

For Sale

Land Property in Bloomington, California



11205 Cedar Avenue
Bloomington, California

Confidential offering memorandum

**AVISON
YOUNG**



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Investment Summary

Overview

Avison Young is pleased to present a 5 acre land site located at 11205 Cedar Avenue in Bloomington, California.

The parcel is located in the BL/RS-1-AA (Bloomington Community / Single Family Residential – 1 acre minimum – Additional Agriculture). The RS (Residential) land use zoning district provides sites for single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses.

Please see [CHAPTER 82.04: RESIDENTIAL LAND USE ZONING DISTRICTS \(amlegal.com\)](#) for potential uses in the Valley Region of the RS zone and development standards. As well as [CHAPTER 82.07: ADDITIONAL AGRICULTURE \(AA\) OVERLAY \(amlegal.com\)](#) for information on the Agricultural Overlay.

The site has a residential home (boarded up) that requires extensive remodeling. The property was also improved and previously used as a trucking terminal and parking lot. The operation for the truck terminal is not an allowed use per the zoning. On May 2, 2024 a stipulated judgement was placed against the property pertaining to allowable uses. See link to review stipulated judgement - [Link](#).

Buyer to verify zoning and allowable uses.

Highlights

- Large ±217,800 SF lot
- Across the street from Bloomington Commerce Center
- Located on main thoroughfare, Cedar Ave
- Very close to the 10 Freeway







Buyer to verify zoning and allowable uses

Offering Summary

\$3,995,000

Offering price



Land Area:
±217,800 SF/5 Acres



Land Price/SF:
\$18.34



Address:
11205 Cedar Ave



City:
Bloomington, CA



APN:
0257-101-10-0000



Boarded up Residential Home:
±2,920 SF

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Location Overview

Demographics (5 mile radius)

334,356

Population

88,079

Households

257,649

Daytime employees

\$84,451

Average household income

56%

Owner occupied

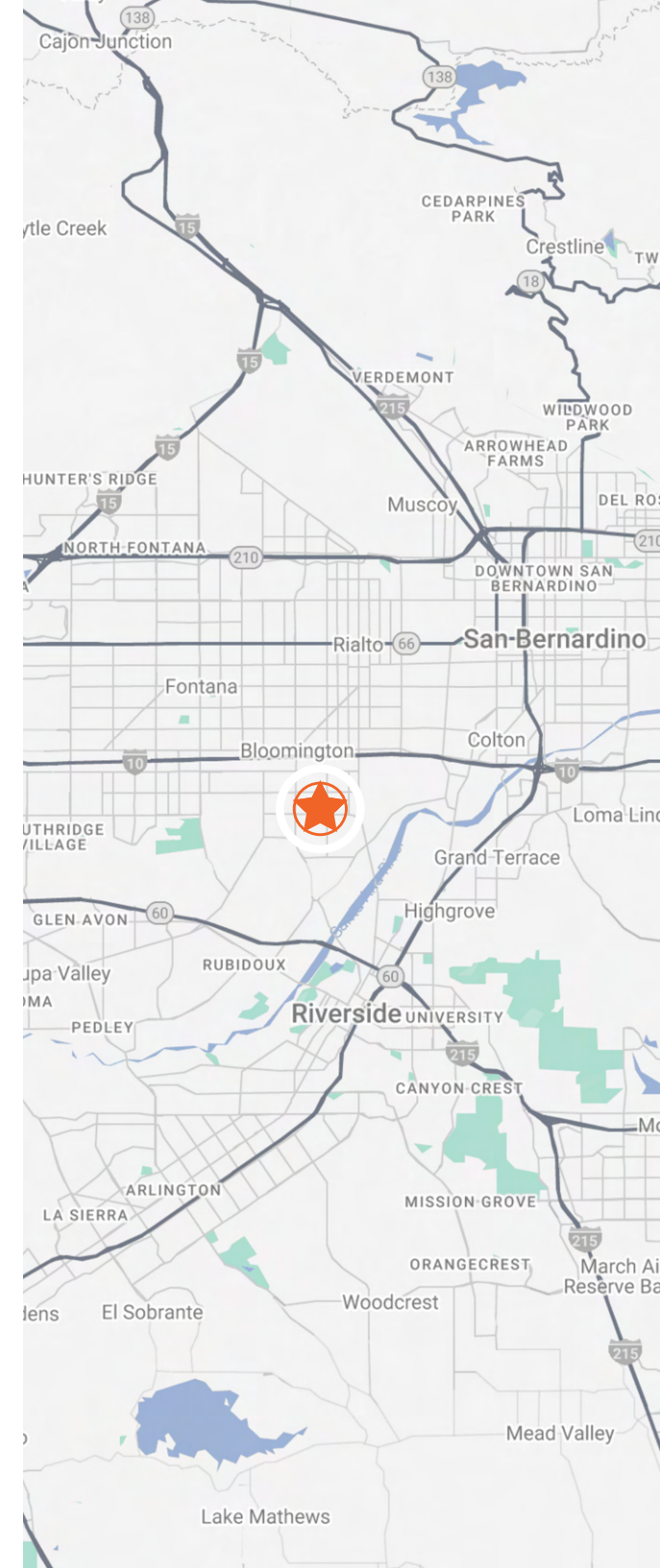
284,987

Daytime businesses

About Bloomington, California

Bloomington, California, is a census-designated place in San Bernardino County, encompassing approximately 6.1 square miles. As of 2022, it has a population of about 23,051 residents, with a median age of 32.5 years. Established in 1887 by the Semi-Tropic Land and Water Company, Bloomington has evolved into a blend of suburban development and traditional farmland. The area is characterized by a mix of residential properties and agricultural land, with home prices largely determined by acreage. Bloomington is an urban unincorporated community, though many of the town's political activists are pushing for Bloomington to attain cityhood.

https://en.wikipedia.org/wiki/Bloomington,_California







Confidential information and Disclaimer

Contacts and Confidentiality

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of (the Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability

whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied

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The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

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