

# Cedar Pointe

RETAIL DEVELOPMENT | NEC CEDAR AVE & SAN BERNARDINO AVE | BLOOMINGTON, CA

JOIN:



- **Planned Shopping Center Development** - 5 Acre Retail Development, can accommodate +/- 32,000 - 35,000 square feet of retail space. Great opportunity for retailers to expand into an area with limited competition
- **Excellent Highly Visible Location** - with 289 linear feet of frontage on Cedar Avenue and 600 linear feet of frontage on San Bernardino Avenue
- **Great Freeway Access** - Cedar Avenue is a Major Arterial Street with direct access to and from the I-10, SR210 and SR 60 Freeways. The site is just over a half a mile from the Cedar Avenue off ramp at the I-10 Freeway
- **Signalized Corner** - This planned retail development is situated on the NEC of Cedar Avenue and San Bernardino Avenue at a signalized corner. The various preliminary site plans provide for one or two major anchor tenants, upscale strip retail and +/-3,500 square foot pad building with drive-thru situated on the hard corner
- **Ideal Uses** - Grocery, Pharmacy, Restaurant, Fast Food, Medical/Dental and services uses such as nails, hair, insurance, jewelry, dry cleaning, banks, check cashing and credit unions and many others



2022 Demographics	1-Mile	3-Miles	5-Miles
Est. Population:	18,409	158,495	363,211
Est. 2028 Population:	18,375	159,471	372,461
Daytime Population:	1,779	29,949	69,681
Avg. HH Income:	\$118,088	\$105,524	\$109,660

Source: Regis

Traffic Counts	Cars Per Day
Cedar Avenue:	37,446
San Bernardino Avenue:	8,947

Source: Regis



FOR MORE INFORMATION,  
PLEASE CALL: 951-285-3000

MITCH ROSEN | Broker  
mitch.rosen@crscompany.com  
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.



# Cedar Pointe

NEC CEDAR AVE & SAN BERNARDINO AVE  
BLOOMINGTON, CA



FOR MORE INFORMATION,  
PLEASE CALL: 951-285-3000

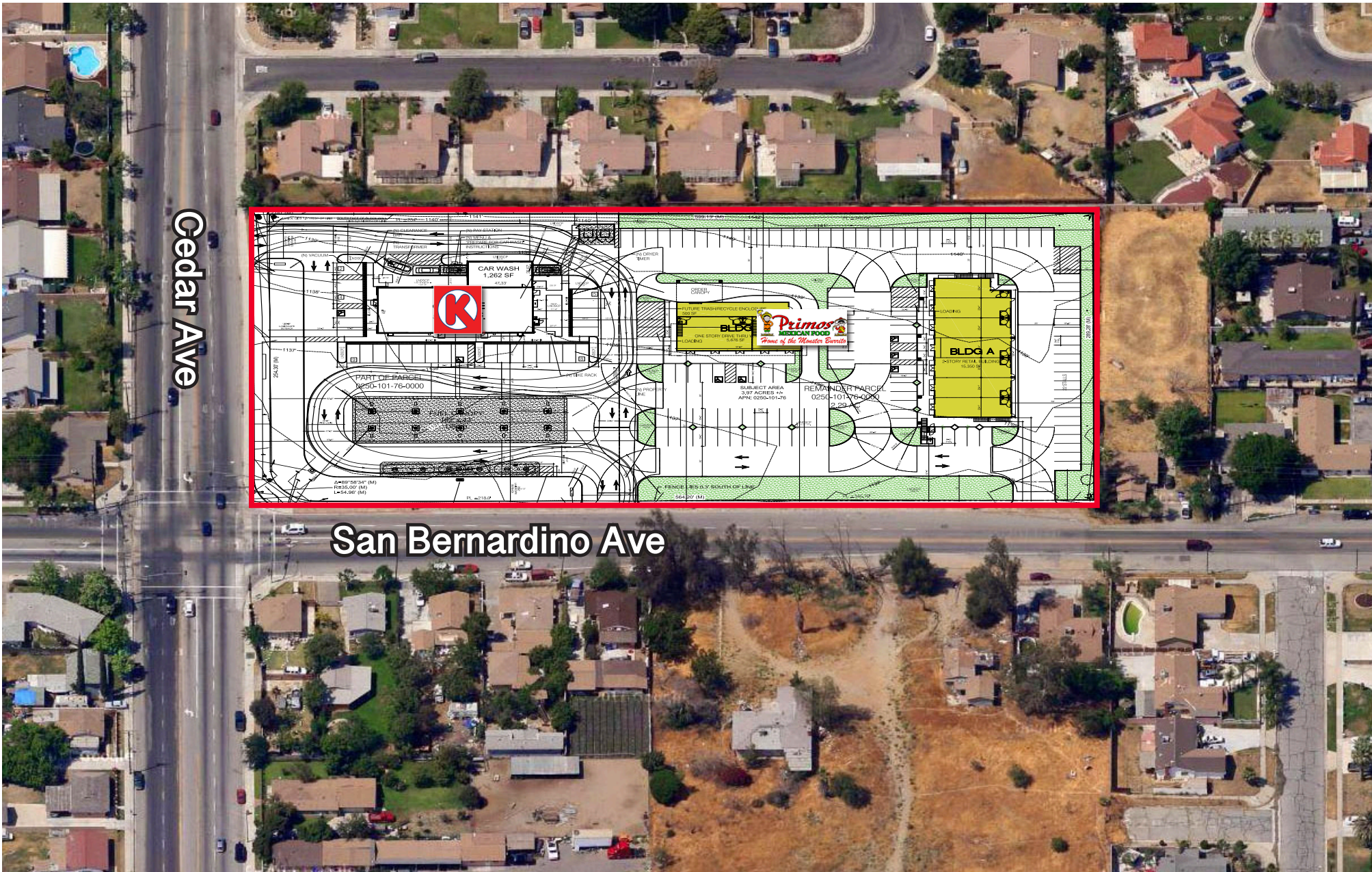
MITCH ROSEN | Broker  
mitch.rosen@crscompany.com  
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.



# Cedar Pointe

NEC CEDAR AVE & SAN BERNARDINO AVE  
BLOOMINGTON, CA



Cedar Ave

San Bernardino Ave



FOR MORE INFORMATION,  
PLEASE CALL: 951-285-3000

MITCH ROSEN | Broker  
mitch.rosen@crscompany.com  
DRE #00620317

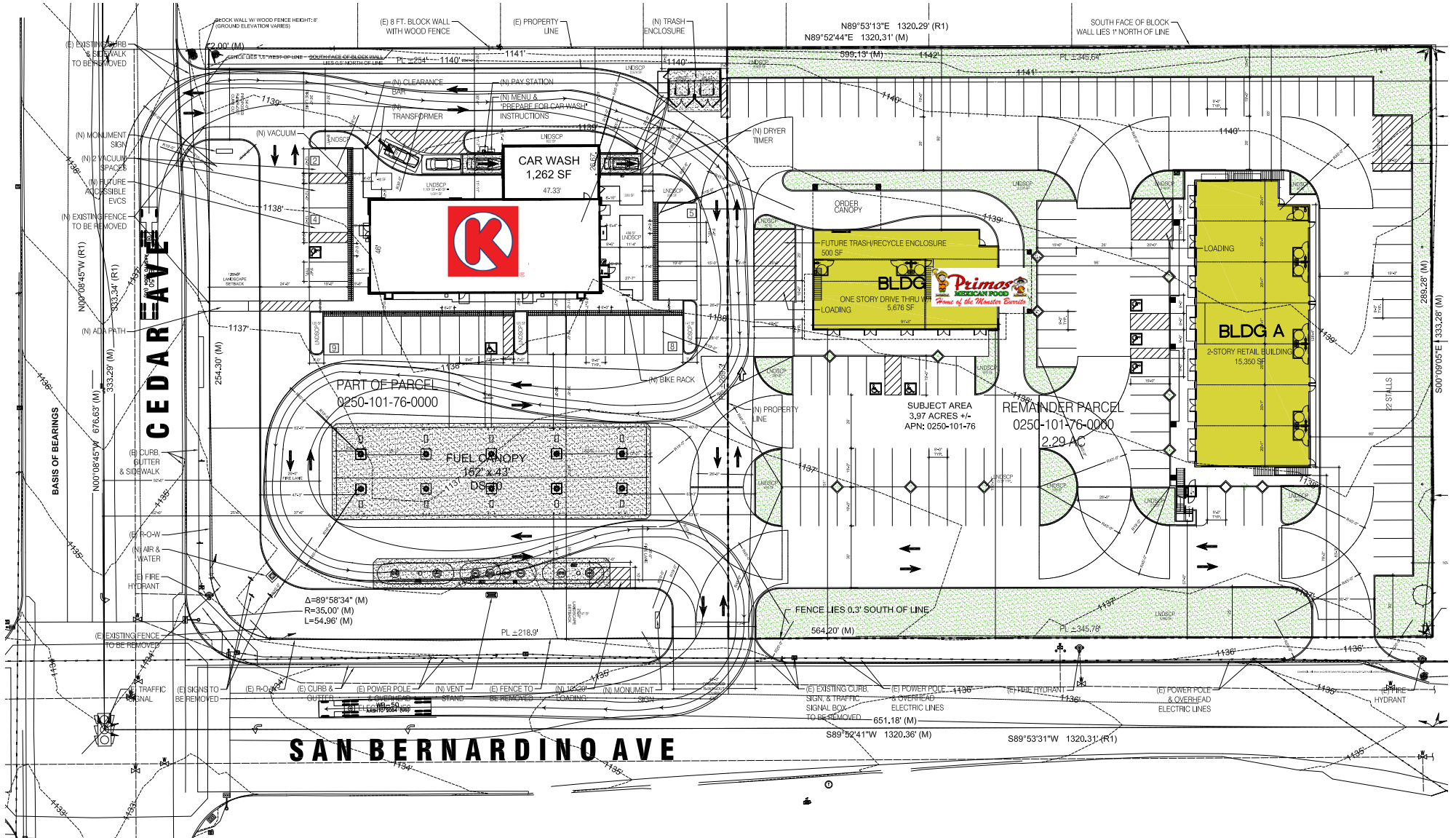
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.



# Cedar Pointe

NEC CEDAR AVE & SAN BERNARDINO AVE  
BLOOMINGTON, CA

## SITE PLAN



**FOR MORE INFORMATION,  
PLEASE CALL: 951-285-3000**

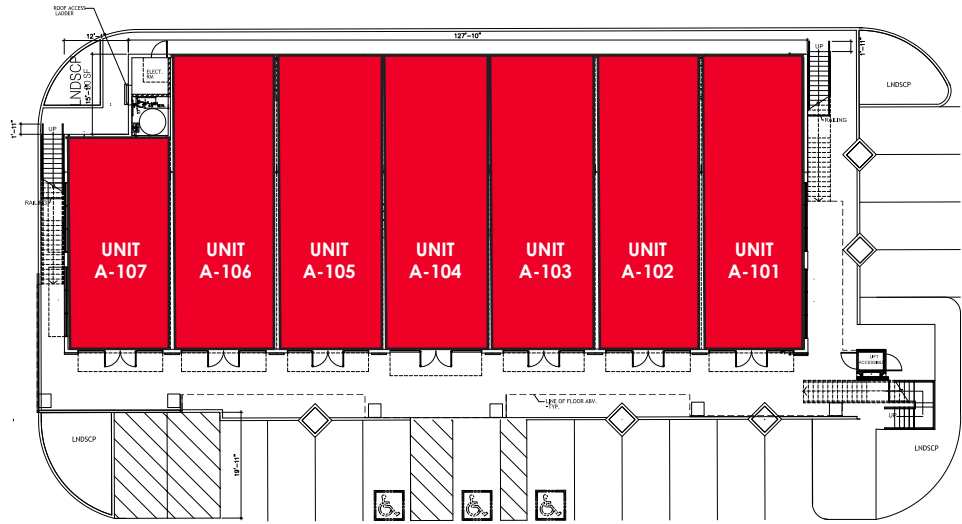
**MITCH ROSEN | Broker**  
mitch.rosen@crscompany.com  
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

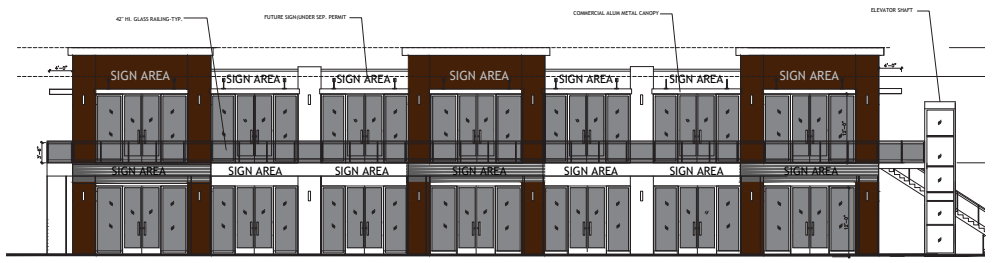
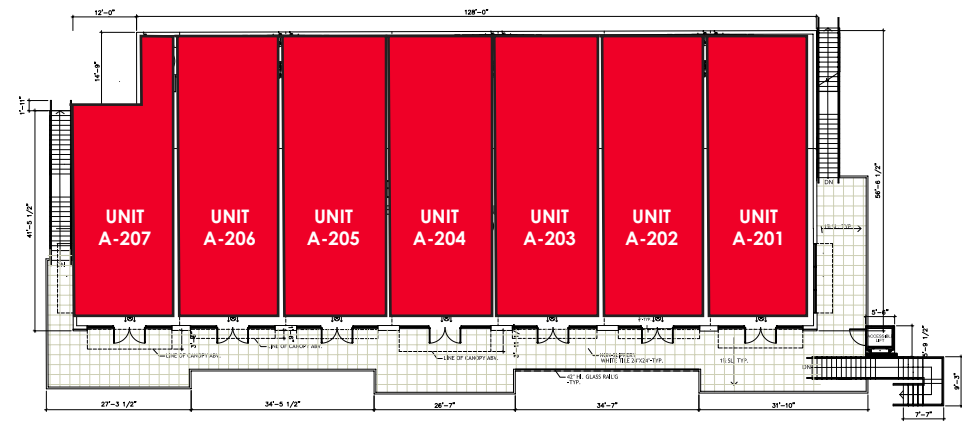


**BLDG A: 7,675 SF**

**1ST FLOOR**



**2ND FLOOR**

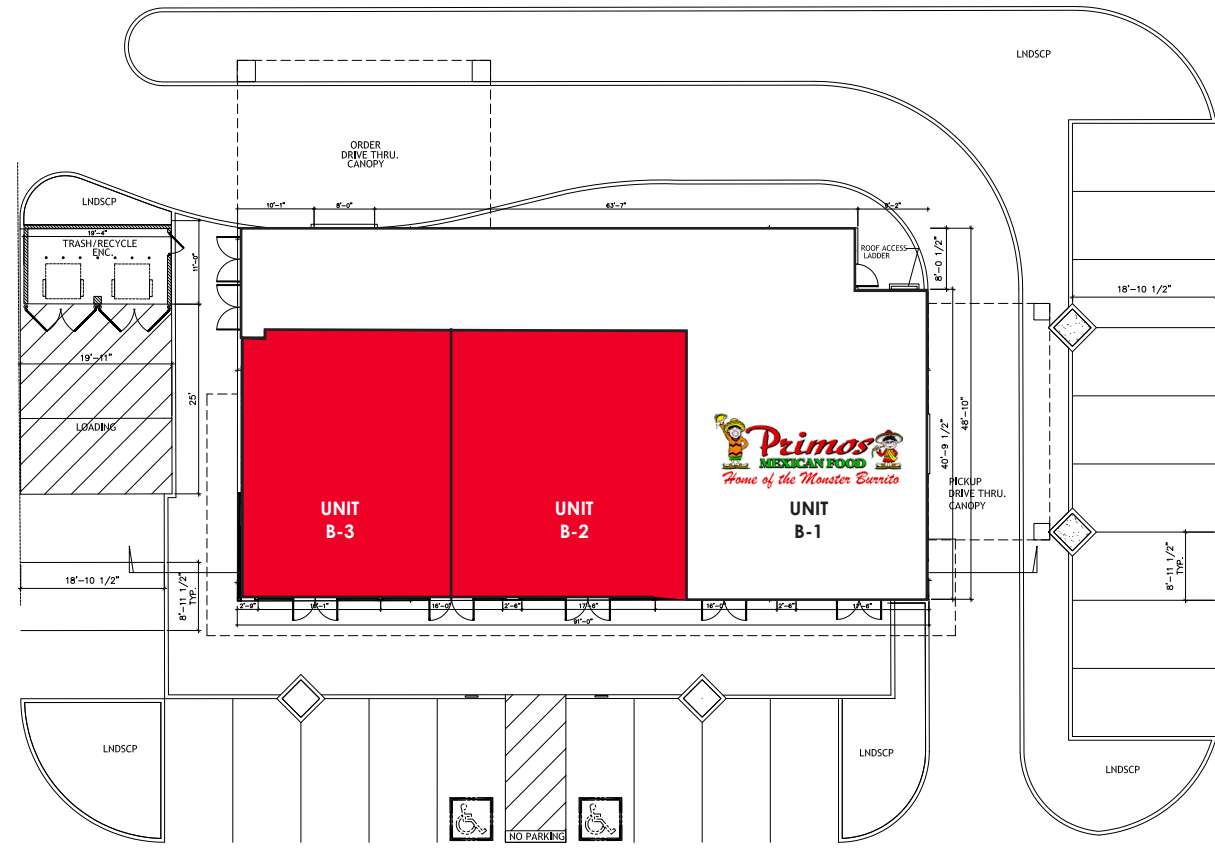




# Cedar Pointe

NEC CEDAR AVE & SAN BERNARDINO AVE  
BLOOMINGTON, CA

## BLDG B: 1,165 SF - 2,300 SF



### BUILDING A - 1ST FLOOR - 3,837 SF

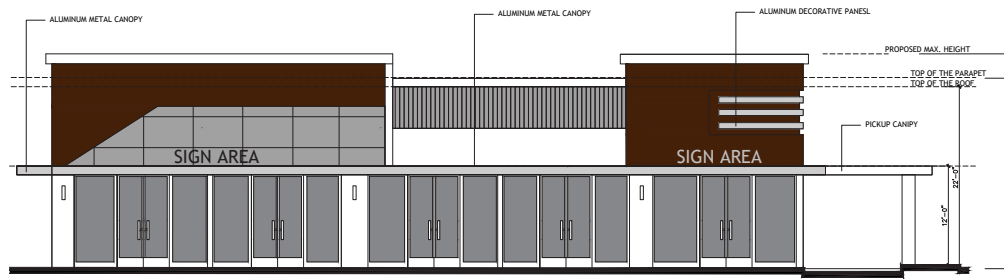
Unit #	SF	Tenant
A-101		Available
A-102		Available
A-103		Available
A-104		Available
A-105		Available
A-106		Available
A-107		Available

### BUILDING A - 2ND FLOOR - 3,837 SF

Unit #	SF	Tenant
A-201		Available
A-202		Available
A-203		Available
A-204		Available
A-205		Available
A-206		Available
A-207		Available

### BUILDING B - DRIVE THRU- 4,330 SF

Unit #	SF	Tenant
B-1	2,000 SF	Primos Mexican Food & Cantina
B-2	1,165 SF	Available
B-3	1,165 SF	Available



FOR MORE INFORMATION,  
PLEASE CALL: 951-285-3000

MITCH ROSEN | Broker  
mitch.rosen@crscompany.com  
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.



# Cedar Pointe

NEC CEDAR AVE & SAN BERNARDINO AVE  
BLOOMINGTON, CA



FOR MORE INFORMATION,  
PLEASE CALL: 951-285-3000

MITCH ROSEN | Broker  
mitch.rosen@crscompany.com  
DRE #00620317

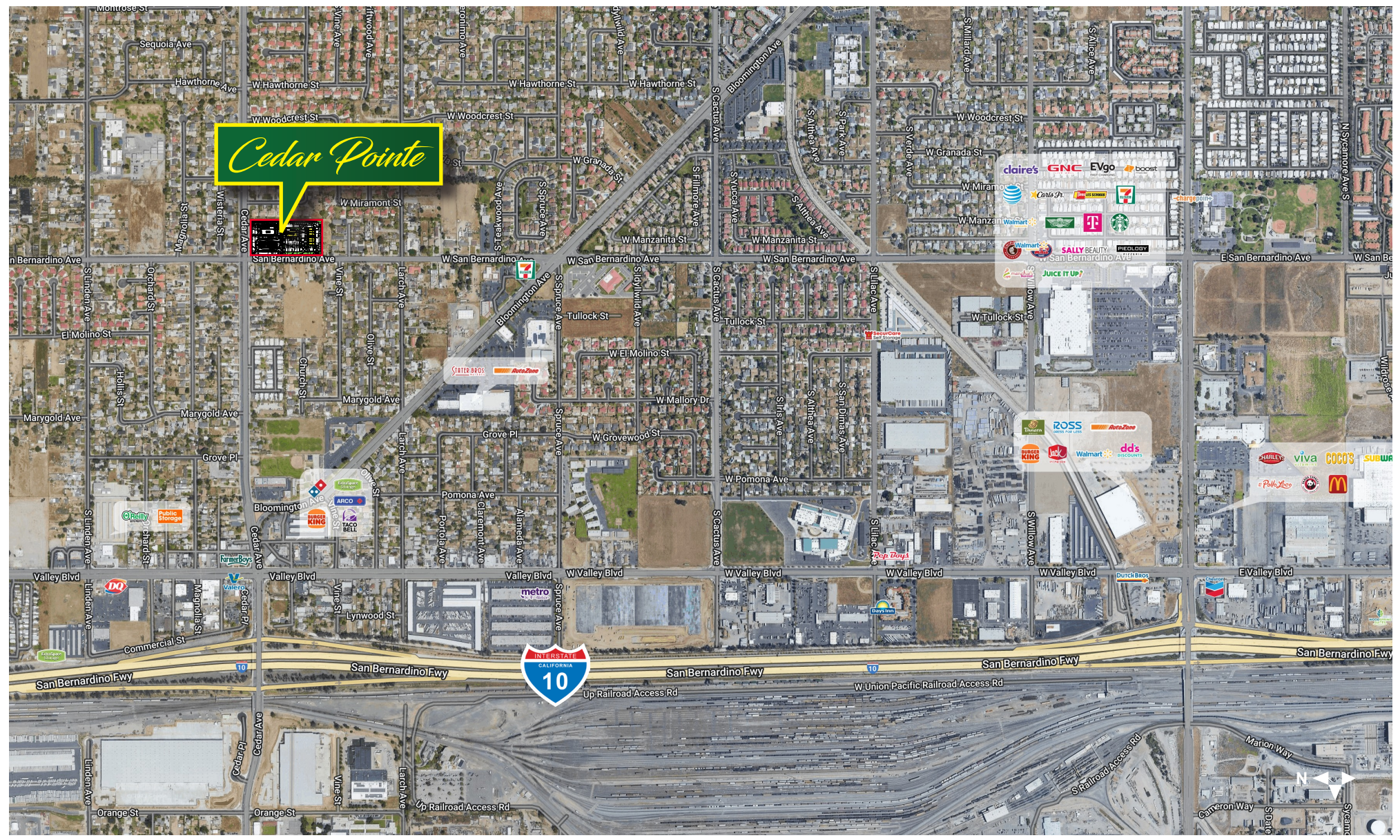
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.



# Cedar Pointe

NEC CEDAR AVE & SAN BERNARDINO AVE  
BLOOMINGTON, CA

## NEARBY RETAILERS



FOR MORE INFORMATION,  
PLEASE CALL: 951-285-3000

MITCH ROSEN | Broker  
mitch.rosen@crscompany.com  
DRE #00620317

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.