

18661 5TH St. | 2 Acres Commercial Lot
Bloomington, CA 92316



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PROPERTY SUMMARY

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ADDRESS	18661 5th St.
CITY, STATE ZIP	Bloomington, CA 92316
OCCUPANCY	Vacant Commercial Lot
LIST PRICE	\$1,299,000
LOT SIZE (SF)	87,555
LOT SIZE (ACRES)	2.01
LOT PRICE / SF	\$14.84
LOT PRICE / ACRE	\$646,273
TRAFFIC COUNTS (Cedar Ave.)	21,806
FLOOD PLAIN	Zone X (Moderate to Minimal Risk)
ZONING	BL/CG-SCp
ZONING DESCRIPTION	Bloomington / General Commercial / Sign Control Primary
ASSESSOR PARCEL	0259-141-01-0000

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2 ACRE COMMERCIAL LAND | 18661 5th St., Bloomington, CA 92316

PROPERTY OVERVIEW

Large Expansive Lot – A 2.01 Acre Site with 370+ Feet of Frontage on Cedar Ave.

High Traffic Count – Over 21,800 vehicles per day traffic count according to CoStar.

Flat & Highly Visible - Flat, highly visible corner site with dual access via Cedar Avenue and 5th Street.

Favorable Zoning & County Jurisdiction – Zoning of BL/CG-SCp provides a wide array of General Commercial uses under the County of San Bernardino Jurisdiction.

Centrally Positioned - Near Rialto, Fontana, and Colton, minutes from I-10, I-215, and CA-60 freeways.

We are pleased to present a prime 2.01-acre commercial parcel located at 18661 5th Street in Bloomington, California. The property spans nearly an entire block between 5th Street to the north and W. Cedar Avenue to the south, featuring over 370 feet of frontage along Cedar Avenue, a key retail arterial with traffic counts exceeding 21,800 vehicles per day (per CoStar).

Zoned BL/CG-SCp (Bloomington / General Commercial – Sign Control Program), the site allows for a wide range of retail, office, and service commercial uses under the San Bernardino County zoning jurisdiction, as Bloomington is an unincorporated community. The Sign Control Program overlay provides the County enhanced regulatory control over signage, ensuring consistency and visibility for future developments.

This generally flat and highly usable parcel offers excellent visibility and access along Cedar Avenue, with secondary exposure to 5th Street. Strategically positioned in a growing trade area bordered by Rialto, Fontana, and Colton, the property is minutes from the I-10, I-215, and CA-60 freeways, providing convenient connectivity throughout Los Angeles, Riverside, and the greater Inland Empire.

Ideal for retail, office, or mixed commercial development, the site benefits from ongoing population growth, steady commuter traffic, and proximity to major shopping centers, healthcare facilities, and employment hubs. Offered at \$1,299,000, this site represents a rare opportunity to acquire a well-located commercial parcel in one of Southern California's fastest-growing submarkets.



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Parcel Outline is an approximation only.



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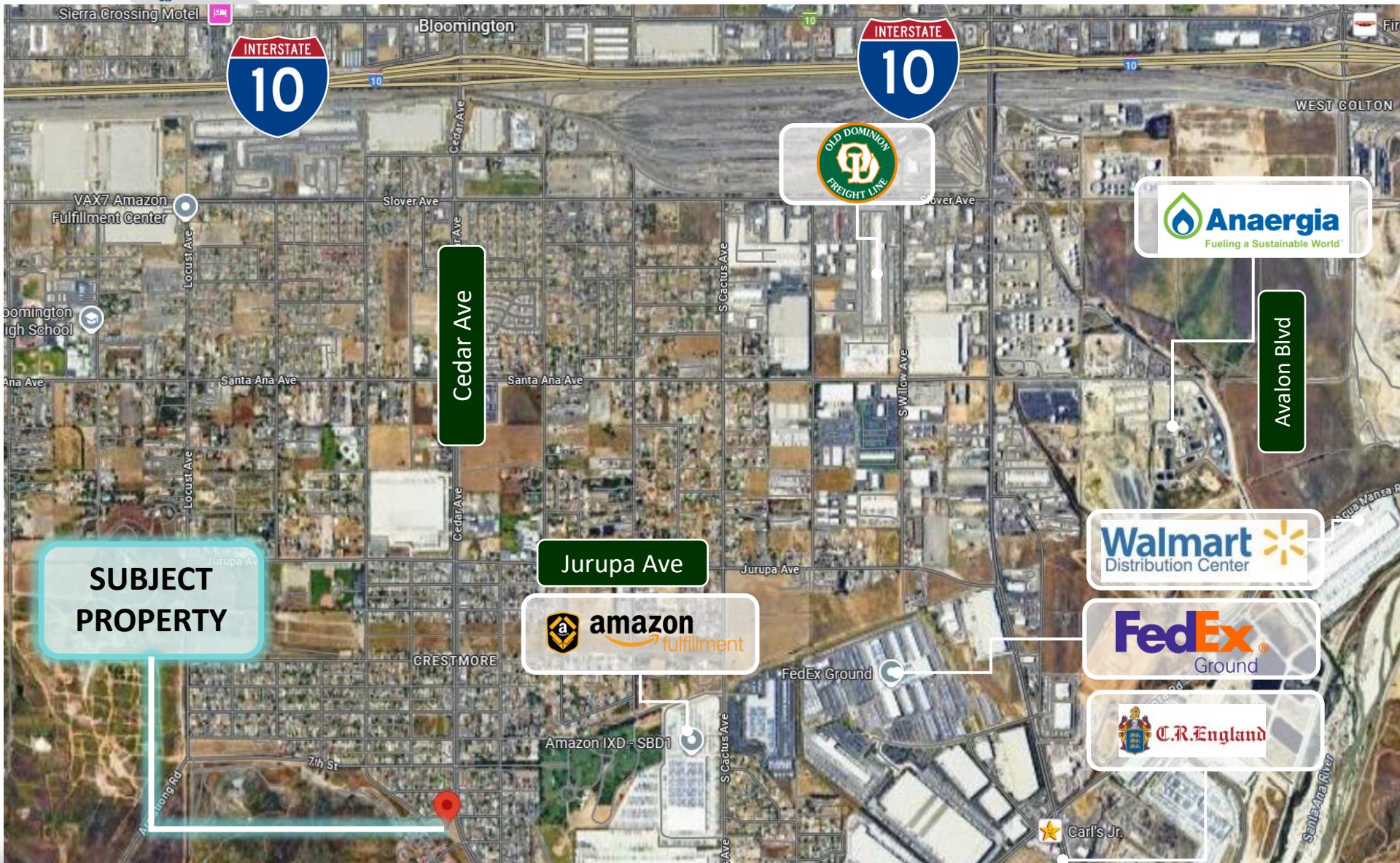




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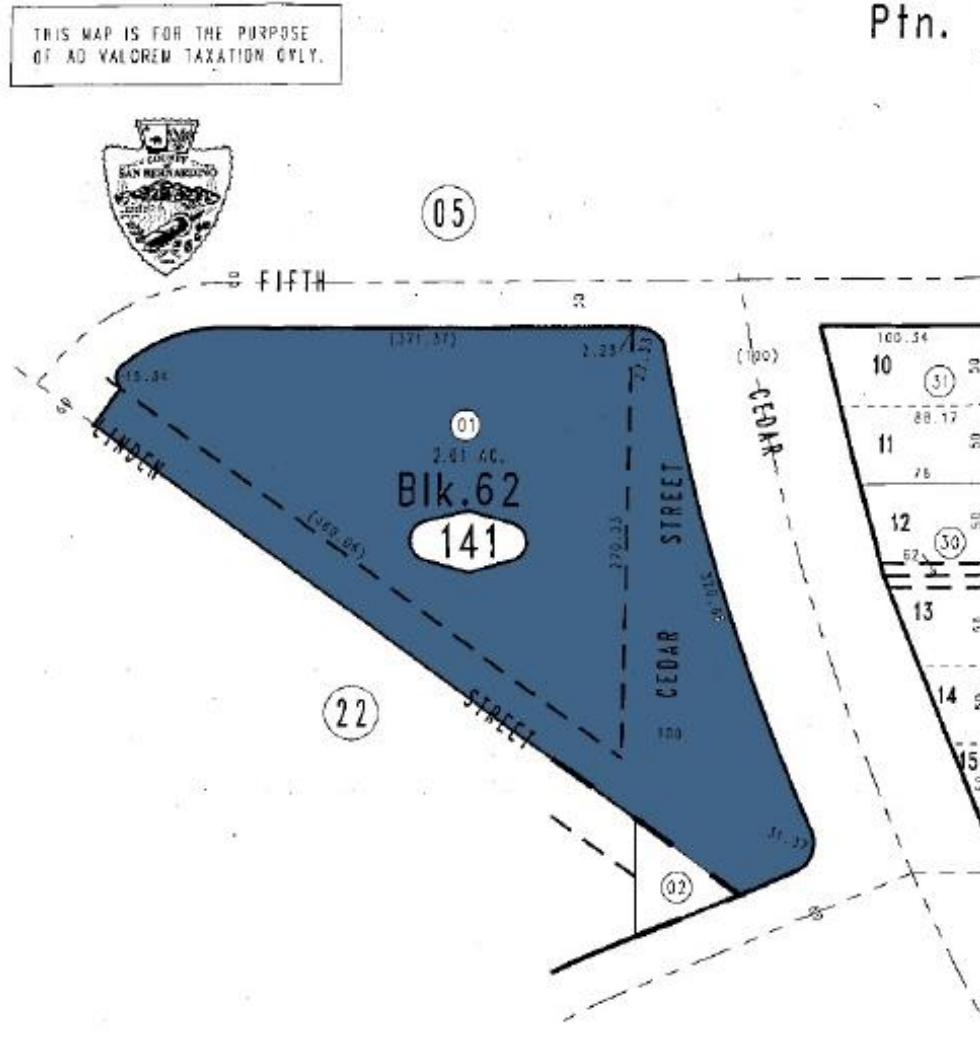
**2 ACRES
VACANT COMMERCIAL LOT**





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PARCEL MAP



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