

FOR SALE | $\pm 10,283$ SF



395 N. LA CADENA DRIVE | COLTON, CA

$\pm 10,283$ SF FORMER BANK BRANCH

SUMMARY

PROPERTY DESCRIPTION

The subject property is a freestanding building located near the signalized intersection of N. La Cadena Drive and W. G Street in Colton, CA, County of San Bernardino. This former 2-story bank branch building is ±10,283 square feet and sits on a ±48,771 square foot parcel with ample parking (57 stalls) and is located conveniently off Interstate 10. Seller to lease back two drive-thru ATMs as addressed in Purchase and Sale Agreement. Per the City of Colton, the property is zoned as Mixed-Use Downtown (M-U/D).

BID DUE DATE

10/31/2024

DUE DILIGENCE

Due diligence can be found at:
www.BankingCentersForSale.com

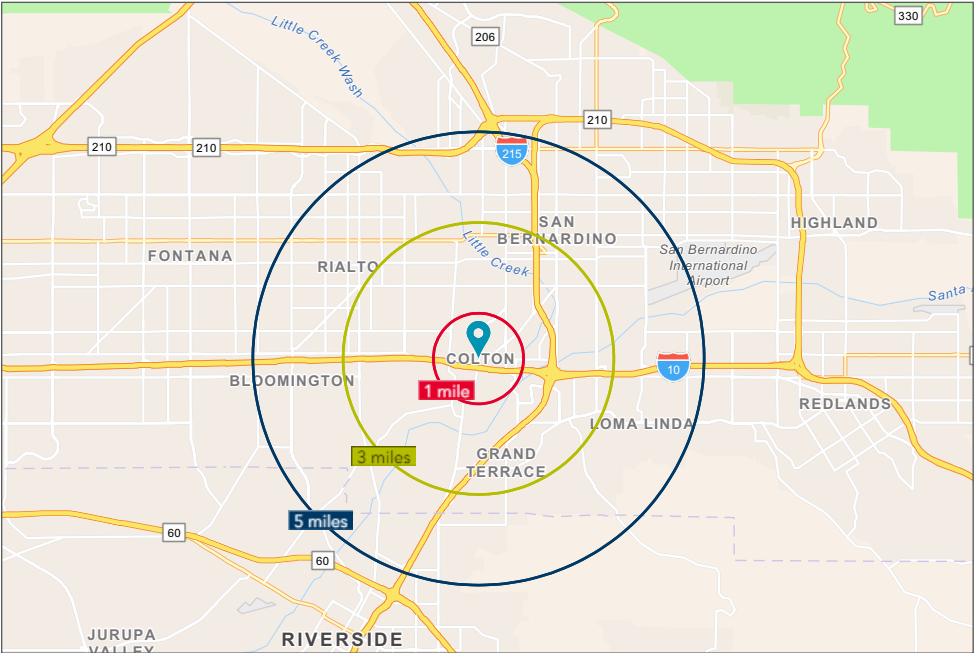
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	16,376	106,258	311,134
AHH Income	\$73,448	\$82,601	\$85,248
Daytime Pop.	5,033	54,212	147,382

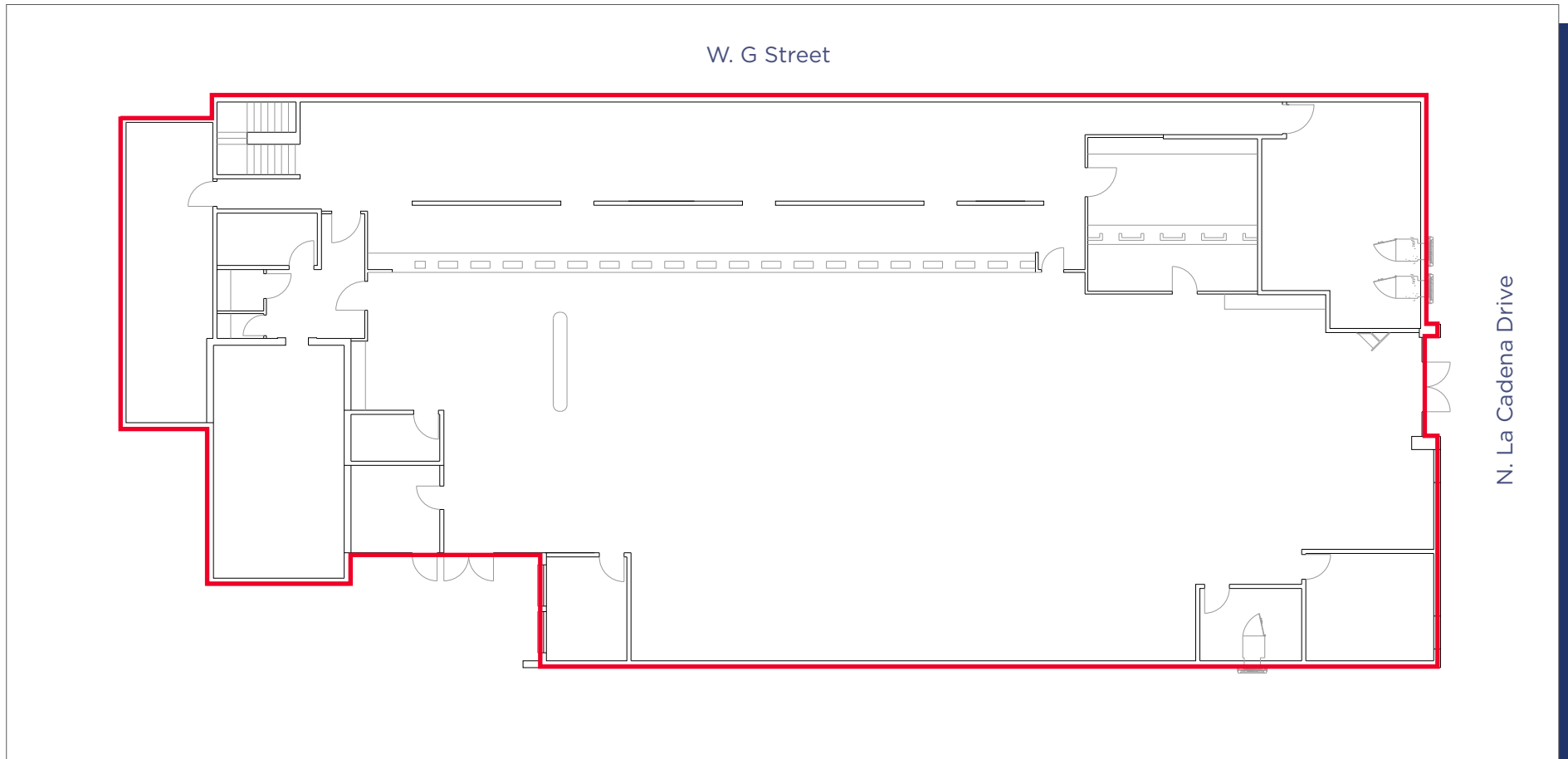
Source: ESRI 2024 & CoStar

SITE DETAILS

Parcel Size	1.12 AC (48,771 SF)
Address	395 N. La Cadena Drive Colton, CA 92324
Building Size	±10,283 SF
Floors	2-Story Building
APN	0162-095-25-0000
Zoning	Mixed-Use Downtown (M-U/D)
Parking	57 Spaces

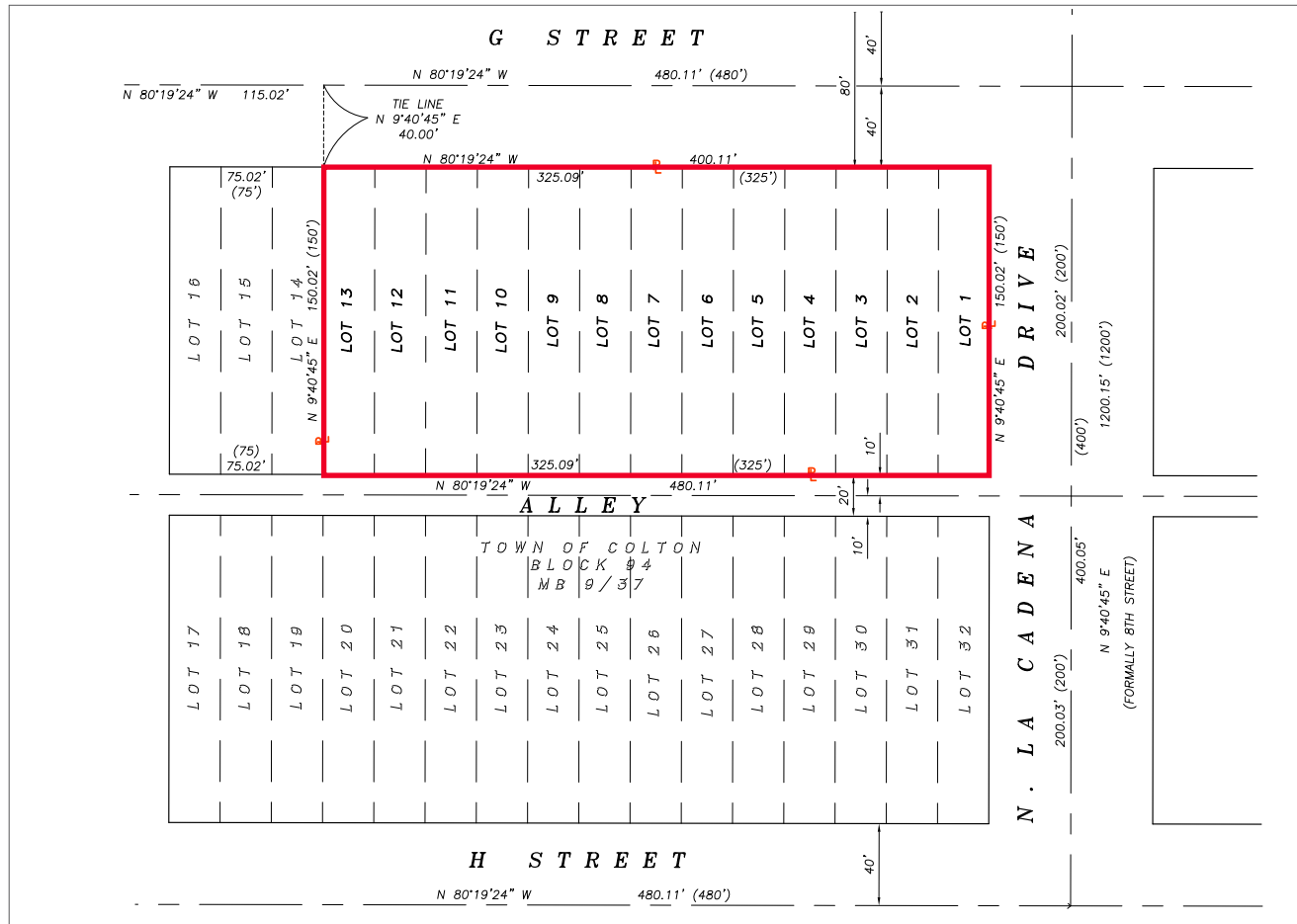


FLOOR PLAN



(For Illustration Purposes Only)

SURVEY MAP



(For Illustration Purposes Only)

AERIAL



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