

# 19154 W Valley Blvd, Bloomington

19154 W Valley Blvd, Bloomington, CA 92316





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Activity ID #ZAF0100111

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**Parham Khoshbaktian**

First Vice President Investments

Office: Newport Beach

Direct: 949.929.5901

[Parham.Khoshbaktian@marcusmillichap.com](mailto:Parham.Khoshbaktian@marcusmillichap.com)

License: CA #01446947

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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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# OFFERING SUMMARY



Listing Price  
**Request for Offer**



Lot Size  
**86,120 SF**



Allowable Buildable SF  
**-**

## FINANCIAL

Listing Price Request for Offer

## OPERATIONAL

Zoning Gateway Specific Plan - Freeway Commercial (F-C)

Development Type Land

Lot Size 1.98 Acres (86,120 SF)









# 19154 W VALLEY BLVD, BLOOMINGTON

19154 W Valley Blvd, Bloomington, CA 92316

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## INVESTMENT OVERVIEW

Rare 1.97 acre site on the signalized intersection of Valley Blvd & Spruce Ave, directly across the street from the new Prologis development and within blocks of numerous national retail tenants. The site is zoned F-C Freeway Commercial, which includes a wide range of commercial uses.

## INVESTMENT HIGHLIGHTS

- 1.97 acre signalized hard-corner on Valley Blvd in the City of Rialto
- Zoned F-C Freeway Commercial that includes a wide range of uses
- Near large scale industrial developments & Union Pacific Railroad Facility



SECTION 2

# Property Information

REGIONAL MAP

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LOCAL MAP

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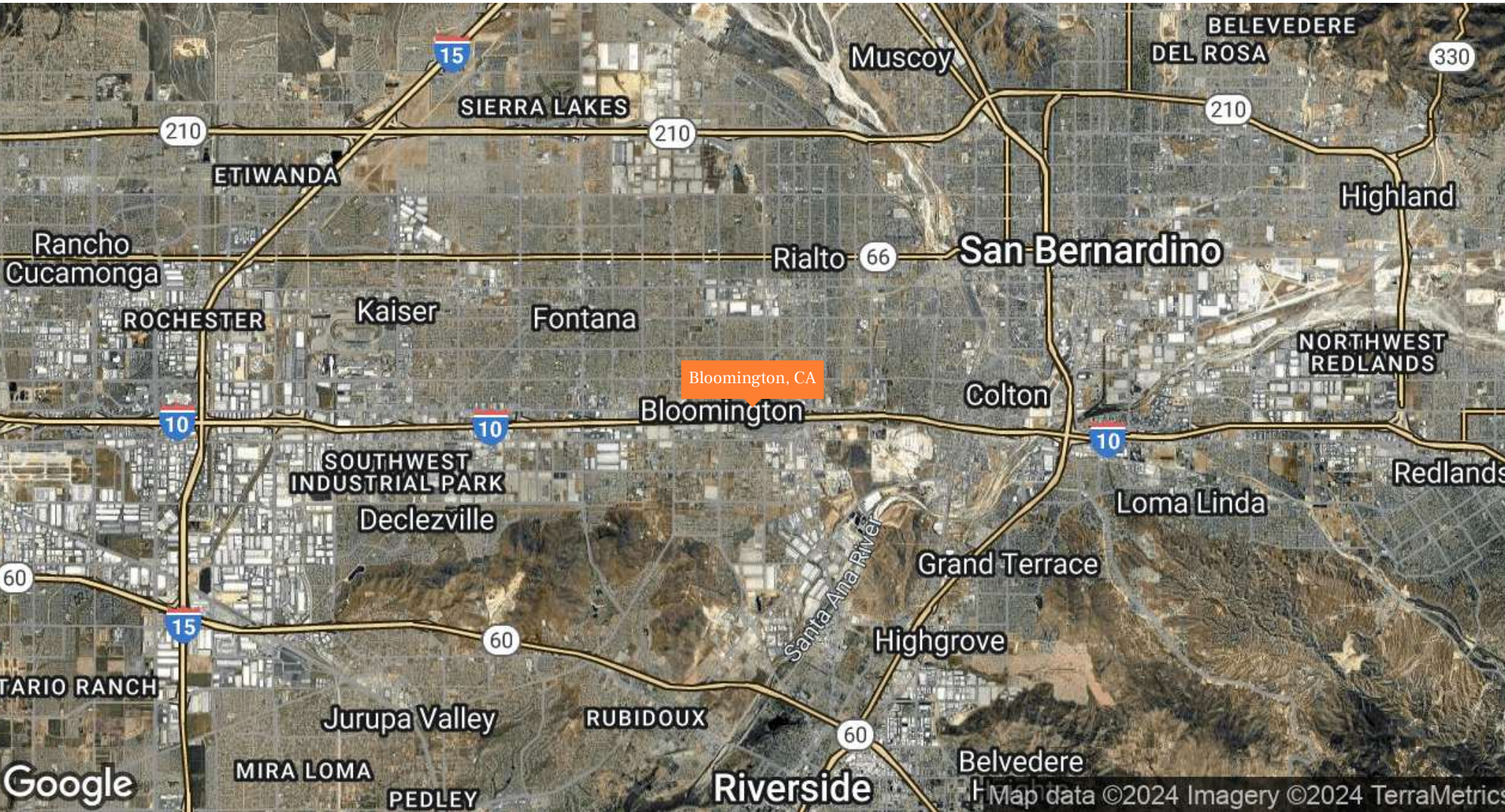
AERIAL MAP

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REGIONAL MAP // 19154 W Valley Blvd, Bloomington





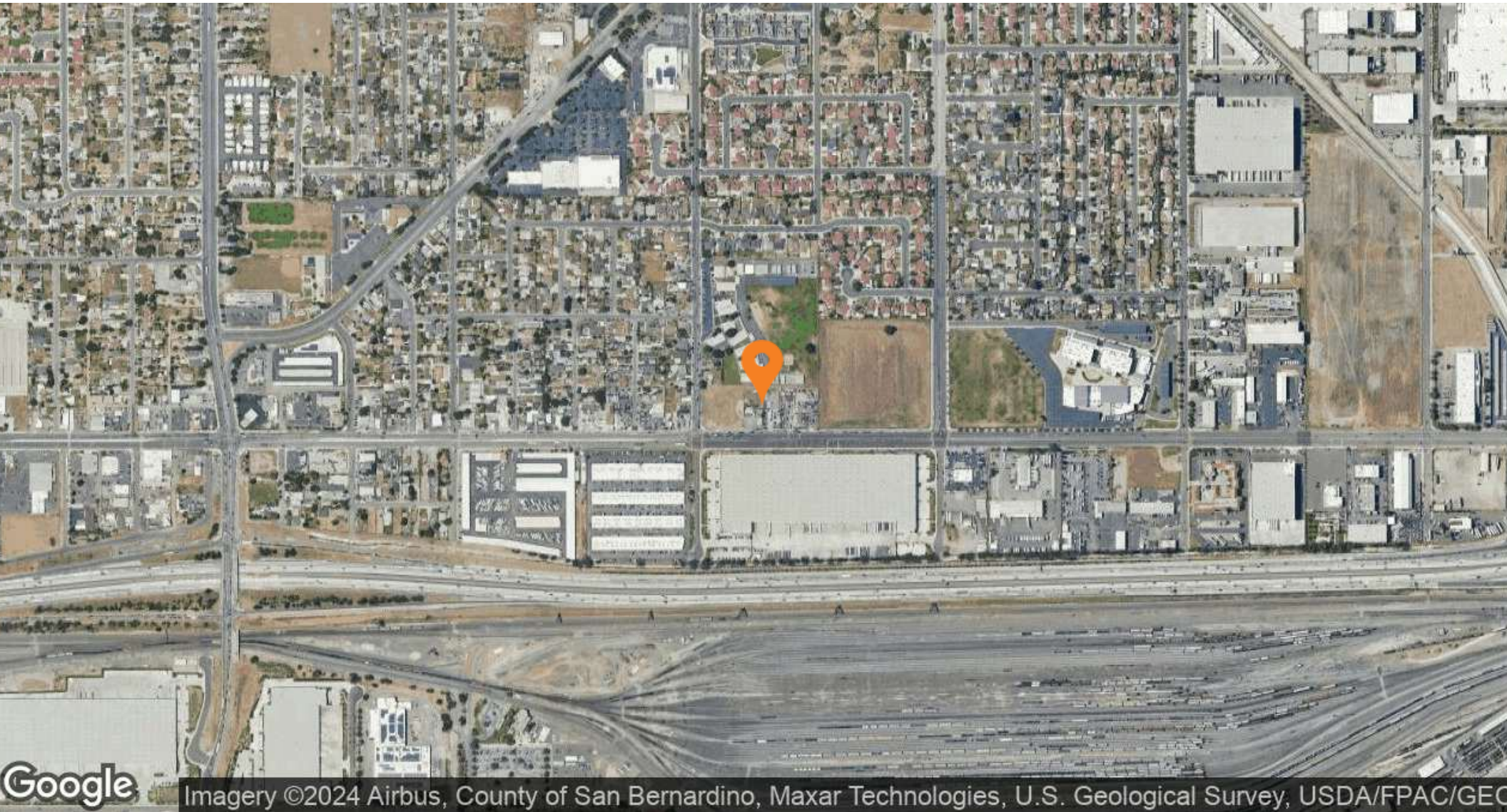
19154 W Valley Blvd, Bloomington // LOCAL MAP



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AERIAL MAP // 19154 W Valley Blvd, Bloomington









SECTION 3

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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PRICE PER ACRE CHART

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PRICE PER SF CHART

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SALE COMPS

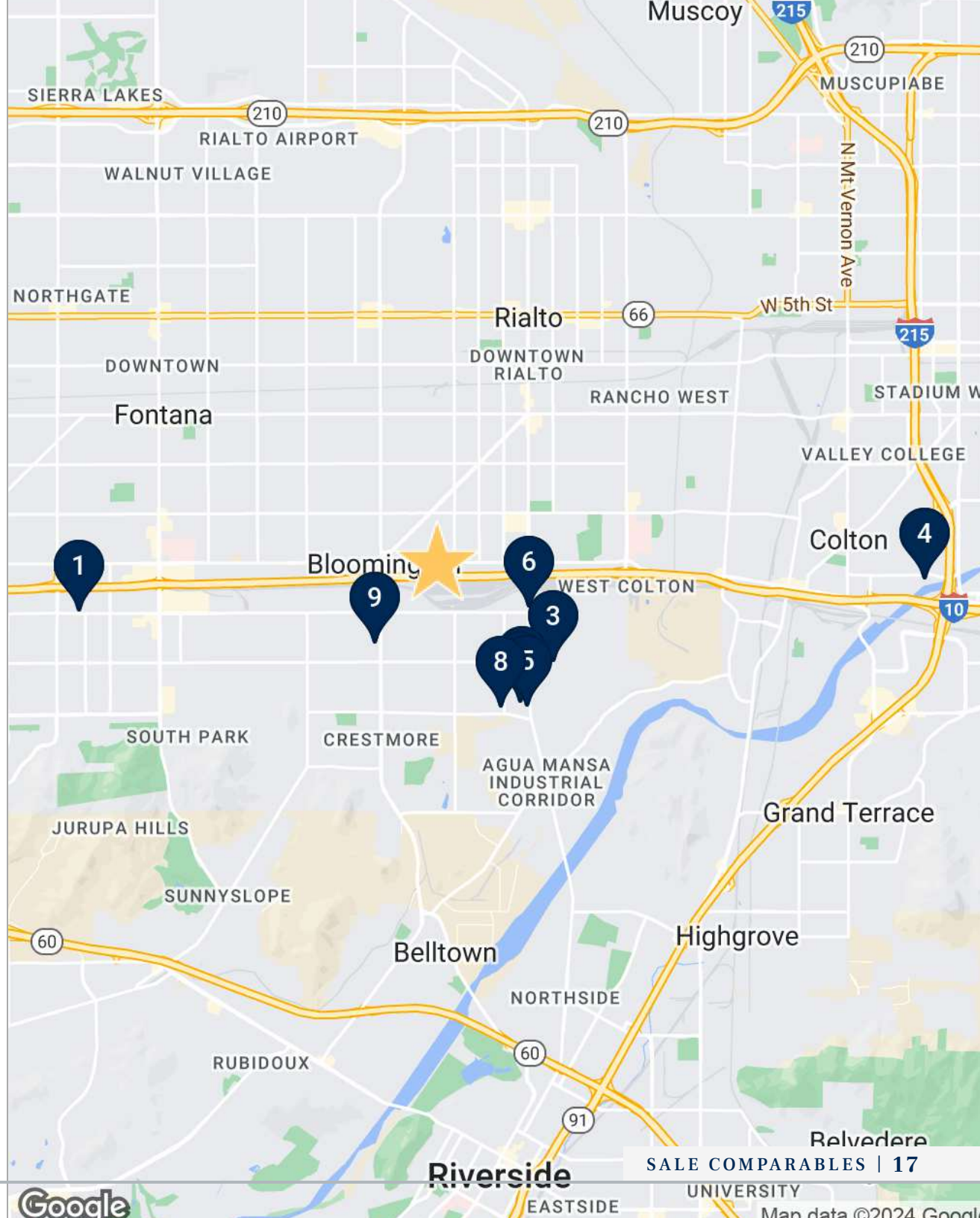
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# SALE COMPS MAP








★ 19154 W Valley Blvd, Bloomington

- 1 16264 Slover Ave
- 2 2830 S Riverside Ave
- 3 E Santa Ana Ave
- 4 1630 Fairway Ave
- 5 11258 S Riverside Ave
- 6 S Riverside Ave
- 7 11190 S Riverside Ave
- 8 2898 S Willow Ave
- 9 10746 Cedar Ave








## SALE COMPS SUMMARY // 19154 W Valley Blvd, Bloomington

	SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
	<b>19154 W Valley Blvd, Bloomington</b> 19154 W Valley Blvd Bloomington, CA 92316	Request for Offer	1.98 AC	-	-	-	-	On Market
	SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
	<b>16264 Slover Ave</b> Fontana, CA 92337	\$4,250,000	1.28 AC	\$3,320,312	-	-	-	05/26/2022
	<b>2830 S Riverside Ave</b> Bloomington, CA 92316	\$13,000,000	3.5 AC	\$3,714,285	-	-	-	04/21/2022
	<b>E Santa Ana Ave</b> Rialto, CA 92316	\$17,750,000	4.1 AC	\$4,329,268	-	-	-	04/18/2022
	<b>1630 Fairway Ave</b> Colton, CA 92324	\$14,185,500	5.01 AC	\$2,831,437	-	-	-	11/30/2023
	<b>11258 S Riverside Ave</b> Bloomington, CA 92316	\$12,000,000	2.58 AC	\$4,651,162	-	-	-	04/21/2022
	<b>S Riverside Ave</b> Rialto, CA 92316	\$13,000,000	4.05 AC	\$3,209,876	-	-	-	05/22/2023

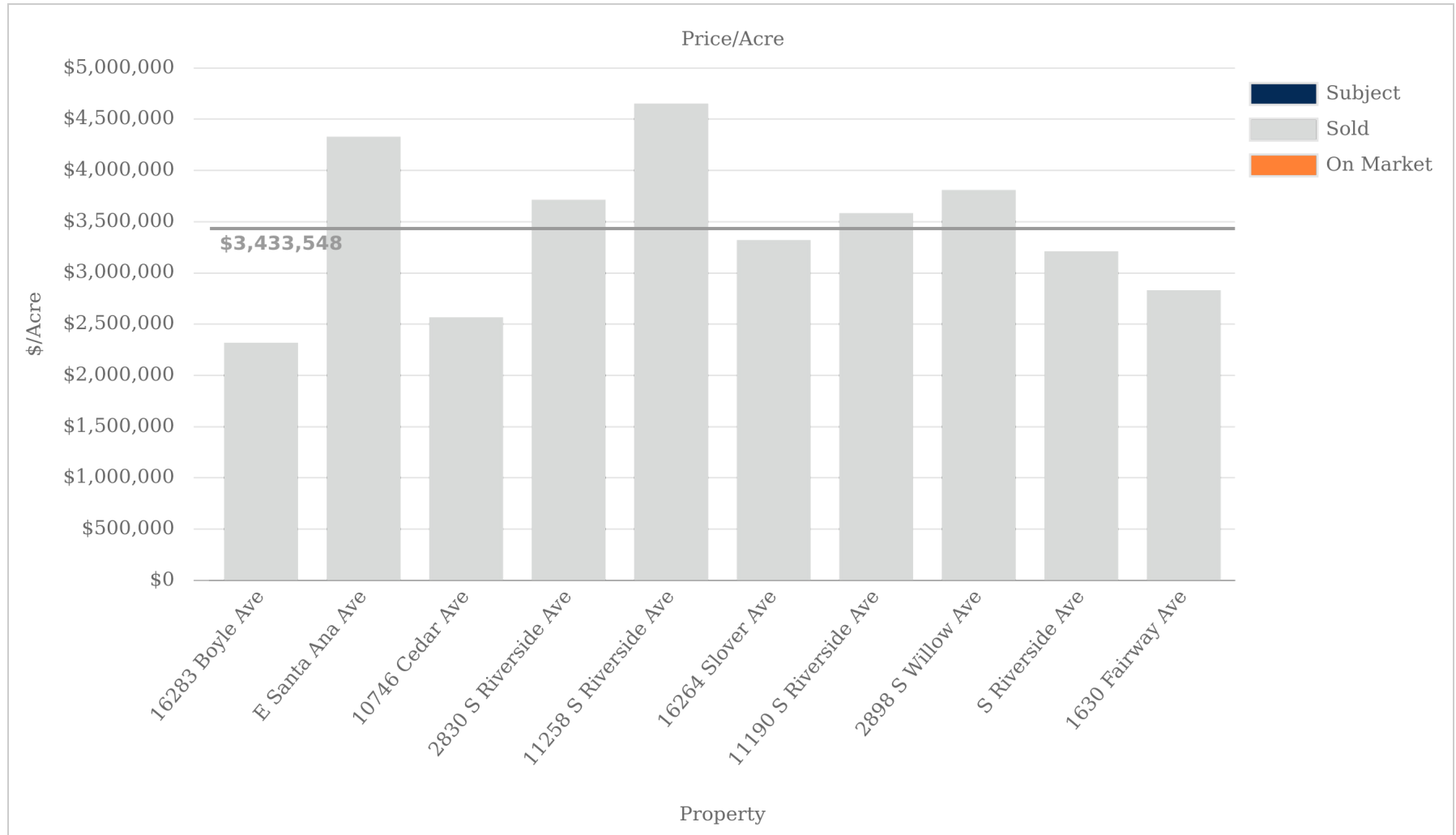


## 19154 W Valley Blvd, Bloomington // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
	<b>11190 S Riverside Ave</b> Bloomington, CA 92316	\$11,000,000	3.07 AC	\$3,583,061	-	-	-	06/21/2022
	<b>2898 S Willow Ave</b> Bloomington, CA 92316	\$16,000,000	4.2 AC	\$3,809,523	-	-	-	09/14/2022
	<b>10746 Cedar Ave</b> Bloomington, CA 92316	\$23,000,000	8.96 AC	\$2,566,964	-	-	-	04/19/2022
	<b>AVERAGES</b>	<b>\$13,798,389</b>	<b>4.08 AC</b>	<b>\$3,557,321</b>	-	-	-	-

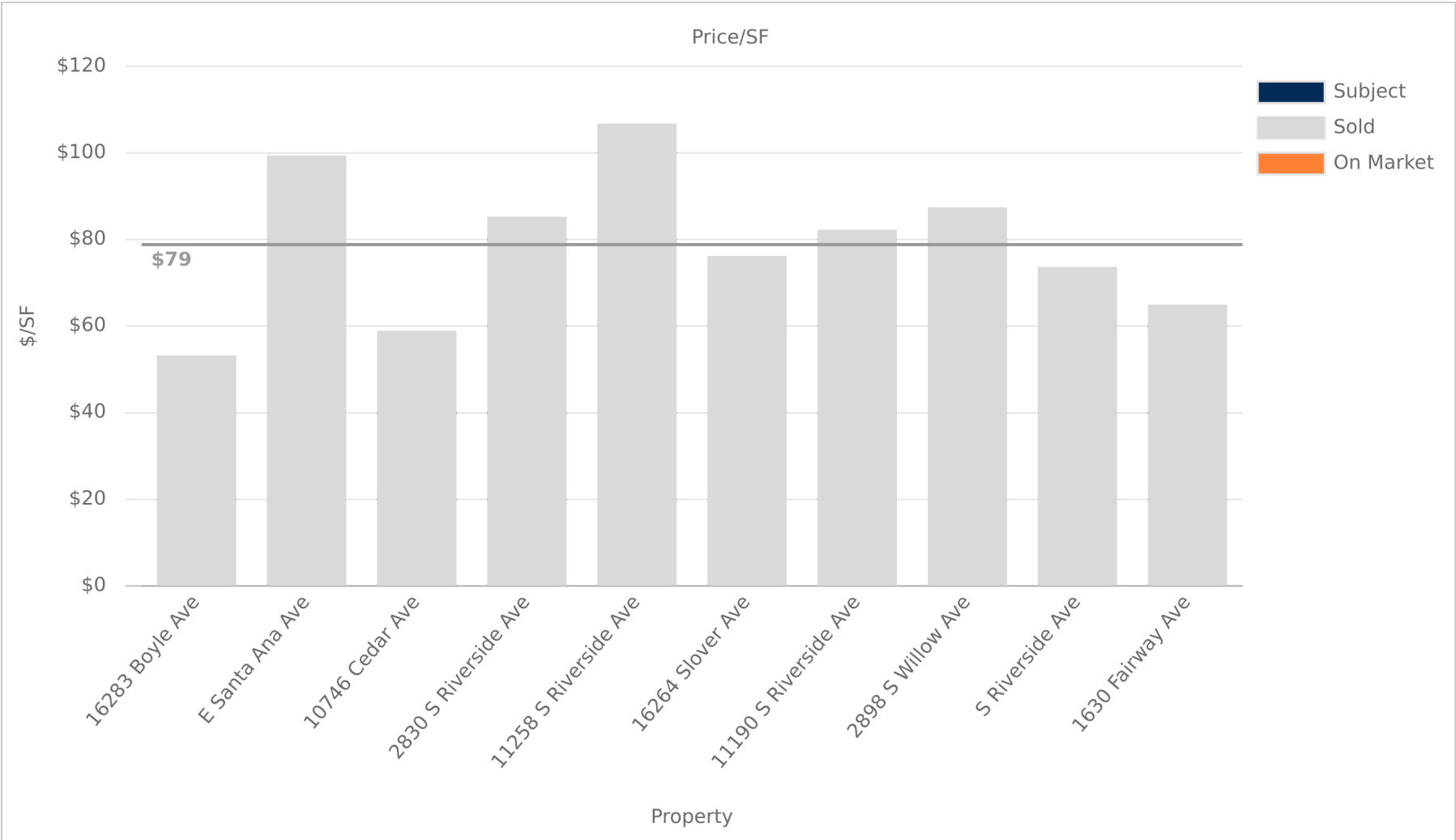


# PRICE PER ACRE CHART // 19154 W Valley Blvd, Bloomington





19154 W Valley Blvd, Bloomington // PRICE PER SF CHART



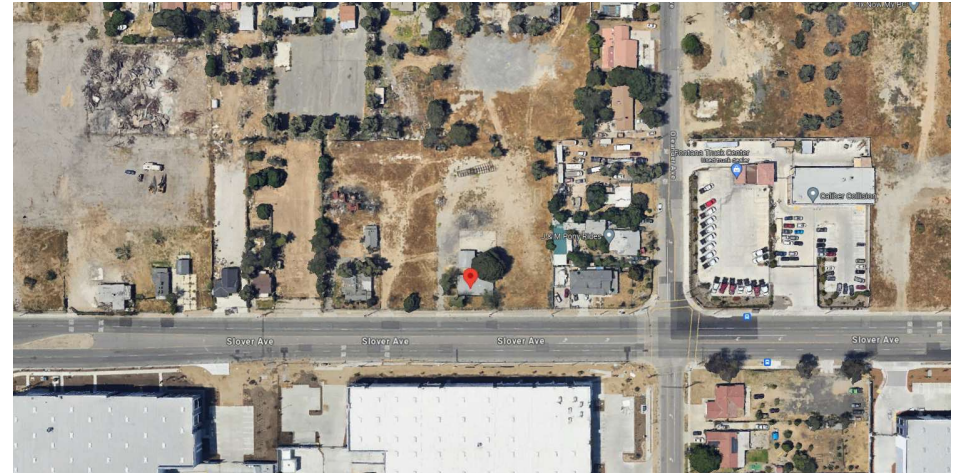


## SALE COMPS // 19154 W Valley Blvd, Bloomington



★ **19154 W Valley Blvd, Bloomington**  
19154 W Valley Blvd, Bloomington, CA 92316

Listing Price:	Request for Offer	Floor Area Ratio (FAR):	-
Density:	-	COE:	On Market
Number Of Lots:	-	Lot Dimensions:	-
Price/Lot:	-	Entitled:	No
Lot Size:	1.98 Acres	Permit Ready:	No
Price/Acre:	-		
Zoning:	Gateway Specific Plan - Freeway Commercial (F-C)		



1 **16264 Slover Ave**  
Fontana, CA 92337

Sale Price:	\$4,250,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	05/26/2022	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	1.28 Acres
Permit Ready:	No	Price/Acre:	\$3,320,312
Days On Market:	-		
Zoning:	-		



## 19154 W Valley Blvd, Bloomington // SALE COMPS



**2** **2830 S Riverside Ave**  
Bloomington, CA 92316

Sale Price:	\$13,000,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	04/21/2022	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	3.5 Acres
Permit Ready:	No	Price/Acre:	\$3,714,285
Days On Market:	-		
Zoning:	-		

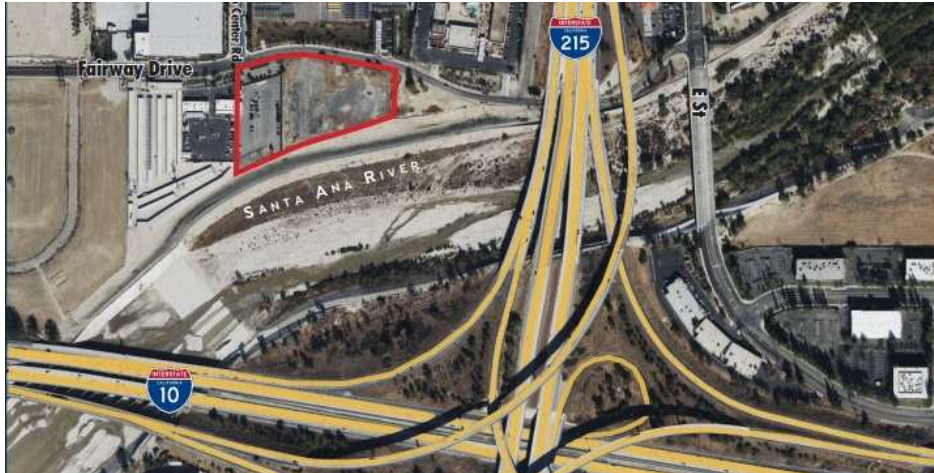


**3** **E Santa Ana Ave**  
Rialto, CA 92316

Sale Price:	\$17,750,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	04/18/2022	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	4.1 Acres
Permit Ready:	No	Price/Acre:	\$4,329,268
Days On Market:	-		
Zoning:	-		



## SALE COMPS // 19154 W Valley Blvd, Bloomington



**4** 1630 Fairway Ave  
Colton, CA 92324

Sale Price:	\$14,185,500	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	11/30/2023	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	5.01 Acres
Permit Ready:	No	Price/Acre:	\$2,831,437
Days On Market:	-		
Zoning:	-		



**5** 11258 S Riverside Ave  
Bloomington, CA 92316

Sale Price:	\$12,000,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	04/21/2022	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	2.58 Acres
Permit Ready:	No	Price/Acre:	\$4,651,162
Days On Market:	-		
Zoning:	-		



## 19154 W Valley Blvd, Bloomington // SALE COMPS



**6 S Riverside Ave**  
Rialto, CA 92316

Sale Price:	\$13,000,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	05/22/2023	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	4.05 Acres
Permit Ready:	No	Price/Acre:	\$3,209,876
Days On Market:	-		
Zoning:	-		



**7 11190 S Riverside Ave**  
Bloomington, CA 92316

Sale Price:	\$11,000,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	06/21/2022	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	3.07 Acres
Permit Ready:	No	Price/Acre:	\$3,583,061
Days On Market:	-		
Zoning:	-		



## SALE COMPS // 19154 W Valley Blvd, Bloomington



**8** 2898 S Willow Ave  
Bloomington, CA 92316

Sale Price:	\$16,000,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	09/14/2022	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	4.2 Acres
Permit Ready:	No	Price/Acre:	\$3,809,523
Days On Market:	-		
Zoning:	-		



**9** 10746 Cedar Ave  
Bloomington, CA 92316

Sale Price:	\$23,000,000	Down Payment:	0% / -
Floor Area Ratio (FAR):	-	Density:	-
COE:	04/19/2022	Number Of Lots:	-
Lot Dimensions:	-	Price/Lot:	-
Entitled:	No	Lot Size:	8.96 Acres
Permit Ready:	No	Price/Acre:	\$2,566,964
Days On Market:	-		
Zoning:	-		



SECTION 4

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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## RIVERSIDE-SAN BERNARDINO

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, composed of San Bernardino and Riverside counties. The metro contains a population of 4.6 million. The largest city is Riverside, with more than 330,000 residents, followed by Fontana and San Bernardino, with roughly 222,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas abut the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east.

### METRO HIGHLIGHTS



#### STRATEGIC LOCATION

Interstate access and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.



#### DOMINANT INDUSTRIAL MARKET

The metro is one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



#### STRONG DEMOGRAPHIC TRENDS

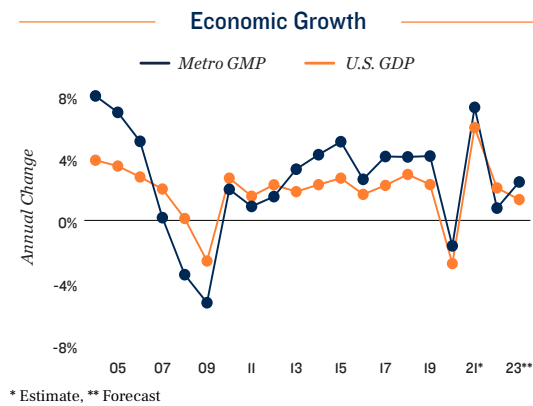
Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.





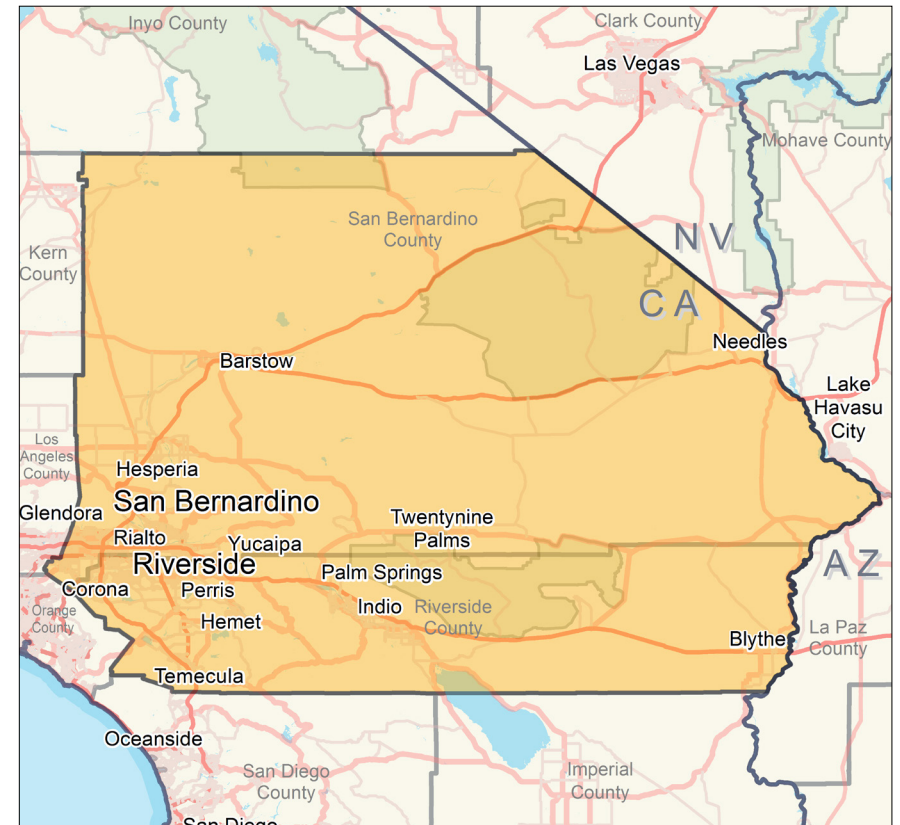
## ECONOMY

- Intermodal infrastructure supports the warehousing and distribution industry. Ontario International and the Southern California Logistics Airport in Victorville represent local cargo airports, with Union Pacific and BNSF operating rail facilities.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers in the area, such as Amazon and Deckers.
- Relatively affordable housing, compared with nearby counties, supports population growth. These gains heighten the need for housing, goods and services.

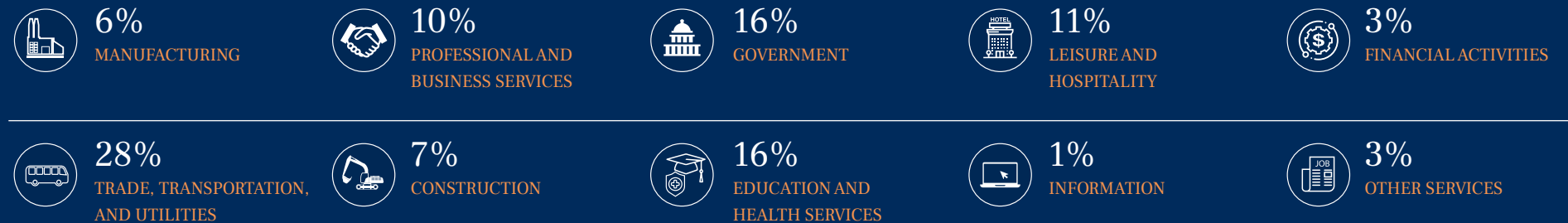


## MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Flexsteel Industries
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage
- Toro



## SHARE OF 2022 TOTAL EMPLOYMENT

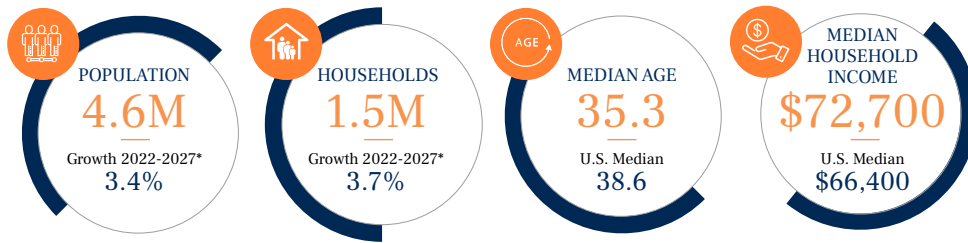




# MARKET OVERVIEW // 19154 W Valley Blvd, Bloomington

## DEMOGRAPHICS

- The metro is expected to add nearly 160,000 people through 2027, and during this time, more than 53,000 households will be formed, generating demand for newly-built single-family homes and rentals.
- The homeownership rate of 63 percent exceeds other large metros in the state.
- The median home price of roughly \$560,000 is more affordable than other Southern California markets.



### 2023 POPULATION BY AGE



### QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions, including nine community colleges, California State University, San Bernardino, the University of Redlands and the University of California, Riverside.

### SPORTS

- Hockey | AHL | ONTARIO REIGN
- Baseball | MILB | INLAND EMPIRE 66ERS
- Basketball | NBA-G | ONTARIO CLIPPERS
- Baseball | MILB | LAKE ELSINORE STORM
- Soccer | MASL | EMPIRE STRYKERS
- Hockey | AHL | COACHELLA VALLEY FIREBIRDS

### EDUCATION

- RIVERSIDE CITY COLLEGE
- UNIVERSITY OF CALIFORNIA, RIVERSIDE
- CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO

### ARTS & ENTERTAINMENT

- MISSION INN HOTEL & SPA
- ONTARIO MUSEUM OF HISTORY AND ART
- COACHELLA
- RIVERSIDE COUNTY PHILHARMONIC
- RIVERSIDE METROPOLITAN MUSEUM

\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



## 19154 W Valley Blvd, Bloomington // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	12,802	131,916	366,789
<b>2022 Estimate</b>			
Total Population	12,688	130,787	360,302
<b>2010 Census</b>			
Total Population	12,340	126,309	341,082
<b>2000 Census</b>			
Total Population	11,376	109,568	299,002
<b>Daytime Population</b>			
2022 Estimate	12,908	106,020	294,675
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	3,086	33,461	93,279
<b>2022 Estimate</b>			
Total Households	3,069	33,226	91,657
Average (Mean) Household Size	4.0	3.9	3.9
<b>2010 Census</b>			
Total Households	2,937	31,635	85,516
<b>2000 Census</b>			
Total Households	2,999	29,971	80,481

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$250,000 or More	1.5%	1.5%	1.4%
\$200,000-\$249,999	1.1%	1.1%	1.2%
\$150,000-\$199,999	3.9%	4.3%	4.4%
\$125,000-\$149,999	4.9%	4.5%	5.3%
\$100,000-\$124,999	16.1%	11.0%	10.3%
\$75,000-\$99,999	19.6%	16.9%	16.1%
\$50,000-\$74,999	20.4%	20.4%	20.0%
\$35,000-\$49,999	13.7%	14.0%	13.9%
\$25,000-\$34,999	6.7%	8.9%	9.6%
\$15,000-\$24,999	6.6%	8.6%	8.6%
Under \$15,000	5.7%	8.8%	9.2%
Average Household Income	\$80,549	\$74,313	\$74,046
Median Household Income	\$70,992	\$61,448	\$60,504
Per Capita Income	\$19,556	\$18,957	\$18,947

## DEMOGRAPHICS // 19154 W Valley Blvd, Bloomington

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate	12,688	130,787	360,302
0 to 4 Years	6.8%	7.8%	7.9%
5 to 14 Years	16.6%	17.0%	16.9%
15 to 17 Years	5.1%	4.9%	4.9%
18 to 19 Years	3.1%	2.9%	3.0%
20 to 24 Years	7.9%	7.7%	7.7%
25 to 29 Years	8.3%	8.7%	8.7%
30 to 34 Years	7.3%	7.8%	8.0%
35 to 39 Years	7.0%	6.9%	7.1%
40 to 49 Years	12.8%	12.3%	12.2%
50 to 59 Years	11.7%	10.6%	10.5%
60 to 64 Years	5.0%	4.4%	4.2%
65 to 69 Years	3.2%	3.2%	3.1%
70 to 74 Years	2.0%	2.4%	2.3%
75 to 79 Years	1.5%	1.6%	1.6%
80 to 84 Years	0.9%	1.0%	1.0%
Age 85+	0.7%	0.8%	0.8%
Median Age	31.5	30.6	30.5

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	7,671	77,958	214,502
Elementary (0-8)	17.3%	17.4%	16.7%
Some High School (9-11)	17.4%	17.3%	16.6%
High School Graduate (12)	30.7%	30.8%	30.3%
Some College (13-15)	17.6%	20.5%	20.9%
Associate Degree Only	5.5%	5.1%	5.6%
Bachelor's Degree Only	8.2%	6.6%	7.3%
Graduate Degree	3.4%	2.3%	2.5%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	3,135	34,321	95,997
2022 Estimate	3,125	34,153	94,565
Owner Occupied	2,264	19,898	52,328
Renter Occupied	805	13,328	39,329
Vacant	57	926	2,907
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	3,069	33,226	91,657
1 Person Units	10.8%	13.6%	13.8%
2 Person Units	17.6%	18.5%	18.8%
3 Person Units	16.1%	15.7%	15.7%
4 Person Units	17.2%	16.9%	16.8%
5 Person Units	15.9%	14.2%	13.8%
6+ Person Units	22.4%	21.1%	21.0%





## POPULATION

In 2022, the population in your selected geography is 360,302. The population has changed by 20.5 percent since 2000. It is estimated that the population in your area will be 366,789 five years from now, which represents a change of 1.8 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 30.5, compared with the U.S. average, which is 38.6. The population density in your area is 4,587 people per square mile.



## HOUSEHOLDS

There are currently 91,657 households in your selected geography. The number of households has changed by 13.9 percent since 2000. It is estimated that the number of households in your area will be 93,279 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 3.9 people.



## INCOME

In 2022, the median household income for your selected geography is \$60,504, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 64.4 percent since 2000. It is estimated that the median household income in your area will be \$66,825 five years from now, which represents a change of 10.4 percent from the current year.

The current year per capita income in your area is \$18,947, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$74,046, compared with the U.S. average, which is \$96,357.



## EMPLOYMENT

In 2022, 146,083 people in your selected area were employed. The 2000 Census revealed that 46.4 percent of employees are in white-collar occupations in this geography, and 53.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 23.7 minutes.



## HOUSING

The median housing value in your area was \$265,286 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 50,051 owner-occupied housing units and 30,430 renter-occupied housing units in your area. The median rent at the time was \$549.



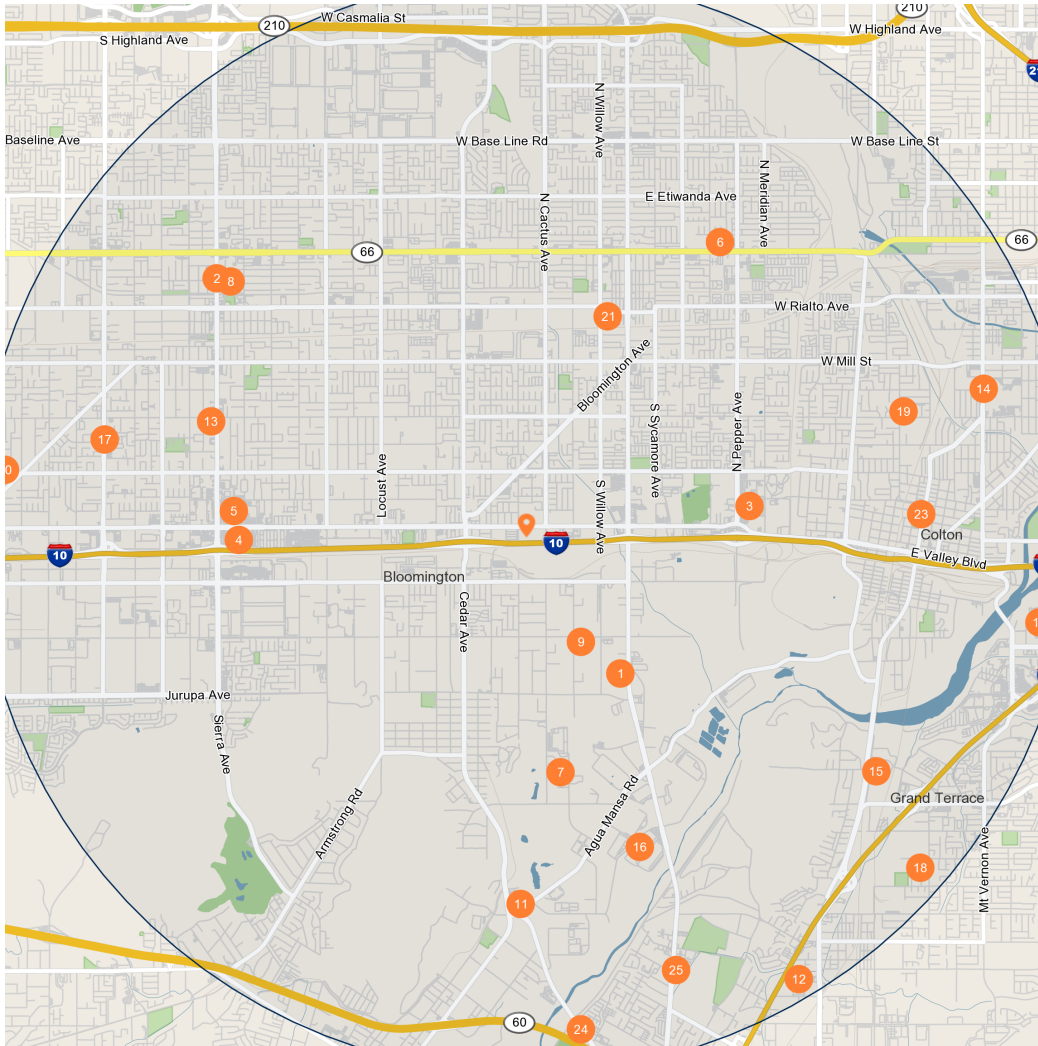
## EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 2.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 7.3 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 5.6 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 30.3 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 20.9 percent in the selected area compared with the 20.4 percent in the U.S.

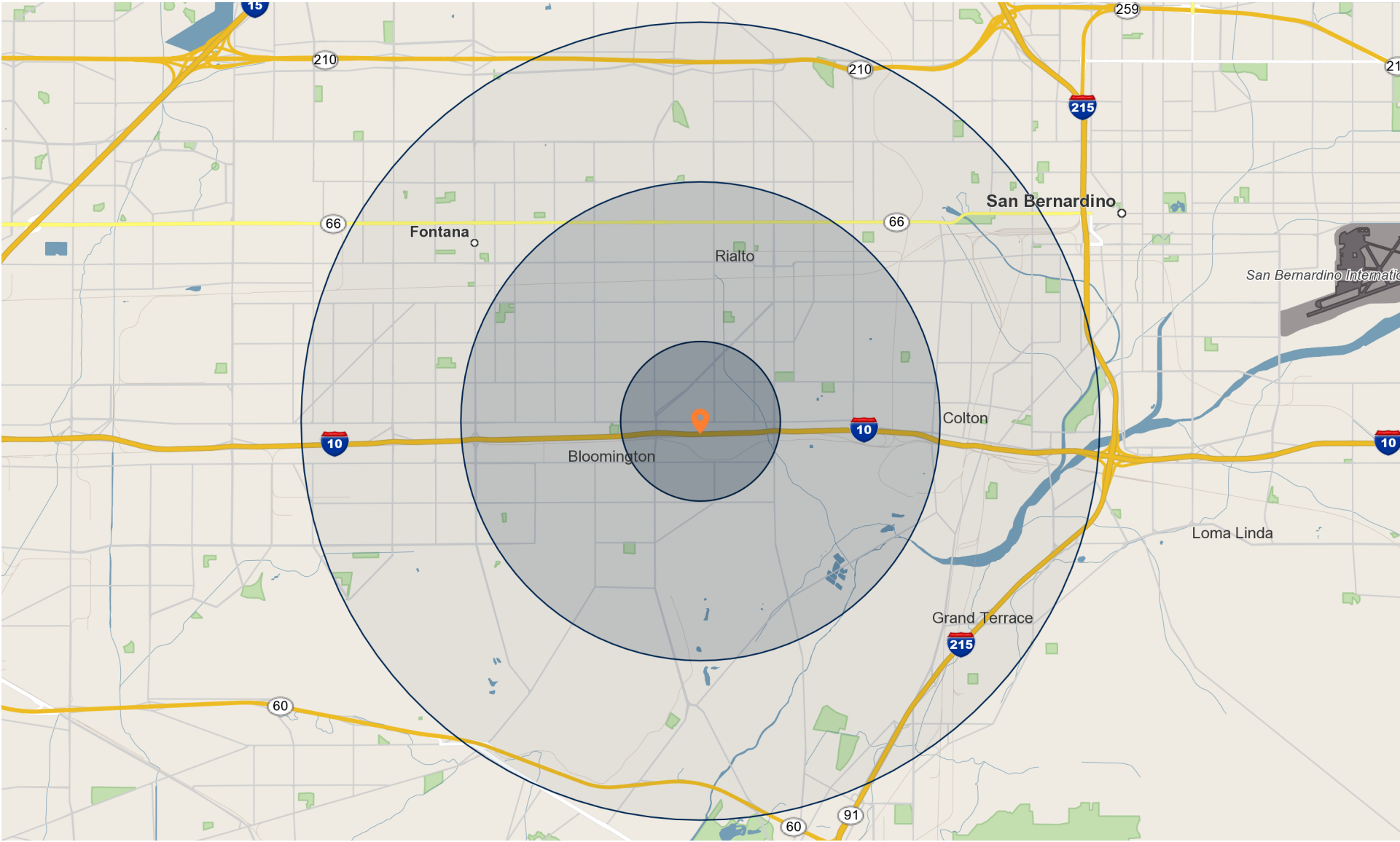
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Major Employers		Employees
1	Empire Oil Co	2,701
2	United States Postal Service-US Post Office	2,517
3	Arrowhead Regional Medical Ctr-Armc	2,500
4	WKS Restaurant Corporation-Dennys	1,867
5	Kaiser Foundation Hospitals-Kaiser Permanente	1,530
6	Molina Healthcare Inc	1,206
7	Gxo Logistics Supply Chain Inc	1,000
8	City of Fontana-Police Department	851
9	Lineage Logistics Holdings LLC-Inland Cold Storage	720
10	Kaiser Foundation Hospitals-Kaiser Permanente	714
11	Skanska USA Cvil W Cal Dst Inc	700
12	K & N Engineering Inc-K&N	565
13	Kaiser Foundation Hospitals-Fontana Mental Health Offices	534
14	San Brnrдино Cmnty College Dst-San Bernardino Valley College	500
15	West Coast Arborists Inc	457
16	Living Spaces Furniture LLC-Living Spaces Distribution Ctr	437
17	Fontana Unified School Dst-Fontana High School	373
18	Psg California LLC-Wilden Pump	295
19	Als Garden Art Inc	290
20	City of Fontana-Fire Dept- Fontana Station	284
21	United States Postal Service-US Post Office	284
22	Apostolic Assmby Faith Christ-Apostolic Church of Riverside	273
23	City of Colton	268
24	County of Riverside	265
25	Fenceworks Inc-Golden State Fence Co	250



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**Parham Khoshbaktian**

First Vice President Investments

Office: Newport Beach

Direct: 949.929.5901

[Parham.Khoshbaktian@marcusmillichap.com](mailto:Parham.Khoshbaktian@marcusmillichap.com)

License: CA #01446947

Marcus & Millichap