



SOUTHERN CALIFORNIA GROCERY AND DRUG (NAP) ANCHORED SHOPPING CENTER

±26,867 TOTAL SF | RETAIL BUILDINGS AVAILABLE FOR SALE

cooley
plaza

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2011 / 2021 / 2049 / 2097 East Washington Street, Colton, California 92324

Voit
REAL ESTATE SERVICES



Voit Real Estate Services is pleased to present the opportunity to acquire **COOLEY PLAZA, A SOUTHERN CALIFORNIA GROCERY AND DRUG (NAP) ANCHORED SHOPPING CENTER** consisting of four (4) buildings, ±26,867 SF on four (4) separate parcels, located in Colton, CA. Cooley Plaza is **93% LEASED** with several tenants on month-to-month lease terms and below market rents, giving an investor the opportunity for rent escalation and increased cash flow. Offering includes fast food drive-thru pad.

at a GLANCE

\$7,809,000
asking price

\$290.65
price psf

5.53%
cap rate



26,867
square feet



132,692
land size



FOUR (4)
no. of bldgs / parcels



1991
year built



ONE (1)
stories



C-2, COMMERCIAL
general zoning



Voit

REAL ESTATE SERVICES

cooley plaza



COOLEY DR

WASHINGTON ST

exclusively offered by:

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