

# FOR SALE

INDUSTRIAL LAND

345 East M Street  
Colton, CA 92324



## INDUSTRIAL LAND

- Offered at \$785,000
- 3 Groups of Parcels
- ± 1.33 Acres Total
- Buy All or One Group
- M-2 Zoning  
*Heavy Industrial Use*
- Great Access to I-10 or 215  
Freeways via South La Cadena  
or Mt Vernon

### CONTENTS:

- Property Details
- Mapping & Traffic Count
- Demographics
- Region & City Information
- Zoning & Use Data
- *All subject to attached confidentiality agreement.*

As of March 2018

**Nathan Bragg**, Senior Vice President  
Industrial, Commercial & Investment Real Estate

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**RE/MAX**  
COMMERCIAL®

RE/MAX Commercial Division | RE/MAX Time Realty | DRE # 01340519  
10535 Foothill Blvd., Suite 100, Rancho Cucamonga CA 91730

Each office is individually owned and operated | Buyer to verify all information, subject to change.

<b>Zoning</b>	M-2	<b>Land Area</b>	± 1.33 Acres
<b>Current Use</b>	Vacant	<b>APN</b>	Multiple (14 Parcels)
<b>Lot Surface</b>	Graded Dirt		



**14 PARCELS OF INDUSTRIAL LAND FOR SALE.** There are 3 groups sold together or each group separately.

Heavy Industrial zoning, adjacent to I-10 in Colton California. Verify all zoning and permitted use with the city of Colton.

There is a small structure on site, in group #3. Verify permits with city.

**See “Parcel Groupings” on next page for site layout and APNs.**

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## Parcel Groupings



	# ON PHOTO	SQUARE FEET	APN	ADDRESS	TOTAL GROUP SQUARE FEET
Group 1	1	3,750	163087010000	M STREET, COLTON CA	13,125
	2	3,750	163087020000	M STREET, COLTON CA	
	3	5,625	163087040000	M STREET, COLTON CA	
Group 2	4	7,500	163086150000	M STREET, COLTON CA	18,750
	5	3,750	1630886020000	M STREET, COLTON CA	
	6	3,750	163086030000	M STREET, COLTON CA	
	7	3,750	163086040000	M STREET, COLTON CA	
Group 3	8	3,750	163086060000	M STREET, COLTON CA	26,250
	9	3,750	163086070000	M STREET, COLTON CA	
	10	3,750	163086080000	M STREET, COLTON CA	
	11	3,750	163086090000	345 E M STREET, COLTON CA 92324	
	12	3,750	163086100000	M STREET, COLTON CA	
	13	3,750	163086110000	M STREET, COLTON CA	
	14	3,750	163086120000	M STREET, COLTON CA	
<b>Total</b>		<b>58,125</b>			

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# Investment Summary

345 East M Street  
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Sales Price	\$785,000
Total Land (Acre)	1.33
Total Land Square Feet	58,125

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Land Price PSF	\$12.09
Land Price Per Acre	\$588,294.37

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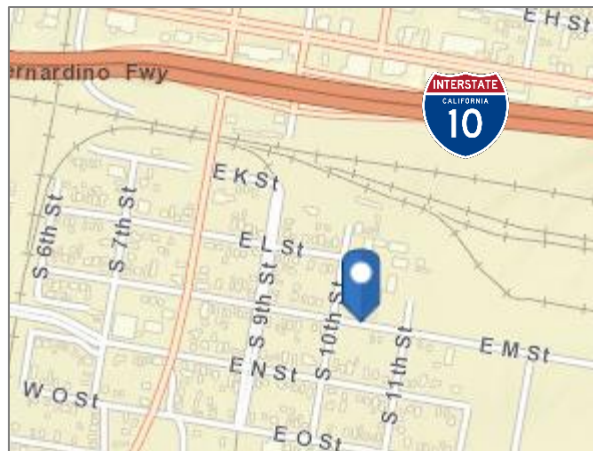
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# Site Map

345 East M Street  
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## Traffic Count Map - Close Up

345 E M St, Colton, California, 92324  
Rings: 3, 5, 10 mile radii

Nathan Bragg, Senior Vice President  
Latitude: 34.06159  
Longitude: -117.32152



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## Executive Summary

345 E M St, Colton, California, 92324  
Rings: 3, 5, 10 mile radii

Nathan Bragg, Senior Vice President  
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	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	84,201	240,449	882,087
2010 Population	91,289	268,486	1,011,370
2017 Population	95,132	281,314	1,062,372
2022 Population	97,996	290,219	1,101,128
2000-2010 Annual Rate	0.81%	1.11%	1.38%
2010-2017 Annual Rate	0.57%	0.65%	0.68%
2017-2022 Annual Rate	0.59%	0.63%	0.72%
2017 Male Population	49.1%	49.4%	49.3%
2017 Female Population	50.9%	50.6%	50.7%
2017 Median Age	30.1	29.6	30.5

In the identified area, the current year population is 1,062,372. In 2010, the Census count in the area was 1,011,370. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 1,101,128 representing a change of 0.72% annually from 2017 to 2022. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 30.1, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	46.0%	44.4%	47.5%
2017 Black Alone	7.8%	10.0%	10.3%
2017 American Indian/Alaska Native Alone	1.2%	1.2%	1.1%
2017 Asian Alone	5.5%	5.9%	6.0%
2017 Pacific Islander Alone	0.3%	0.4%	0.4%
2017 Other Race	34.1%	33.3%	29.5%
2017 Two or More Races	5.1%	4.8%	5.3%
2017 Hispanic Origin (Any Race)	71.7%	70.2%	62.4%

Persons of Hispanic origin represent 62.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.3 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	25,866	69,968	265,201
2010 Households	26,641	73,458	286,244
2017 Total Households	27,471	76,165	297,644
2022 Total Households	28,170	78,267	307,182
2000-2010 Annual Rate	0.30%	0.49%	0.77%
2010-2017 Annual Rate	0.42%	0.50%	0.54%
2017-2022 Annual Rate	0.50%	0.55%	0.63%
2017 Average Household Size	3.44	3.63	3.50

The household count in this area has changed from 286,244 in 2010 to 297,644 in the current year, a change of 0.54% annually. The five-year projection of households is 307,182, a change of 0.63% annually from the current year total. Average household size is currently 3.50, compared to 3.45 in the year 2010. The number of families in the current year is 227,421 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

March 12, 2018

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	3 miles	5 miles	10 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$45,813	\$42,771	\$51,982
2022 Median Household Income	\$47,757	\$44,499	\$54,635
2017-2022 Annual Rate	0.83%	0.60%	1.00%
<b>Average Household Income</b>			
2017 Average Household Income	\$61,638	\$58,678	\$70,331
2022 Average Household Income	\$68,868	\$65,863	\$78,915
2017-2022 Annual Rate	2.24%	2.34%	2.33%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$18,032	\$16,412	\$20,262
2022 Per Capita Income	\$20,011	\$18,271	\$22,558
2017-2022 Annual Rate	2.10%	2.17%	2.17%

### Households by Income

Current median household income is \$51,982 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$54,635 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$70,331 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$78,915 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$20,262 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$22,558 in five years, compared to \$34,828 for all U.S. households

### Housing

2000 Total Housing Units	28,101	77,022	285,512
2000 Owner Occupied Housing Units	14,239	38,141	157,271
2000 Renter Occupied Housing Units	11,626	31,827	107,930
2000 Vacant Housing Units	2,236	7,054	20,311
2010 Total Housing Units	28,995	80,262	309,698
2010 Owner Occupied Housing Units	14,414	38,437	164,407
2010 Renter Occupied Housing Units	12,227	35,021	121,837
2010 Vacant Housing Units	2,354	6,804	23,454
2017 Total Housing Units	30,021	83,306	321,478
2017 Owner Occupied Housing Units	14,228	38,233	165,101
2017 Renter Occupied Housing Units	13,244	37,932	132,543
2017 Vacant Housing Units	2,550	7,141	23,834
2022 Total Housing Units	30,904	85,869	332,548
2022 Owner Occupied Housing Units	14,462	38,948	169,160
2022 Renter Occupied Housing Units	13,709	39,319	138,021
2022 Vacant Housing Units	2,734	7,602	25,366

Currently, 51.4% of the 321,478 housing units in the area are owner occupied; 41.2%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 309,698 housing units in the area - 53.1% owner occupied, 39.3% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 1.67%. Median home value in the area is \$275,201, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.29% annually to \$356,122.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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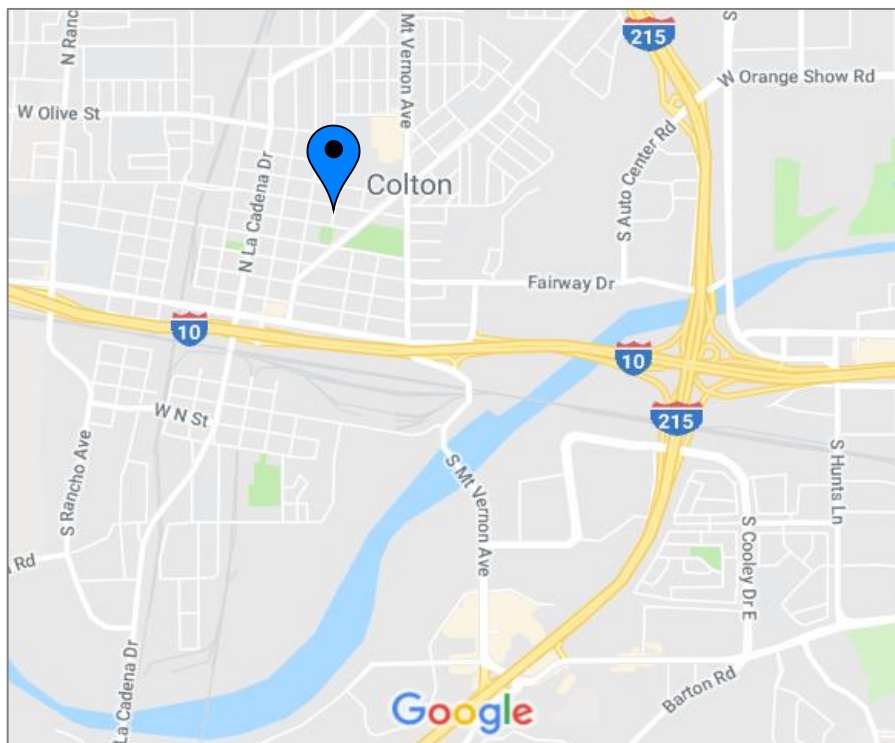


## City of Colton

150 S. 10th Street  
Colton, CA 92324  
Ph: (909) 370-5104  
Monday - Thursday  
8:00 am - 6:00 pm

## City Website Link:

<http://www.coltononline.com/>



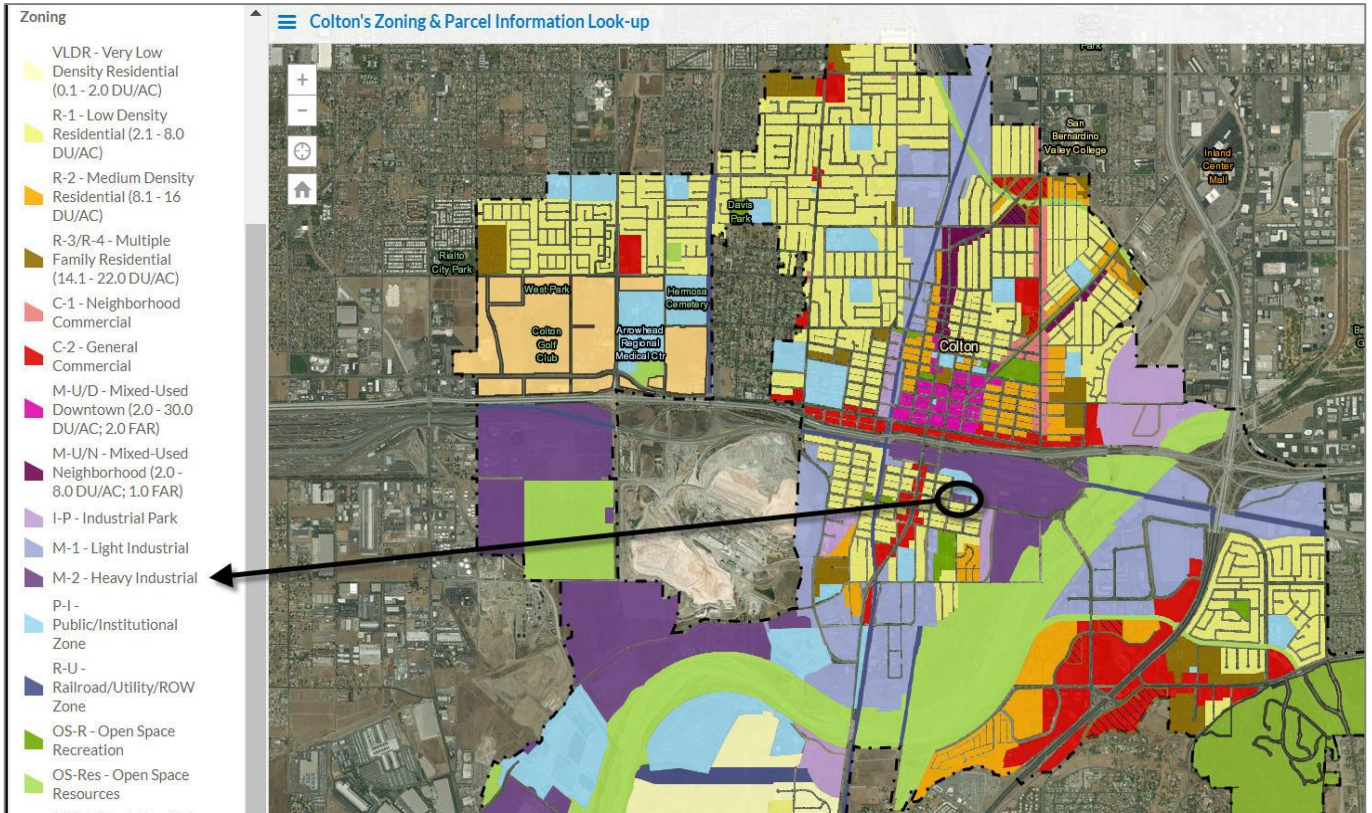
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Excerpt from Zoning Map. Verify all zoning, permitted uses and required permits with city, county or governing municipality. All information is subject to change and must be verified.



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Excerpt from permitted use regulations from city or county. Verify all zoning, permitted uses and required permits with governing municipality planning department. All information is subject to change and must be verified.

3/12/2018

Colton, CA Code of Ordinances

## 18.06.060 - Uses Permitted in each Zone.

- A. **Allowed Uses.** Generally, a land use is either allowed by right, allowed through issuance of a conditional use permit, or not permitted. In addition to the requirements for planning permits or entitlements listed herein, other permits and entitlements may be required prior to establishment of the use (e.g., Building Permit or permits required by other agencies). The requirements for planning permits or entitlements identified in Tables: 18.06.060-E, 18.06.060-F and 18.06.060-G below include:
1. **Permitted (P).** A land use shown with a "P" indicates that the land use is permitted by right in the designated zoning district, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well state and federal law.
  2. **Conditionally Permitted (C).** A land use shown with a "C" or "MC" indicates that the land use is permitted in the designated zoning district upon issuance of a Conditional Use Permit or Minor Conditional Use Permit, respectively, from the designated approving authority, subject to compliance with all applicable provisions of this Zoning Code (e.g., development standards) as well as state and federal law.
  3. **Not Permitted (N).** A land use shown with an "N" is not allowed in the applicable zoning district.
  4. **Adult Use Development Permit (A).** A land use shown with an "A" indicates that the land use is permitted in the designated zoning district upon issuance of an Adult Use Development Permit from the Planning Commission subject to compliance with all provisions of Chapter 18.49 of this Zoning Code.
  5. The conformity to the property Development Standards of this title may include the provisions of required walls, landscaping, parking, trash enclosures, street improvements, aesthetic improvements and all other Improvements determined by the Development Services Director to be necessary or required by any regulating ordinance for a particular use.
- B. **Uses Not Listed.** Land uses that are not listed in Table 18.06.060-1 below or in the zoning district tables are not allowed, except as otherwise provided for in this Title.
- C. **Illegal Uses.** No use that is illegal under local, state, or federal law shall be allowed in any zoning district within the City.
- D. **Special Use Regulations.** Additional use regulations for specific land uses, such as Residential or Group Care Facility, are listed in Chapter 18.48 (Special Provisions).

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# Permitted Use Data

345 East M Street  
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Excerpt from permitted use regulations from city or county. Verify all zoning, permitted uses and required permits with governing municipality planning department. All information is subject to change and must be verified.

3/12/2018

Colton, CA Code of Ordinances

G. Industrial Districts Table	I-P	M-1	M-2
Administrative/Professional Services	P	P	P
Adult Businesses	N	N	A
Alcoholic Beverage Sales—On- or Off-Site Sale	MC	MC	MC
Amusement Arcade, pursuant to <u>Chapter 18.48</u> of this Title.	P	P	P
Animal Boarding	N	N	P
Animal Grooming	P	P	P
Animal Health Care	P	P	P
Assembly Uses	C	C	P
Automobile Parking	MC	MC	P
Automobile Repair	C	C	P
Automobile Sales/Rentals	C	C	P
Automobile Servicing	C	C	P
Business Support Services	P	P	P
Cemeteries	N	C	P
Communication Services	P	P	P
Community Recreation	P	P	P
Construction Sales/Service	P	P	P
Composting, Mulching and Related Green Waste	N	C	C

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Convenience Sales and Service	P	P	P
Contractors' Storage Yard/Corporation Yards	N	C	C
Cultural Institutions	P	P	P
Dance, Martial Arts or Yoga Studio	P	P	N
Day Care Center Child or Adult	MC	N	N
Dwelling—Caretaker	P	P	P
Dwelling—Live/Work	P	P	N
Eating/Drinking Establishments	P	P	P
Eating/Drinking Establishments—Drive Thru	P	P	C
Educational Institutions and Vocational Schools	P	P	P
Emergency Shelter	N	P	N
Entertainment Facilities	P	P	N
Farmers Market, pursuant to <a href="#">Chapter 18.48</a> of this Title.	P	P	P
Financial Institutions	P	P	P
Funeral Services	P	P	P
Health and Fitness Club	P	P	N
Hospitals	P	P	P
Hotels and Motels	C	N	N
Instructional Services	P	P	P

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Laundry services—Heavy	P	P	P
Laundry services—Light	P	P	P
Library Services	P	P	P
Lodge or Private Club	C	C	C
Manufacturing—Custom	P	P	P
Manufacturing—Light	P	P	P
Manufacturing—Heavy	N	N	P
Medical/Dental/Optical Services	P	P	P
Miniwarehouse	C	C	P
Personal Services	P	P	P
Plant Nurseries (grown in containers)	P	P	P
Plant Nurseries (grown in soil)	C	C	C
Postal Services	P	P	P
Public Maintenance Services	P	P	P
Recreational Facilities	P	P	P
Recreational Vehicle Parks	C	N	N
Recycling Facilities—Small Collection	P	P	P
Recycling Facilities—Large Collection	C	C	C
Recycling Facilities—Reverse Vending Machines	P	P	P

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Recycling Processing Facility—Light	N	C	C
Recycling Processing Facility—Heavy	N	N	C
Repair Services	P	P	P
Research Services	P	P	P
Retail Sales—Indoor	P	P	P
Retail Sales—Outdoor	C	C	C
Salvage Operations	N	N	C
Swap Meets (Indoor and Outdoor), pursuant to <u>Chapter 18.48</u> of this Title.	C	C	C
Transportation Facilities—Public	P	P	P
Transportation Facilities—Private	C	P	P
Truck and Trailer Storage	N	N	C
Utility Distribution Facilities	P	P	P
Utility Operations Facilities	N	N	P
Warehousing	P	P	P
Wholesaling	P	P	P
Twenty-four-hour Retail or Restaurant Operations, pursuant to <u>Chapter 18.48</u> of this Title.	C	C	C
Other such uses that the Director or designee may find to be similar with those uses previously listed, pursuant to Section 18.060.060 K.			

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Buyer / Buyer's Agent

## CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

In connection with our request for information regarding the property listed for sale or lease herein (the "Property") for possible purchase or lease you (RE/MAX Time) have agreed to furnish to us (Buyer or Buyers Agent or Affiliate) certain materials and information concerning the Property. In contemplation of the receipt of such materials and information, the requesting recipient hereby affirms that [he/she] is duly authorized, to represent a potential buyer, and affirms the agreement and to abide by the terms of this Confidentiality & Non-Disclosure Agreement ("Agreement") and buyers we represent shall abide by said agreement as well. As used herein, "Owner's Related Parties" shall mean any and all persons and/or entities affiliated or associated with Owner.

As used herein, we acknowledge that the term "Confidential Information" shall mean (i) all information and documents in any way relating to the Property, the operation thereof or the sale thereof, furnished to, or otherwise made available for review by us, our agents, representatives, lenders, financial partners, attorneys, affiliates and employees ("Representatives"); and (ii) all analyses, compilations, data, studies, reports or other information or documents prepared or obtained by us or our Representatives containing or based in whole or in part, on the information or documents described in the preceding clause (i), or otherwise reflecting our review or investigation of the Property. Such information which is generally available to the public shall not be considered confidential. **We agree to not notify, enter the property, discuss or disturb any of the tenants and/or customers of the property regarding the sale of this property until a mutually agreed upon contract is executed by all parties**

We hereby agree that all Confidential Information shall be kept strictly confidential and shall not, without the Owner's prior written consent, be disclosed by us, except to our Representatives, or by our Representatives, directly or indirectly, for any purpose other than evaluating the possible purchase of the Property. Moreover, we agree that the Confidential Information will be transmitted only to our Representatives who need to know the Confidential Information for the purpose of evaluating the Property and that such Representative shall be informed of and bound by the terms of this Agreement. Concurrently with our delivery to our Representatives of Confidential Information, we agree to notify the owner, if so requested, as to such Representatives' identity (on a company-by-company basis) and they will be required to sign the appropriate confidentiality agreement.

Our agreement to keep all Confidential Information in this strictest of confidence includes, but is not limited to: (a) an obligation by us and our Representatives not to directly or indirectly, reveal, publish, disclose or transfer any such Confidential Information or information regarding the potential sale of the Property, (b) our agreement not to use any such Confidential Information in a way that is detrimental to Owner, and (c) an obligation not to confirm or deny any reports or comments conveyed to us by others with respect to the Property or the businesses currently conducted at the Property. Notwithstanding the foregoing, we shall have the right to disclose portions of the Confidential Information to the extent required to comply with any laws or court order or proceedings, provided, however, that we notify you and Owner in advance of such required disclosure. Upon your or Owner's request, we agree on behalf of ourselves and our Representatives to destroy or return the Confidential Information to you, without retaining any copies, computer files, notes, or extracts thereof.

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**Nathan Bragg**, Senior Vice President  
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Confidentiality agreement continued ...

The Confidential Information to be provided to us has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the Property. The Confidential Information may include a financial analysis, and no obligation shall arise by virtue of our receiving the analysis, including any obligation to inform us of any changes to the information contained therein. By acceptance of the information herein we acknowledge and agree that: (a) no representations or warranties are being made as to the completeness or accuracy of any Confidential Information, and we release and hold harmless the Owner, Owner's Related Parties and RE/MAX Time Realty, jointly and severally, without limitation, from and against any and all liability with respect thereto, and any and all actions, suits, claims, demands, losses, costs, and expenses (including attorneys' fees and disbursements) arising out of or in any way related to the use or further distribution of the Confidential Information supplied in accordance with the terms of this Agreement; and (b) any and all representations and warranties shall be made solely in a fully executed and delivered purchase agreement signed by all parties thereto and shall be subject to the provisions thereof.

The recipient acknowledges and agrees that Owner shall in no way be deemed to have agreed to sell the Property or any interest therein or to have made any other agreement or promise except as may be set forth in such fully executed and delivered purchase agreement, if any, providing therefore on terms acceptable to it. Consequently, the undersigned understands any other opportunities it may forego and any expenses it may incur on account of the Property will be foregone and incurred at its own risk.

Our willingness to receive and review the property information and accept this agreement does not constitute, nor shall it be deemed to constitute, any obligation on the part of either the owner or RE/MAX Time Realty or potential buyers to enter into negotiations with respect to the sale of Property. No parties are granted any right or authority to assume or to create any obligation or responsibility, express or implied, on behalf of or in the name of the other party. In fulfilling its obligations, pursuant to the Agreement, each party shall act and conduct itself independently of the other. This Agreement shall be governed and construed in accordance with the laws of the State of California.

**END PAGE 2 OF 2**

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Each office is individually owned and operated

All information is subject to attached confidentiality agreement. RE/MAX TIME REALTY and its agents do not guarantee the information herein and all is subject to change at anytime without notice. It is advised that buyer verify all information with governing municipality and conduct a thorough due diligence investigation of this and any commercial real estate, sale, lease or purchase utilizing experienced commercial real estate legal, tax and building professionals.

# FOR SALE

INDUSTRIAL LAND

345 East M Street  
Colton, CA 92324

For Questions Please Contact Broker At  
909-210-3175 | [nathanbragg@remax.net](mailto:nathanbragg@remax.net)



**Nathan Bragg**, Senior Vice President  
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