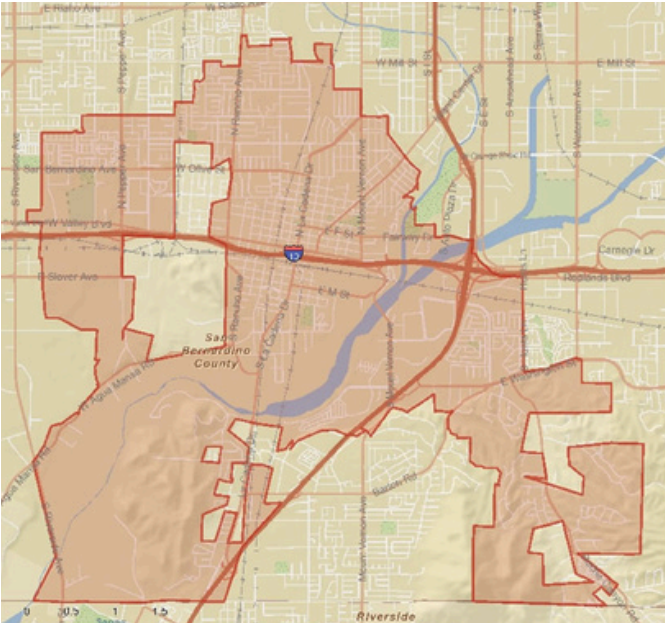
DIVERSE & GROWING LABOR FORCE

Colton's central location gives employers access to a large, skilled Inland Empire workforce, supporting sectors such as logistics, healthcare, manufacturing, construction, and retail.

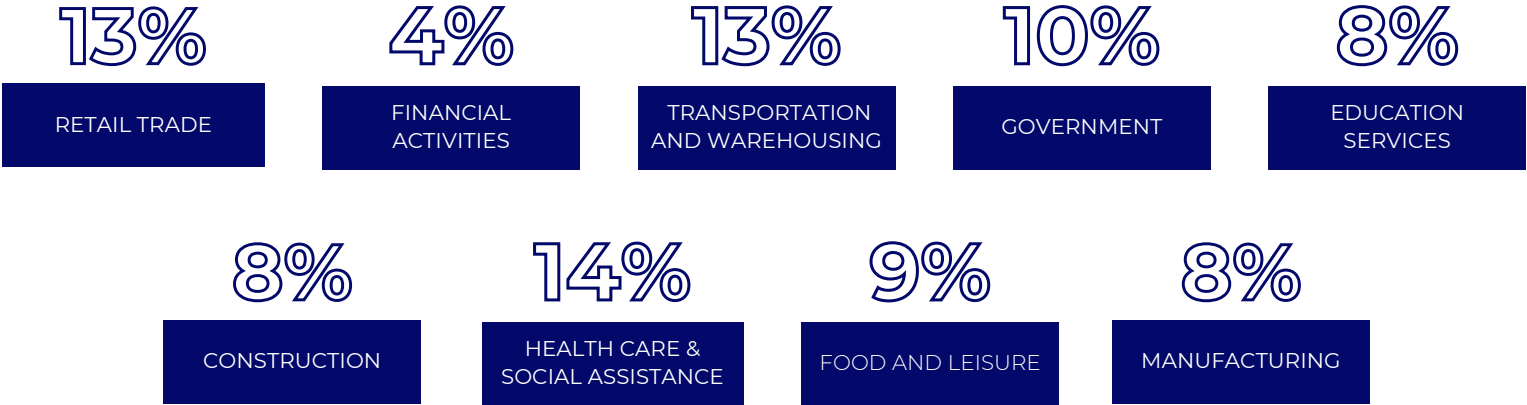


ECONOMY

- Colton retains its historic economic identity as a transportation / logistics hub — thanks to its intersection of major rail lines and freeways.
- Major employers include: Arrowhead Regional Medical Center (ARMC), Colton Joint Unified School District, major retail (e.g. Walmart), and regional logistics/industrial operations.
- The city actively promotes business growth — citing available land, utilities, affordable costs, and a ready labor pool as advantages.
- According to recent city reports, the city remains focused on sustainable development, infrastructure improvements, and balancing residential, commercial, and industrial growth.



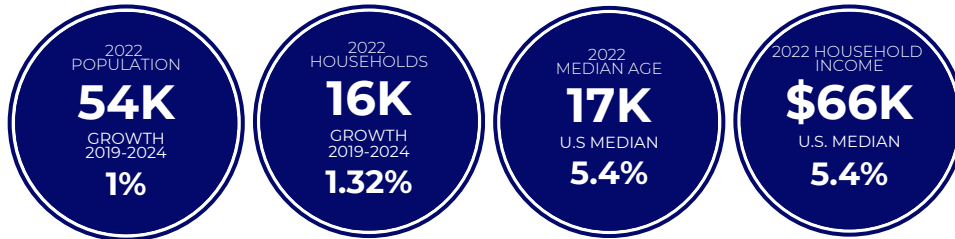
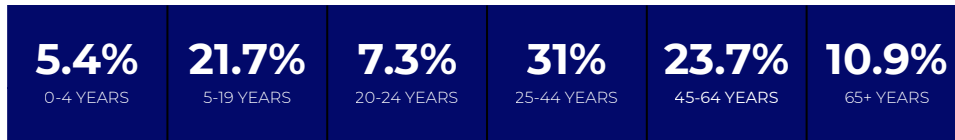
SHARE OF 2022 TOTAL EMPLOYMENT



DEMOGRAPHICS

- As of the latest estimates, Colton has a population of approximately 54,000 residents, reflecting steady long-term growth and a well-established Inland Empire community.
- The city has a highly multicultural demographic, with a strong Hispanic majority alongside diverse White, Black, and Asian populations, creating a rich cultural and community environment.
- Colton’s median household income is below the California average but aligned with Inland Empire regional trends, supporting a resilient workforce and a growing base of local businesses, services, and neighborhood-oriented retail.

2022 POPULATION BY AGE



QUALITY OF LIFE

Colton, California, delivers a vibrant quality of life, merging small-town warmth with easy access to big-city amenities. Residents relish a wealth of parks, community events, and outdoor adventures, complemented by diverse shopping, dining, and entertainment venues, such as the lively Fiesta Village Family Fun Park. Boasting a tight-knit, multicultural community and solid schools in the Colton Joint Unified School District, the city creates an inviting haven for families and working professionals, enhancing its draw for businesses and investors in the thriving Inland Empire.



C O N F I D E N T I A L I T Y & D I S C L A I M E R

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