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REAL ESTATE SERVICES

STATE OF CALIFORNIA  
*Big Calendars*  
CONSTRUCTION  
FIELD OFFICE

SUITE  
**104**



**CENTERPOINTE  
BUSINESS  
PARK**

760, 790 & 850

Via Lata, Colton, CA

**± 66,211 SF  
LEASED INVESTMENT**

# CENTERPOINTE BUSINESS PARK

±66,211 SF Leased Investment | 760, 790 & 850 Via Lata, Colton, CA

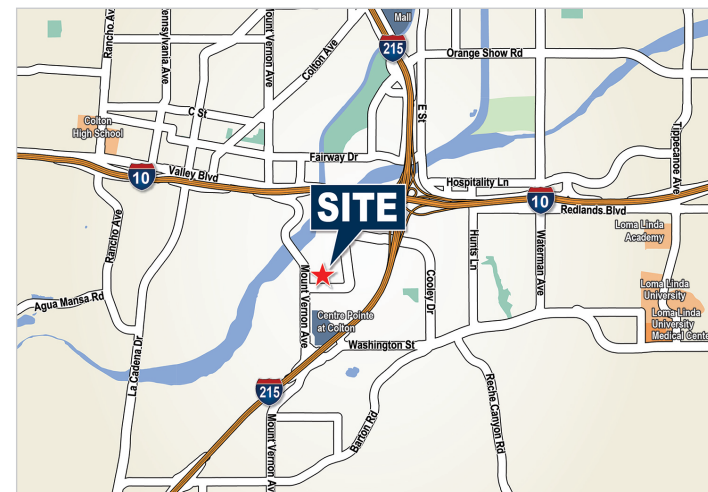
## THE OFFERING

Voit Real Estate Services, as exclusive advisor, is pleased to present for sale Centerpointe Business Park, located at 760, 790 and 850 Via Lata, Colton, CA (the "Property"). The business center is located in the San Bernardino County with immediate freeway access to the I-215 and I-10 freeways. Centerpointe Business Park is a preferred location for tenants and their employees for its convenient access, extensive retail amenities, established labor pool, and excellent housing options for both executives and their employees. With a current occupancy rate of 89% and in-place rents that are under-market, the Property offers an investor the opportunity to enhance value through capitalizing on future rent growth as tenant leases expire, and potential future development on an excess land parcel.

## INVESTMENT HIGHLIGHTS

- Well maintained asset with great curb appeal.
- Strategically located at the intersection of the 10 and 215 Freeways.
- Excellent parking ratio of 6:1,000, which provides a competitive advantage in attracting tenants with more parking-intensive uses.
- 1.79 acre separately parceled parking field has the ability to be developed, sold off, or separately leased at some point in the future if the 6:1,000 ratio is no longer necessary for the existing tenants.
- Historical occupancy has exceeded 94% for the last 5 years.
- Barriers to entry are high due to record peak pricing for land and development costs.
- Santa Ana River, 10 & 215 Freeways provide barrier for automobile congestion.
- Adjacent bedroom communities provide proximity to possible future user demand.

TOTAL SQUARE FOOTAGE	±66,211 SF
CURRENT OCCUPANCY	89%
NUMBER OF BUILDINGS	3
NUMBER OF UNITS	16
NUMBER OF TENANTS	6
UNIT SIZE RANGES	1,285 SF - 12,000 SF
ASKING PRICE	\$8,950,000 (\$135.17/SF)
CAP RATE (YEAR 1)	6.74%



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