

FOR SALE

MULTI TENANT COMMERCIAL PARK

1280 E. COOLEY DRIVE, COLTON | CA 92324



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THE OFFERING

GM Properties is pleased to offer this unique opportunity to acquire a Multi-Tenant Commercial Park in Colton. Built in 1980, this property features over 30 individual units, with several tenants occupying multiple units, and is situated on Two (2) parcels totaling approximately 1.55 Acres. The property is strategically situated within minutes of the 215 and 10 Freeways.



INVESTMENT SUMMARY

OFFERING PRICE	\$ 3,150,000 (\$133 PSF)
NOI	\$145,109
STABILIZED	\$233,490
TOTAL PROJECT SIZE	23,676 SF
NUMBER OF UNITS	30
CURRENT OCCUPANCY	74%

PROPERTY OVERVIEW



COOLEY BUSINESS PARK

ADDRESS 1280 E. Cooley Drive
Colton, CA 92324

APN 0276-144-24 / 25
(2 parcels)

LAND SIZE 1.55 acres (63,675 sf)

YEAR BUILT 1980

NUMBER OF UNITS 30

PARKING 80 | + 4 handicap

TYPE Class C

STORIES One (1)



INVESTMENT ANALYSIS

ANNUAL INCOME & EXPENSES

RENTAL INCOME	261,340
LATE FEE INCOME	905
TOTAL INCOME	262,245

EXPENSE SUMMARY

PEST CONTROL	1,080
PROPERTY TAXES	35,960
PROPERTY INSURANCE	17,000
PROPERTY MANAGEMENT	12,542
REPAIRS AND MAINTENANCE	20,000
UTILITIES	10,000
TRASH	8,000
LANDSCAPE	6,600
TOTAL EXPENSE	116,136
NET INCOME	145,109

RECENT IMPROVEMENTS

Roof recently resealed

New parking lot (asphalt and slurry coat)

New exterior paint



RENT ROLL

Unit	SF	Tenant Name	Rent	Proforma	PSF	Deposit	Expiration
03	900	Joey Cervantes	1,150.00	1,150.00	1.28	0.00	07/31/2026
04	900	Joey Cervantes	1,150.00	1,150.00	1.28	0.00	07/31/2026
05	750	Joey Cervantes	900.00	900.00	1.20	0.00	07/31/2026
06	750	VACANT	0.00	900.00	1.20	0.00	
07	1,700	In Home Health Care	2,100.00	2,100.00	1.24	0.00	05/31/2024
08	750	The Body Shop Boot Camp	975.00	975.00	1.30	1,950.00	03/31/2024
09	750	Animal Kingdom Dog Grooming	1,155.00	1,155.00	1.54	3,150.00	07/31/2025
10	775	Ethereal Trinity Skin	1,100.00	1,100.00	1.42	1,100.00	10/31/2024
11	775	Omar Gallardo & Andres Torres	1,100.00	1,100.00	1.42	1,200.00	10/31/2024
19	1,050	Travon Smith & Ivan Chavez	1,365.00	1,365.00	1.30	4,095.00	04/30/2024
20	775	VACANT	0.00	930.00	1.20	0.00	
21	775	Gloria Camacho	950.00	950.00	1.23	950.00	04/30/2024
22	767	Bortolamedi Studios	997.00	997.00	1.30	997.00	03/31/2024
23	775	Binh T. Nguyen	912.43	912.43	1.18	913.00	12/31/2023
25	750	Acupressure Clinic Sun	1,092.73	1,092.73	1.46	500.00	04/30/2024
26	1,500	VACANT	0.00	1,800.00	1.20	0.00	
27	600	James & Barbara Harberbush	775.00	775.00	1.29	775.00	04/30/2024
28	600	Amira Brow Artistry	780.00	780.00	1.30	780.00	12/31/2023
01-02	1,428	Joey Cervantes	1,650.00	1,650.00	1.16	1,100.00	07/31/2026
12-13	1,534	VACANT	0.00	1,840.80	1.20	0.00	
14-15	1,500	Addiction Medicine Consultants	1,550.00	1,550.00	1.03	1,550.00	12/31/2023
16-18	2,000	H.H. Aga Khan Shia Imami Ismaili	2,076.18	2,076.18	1.04	1,700.00	04/30/2024
29-30	1,572	VACANT	0.00	1,886.40	1.20	0.00	
TOTAL			21,778.34	29,135.54		20,760.00	
ANNUAL			\$ 261,340.08	\$ 349,626.48			

CONTACT

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