



OFFERING MEMORANDUM

SUMMIT COLLEGE

965 S MOUNT VERNON AVE

COLTON, CALIFORNIA

Property Highlights:

- Absolute NNN - Minimum Landlord Responsibility
- 8 years remaining
- Easy access to I-215 & I-10 Freeways
- Major Retailers in the area include: Walmart, Ross Dress for Less, Goodwill, Starbucks, Denny's, Wendy's, El Pollo Loco, Jack in the Box and many more.



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Property Overview

965 S Mount Vernon Ave
Colton, CA

Investment Highlights

NAI Capital Retail Investment Services, Lidia Talavera, is pleased to announce the offering for Sale of a NNN Single Tenant Investment of Summit College located at 965 S Mt. Vernon Ave., Colton, CA 92324. This property has an absolute NNN lease with Summit College. The Tenant first occupied the property on September 01, 2012 and recently renewed for an additional 8 years, expiring on August 31, 2028. The property is located on the SEC of Mt. Vernon Ave and E Cooley Drive. A single story building approximately 11,324 SF on a 1.46 AC of land. The property is centrally located near a major shopping center anchored by Walmart Supercenter and Ross Dress for Less. The immediate area has a great mix of Retail, Office and Industrial with easy access to I-10 and I-215 freeways.

Property Summary

Site Address	965 S Mount Vernon Ave., Colton CA 92324
Price	\$2,575,000.00
Cap Rate	6.5%

Leasing Information:

Current NOI	\$167,337.00
Lease Type	NNN
Commencement	9/1/2012
Termination	8/31/2028
Increases	3% annually 2020 - 2024 2% annually 2024 - 2028

Property Information:

Ownership	Fee Simple
Total GLA	11,324 SF
Total Land Area	1.46 AC
Parking	75 Stalls
Zoning	General Commercial
APN	0276-501-32-0000
Traffic Count	15.9k CPD



Exterior Building Photos

965 S Mount Vernon Ave
Colton, CA



Business Overview

965 S Mount Vernon Ave
Colton, CA

Summit College

Summit College is a leading accredited adult vocational education provider with three campuses serving the Inland Empire, San Diego and Orange Counties. Founded in 1991 at the flagship campus in Colton, Ca, Summit College boasts of national accreditation from the Accrediting Council of Continuing Education.

Summit College offers three programs in Allied Health, Trade and Technical and Business to help more than 300 enrolled students further their careers. Allied Health training includes Certified Nursing Assistant, Licensed Vocational Nurse and Medical Assistant Clinical/Administrative. Trade and Technical affords the opportunity to become a certified Electrician, HVAC tech or Welder. The Business program focuses on Payroll, AP/AR & Human Resources. Programs feature flexible schedules to accommodate students as well as the placement department to ensure post-graduation career success.



Location Map

965 S Mount Vernon Ave
Colton, CA



Retailer Map

965 S Mount Vernon Ave
Colton, CA

