

17897 MARYGOLD AVE. BLOOMINGTON, CA 92316

Laurel Ave.

Valley Blvd.



Marygold Ave.



THE OFFERING

KW Commercial – Inland Empire has been selected to exclusively market ± 4.48 Acres of Multifamily/Mixed-Use Land Development Opportunity.

The property is centrally located just North of the I-10 Freeway, South of the I-210 Freeway and just East of the I-15 Freeway. Surrounded by strong local economy, sound demographics, and an extremely active multifamily sector in the Inland Empire. The property features phases of Development, with approval up ± 40 units per acre.

The overall Inland Empire Market remains very hot and continues to be a target for investors and developers who want to capitalize on local rent growth and development and the area.



PROPERTY HIGHLIGHTS



INLAND
EMPIRE

CAL DRE # 02120868



Address: 17897 Marygold Ave. Bloomington, CA 92316



Structure: ±1,200sq.ft. (Single Family Residence)



Lot Size: ±4.48 Acres (±195,149sq.ft)



Allowed: Up to ±40-units per acre.



•Mixed use zoning, under the Valley Corridor Specific Plan per county of San Bernardino.



•Water and Sewer connect on Valley Blvd.



•High Traffic Counts

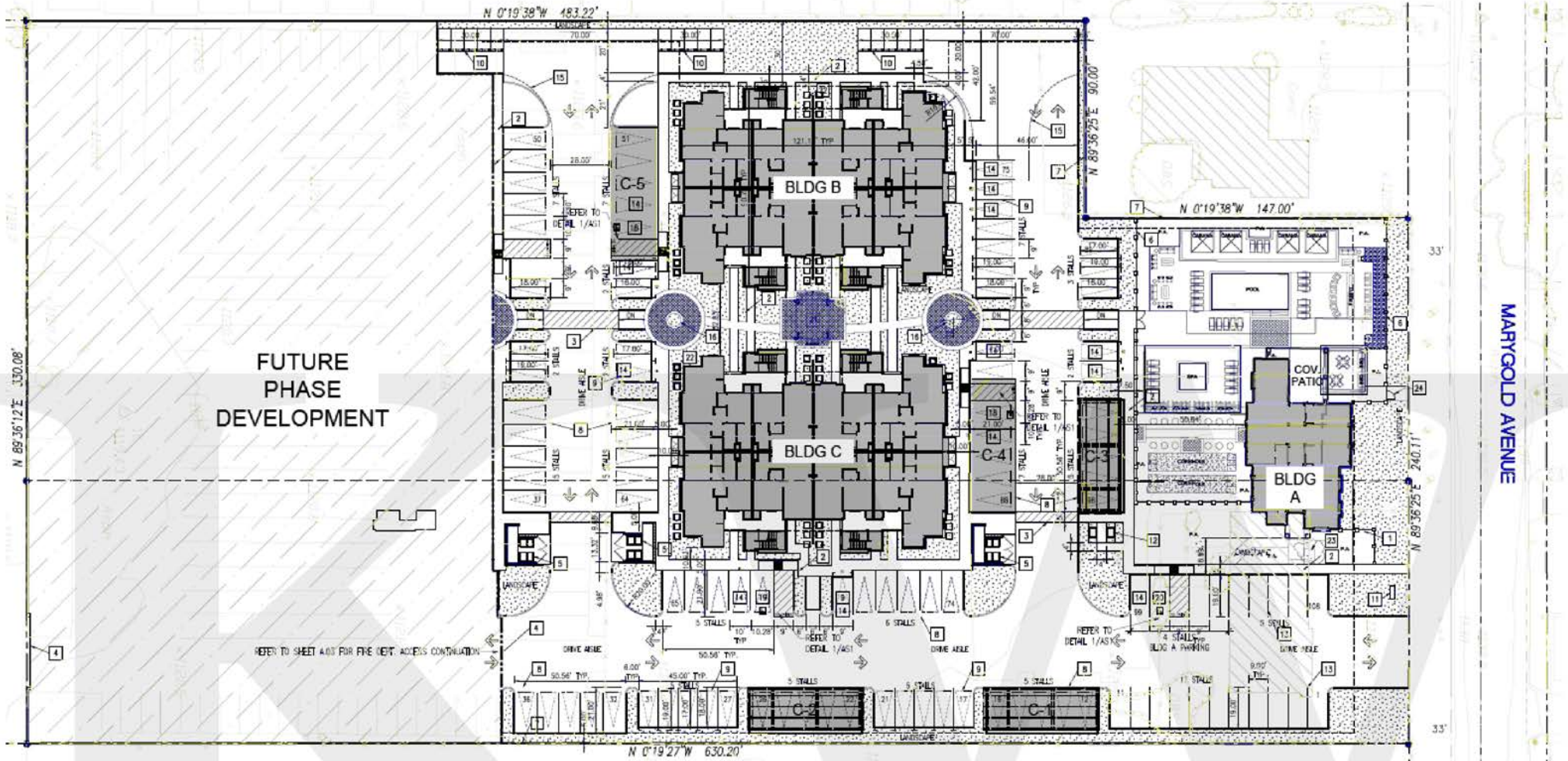


•Easy Access to I-10 Fwy from Cedar Ave & Sierra Ave. on/off ramp





SITE PLAN



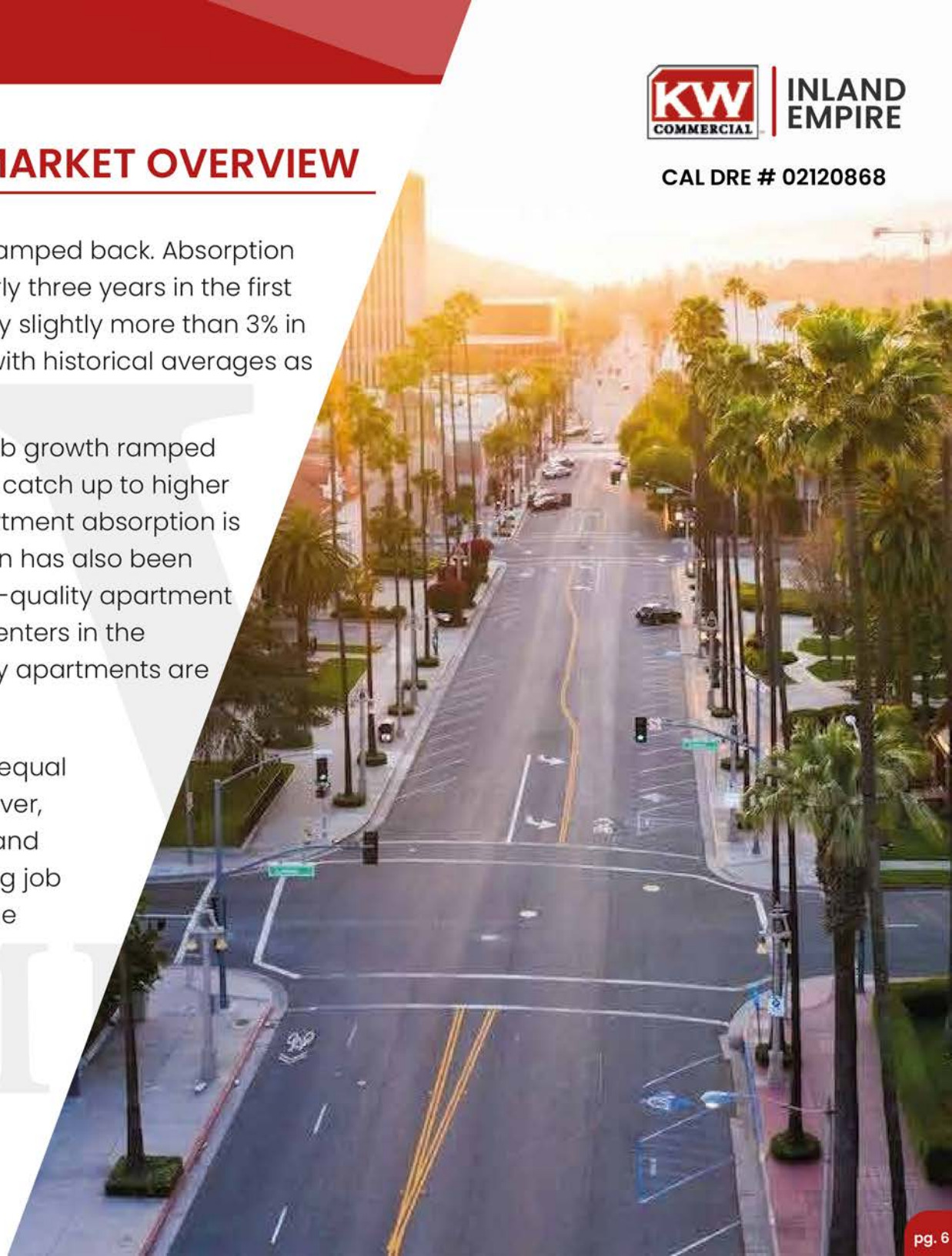
MARYGOLD AVENUE

INLAND EMPIRE MULTIFAMILY MARKET OVERVIEW

Demand for apartments in the Inland Empire has ramped back. Absorption slightly outpaced deliveries for the first time in nearly three years in the first quarter of 2024. Rents are forecasted to increase by slightly more than 3% in 2024 and closer to 4% in subsequent years, in line with historical averages as supply growth moderates.

Absorption has rebounded over the past year as job growth ramped up and affordability is improving as rising incomes catch up to higher rent levels. As a result of a growing labor pool, apartment absorption is rising toward historical averages. Recent absorption has also been boosted by the lease-up of recently delivered high-quality apartment complexes, which have added capacity for more renters in the growing market. Lease-up rates in new high-quality apartments are accelerating in 2024.

Roughly 3,000 units were delivered in 2023, and an equal amount is forecasted for completion in 2024. However, representing an improvement from last year, demand should match supply growth in 2024 due to ongoing job growth and a continuation of residents drawn to the market's affordability in comparison to L.A., Orange County, and San Diego.

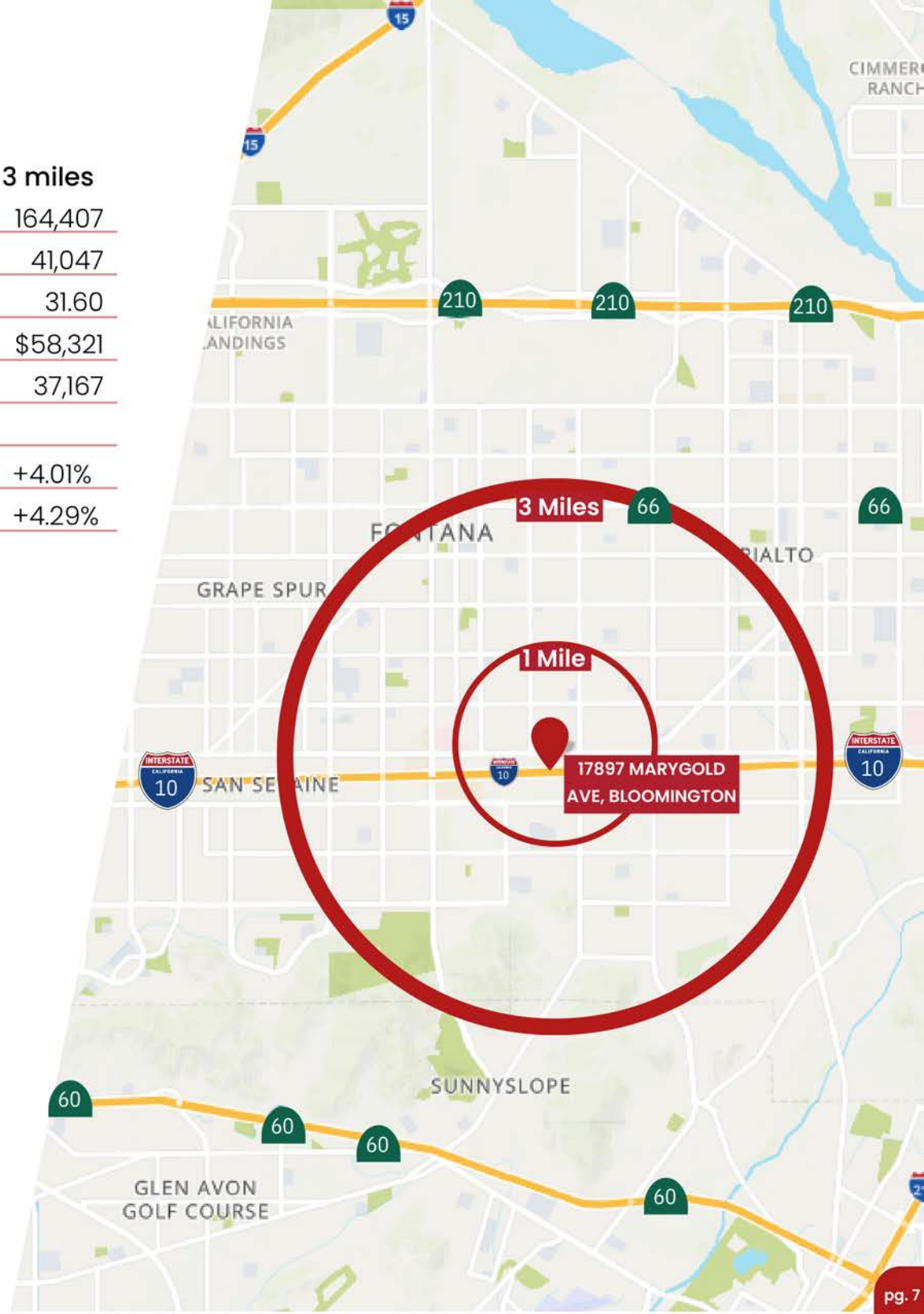


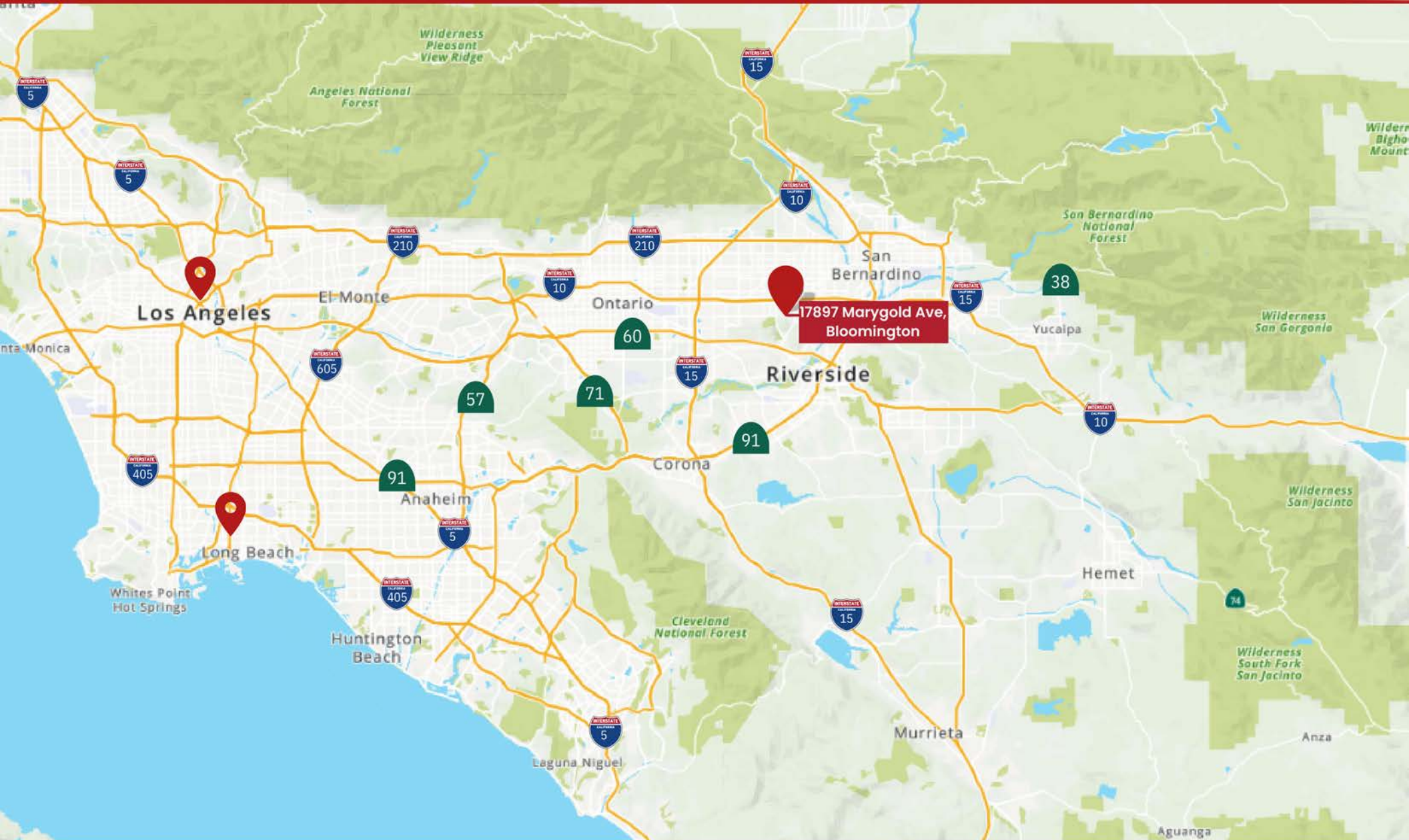
DEMOGRAPHICS

	1 mile	3 miles
Population	16,737	164,407
Households	4,314	41,047
Median Age	32.90	31.60
Median HH Income	\$55,390	\$58,321
Daytime Employees	3,292	37,167
Population Growth 22' - 27'	+4.81%	+4.01%
Household Growth 22' - 27'	+5.10%	+4.29%

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Vol	Distance
Taylor Ave	Alder Ave W	9,326	0.18 mi
Grace St	Marygold Ave N	203	0.19 mi
Valley Blvd	Locust Ave E	20,827	0.20 mi
Frankfort Ave	Marygold Ave N	234	0.22 mi
Alder Ave	Valley Blvd S	9,603	0.24 mi
Marygold Ave	Frankfort Ave W	3,392	0.26 mi
10	Alder Ave NW	205,242	0.27 mi
Alder Ave	Taylor Ave S	2,164	0.27 mi
Locust Ave	Marygold Ave N	6,264	0.28 mi
Marygold Ave	Alder Ave W	3,550	0.28 mi





**INLAND
EMPIRE**

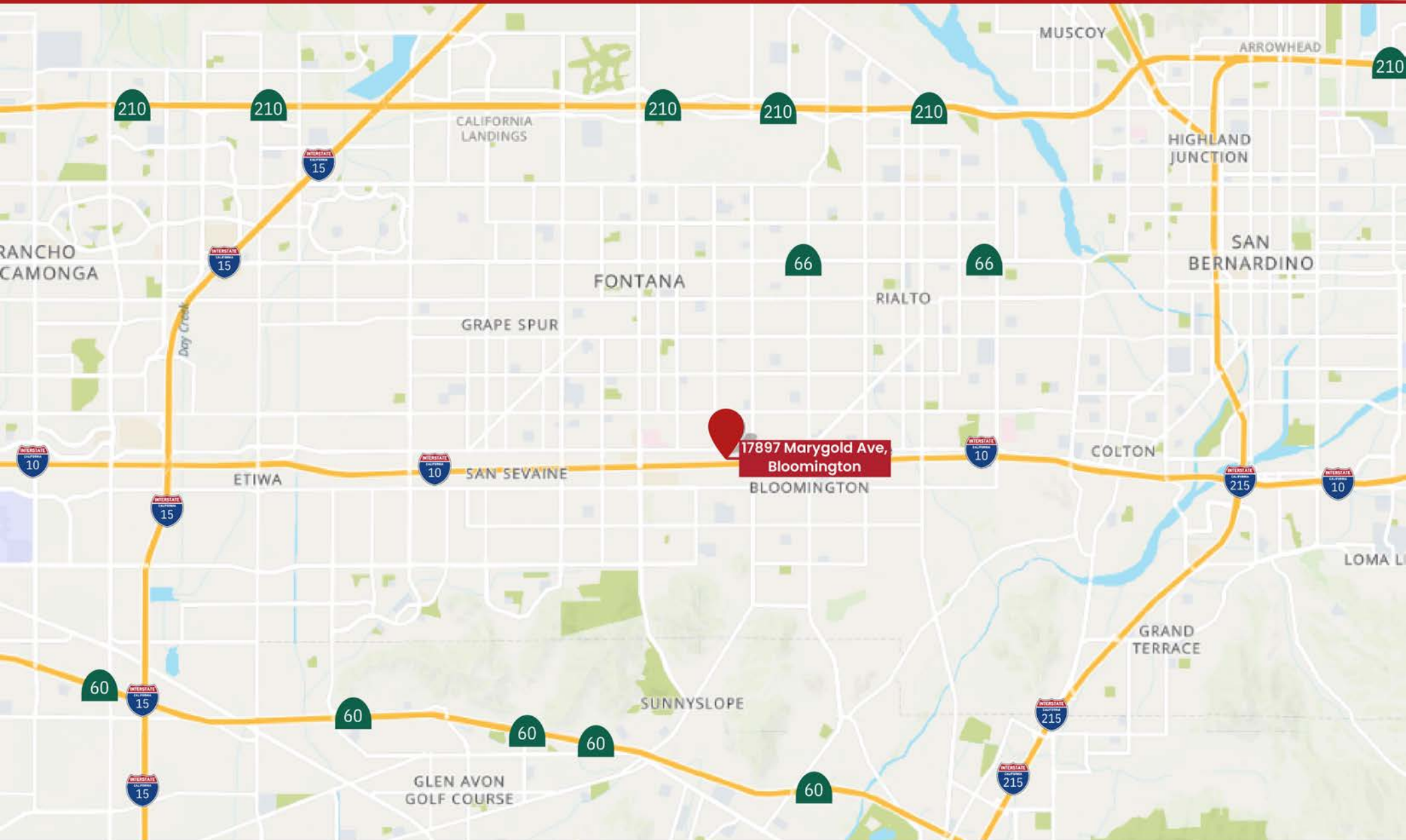
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Grace St.

Marygold Ave.

Ayala Park



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