



SPERRY
COMMERCIAL GATEWAY GROUP

17514

VALLEY BLVD
BLOOMINGTON, CA 92316

For Sale



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amazon

Campbell's

SPERRY
COMMERCIAL GATEWAY GROUP

FOOD4LESS

KAISER PERMANENTE®

CRAZY BOSS
Big Discount Store

BEL-AIR
SWAP-MEET

Subject
Property
77,000 SF

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

For Sale – Industrial Land | Asking Price: \$2,499,999
 17514 Valley Blvd, Bloomington, CA 92316
 ±1.77 Acres | Zoned FBC | Paved Lot | Freeway Accessible

Strategically located in the Inland Empire’s highly active industrial corridor, this ±1.77-acre parcel offers a prime opportunity for developers, investors, or owner-users. The property features ±104 feet of frontage along Valley Boulevard, is fully paved, and is zoned Form-Based Code (FBC), allowing for flexible industrial or commercial development.

Positioned just off the I-10 Freeway, with close proximity to I-15, I-215, SR-60, and I-210, the site offers excellent logistics and transportation advantages. Rarely does an industrial parcel of this size, location, and accessibility come to market.

OFFERING SUMMARY

Sale Price: \$2,499,999
 Lot Size: 77,061 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	483	1,290	4,650
Total Population	1,630	4,485	16,564
Average HH Income	\$74,161	\$77,765	\$84,328

Property Description



PROPERTY DESCRIPTION

For Sale – Industrial Land

Asking Price: \$2,499,999

Lot Size: ± 1.77 Acres ($\pm 77,101$ SF)

Zoning: Form-Based Code (FBC)

APN: 0252-032-57

Frontage: ± 104 feet on Valley Blvd

Fully Paved Lot

Immediate Freeway Access to I-10

Utilities: Available (Buyer to Verify)

Location Description

Located in the heart of the Inland Empire, this ± 1.77 -acre industrial land site at 17514 Valley Blvd, Bloomington, CA 92316 offers an excellent opportunity for industrial development, logistics use, or an owner-user facility. The property features ± 104 feet of frontage along Valley Boulevard, providing strong visibility and access.

The site is fully paved and zoned Form-Based Code (FBC), allowing for flexible industrial or commercial development. With immediate access to the I-10 Freeway and close proximity to I-15, I-215, SR-60, and I-210, the location offers seamless connectivity throughout Southern California.

This is a rare opportunity to acquire a well-located, freeway-adjacent industrial parcel in one of the most active logistics corridors in the region.

Additional Photos





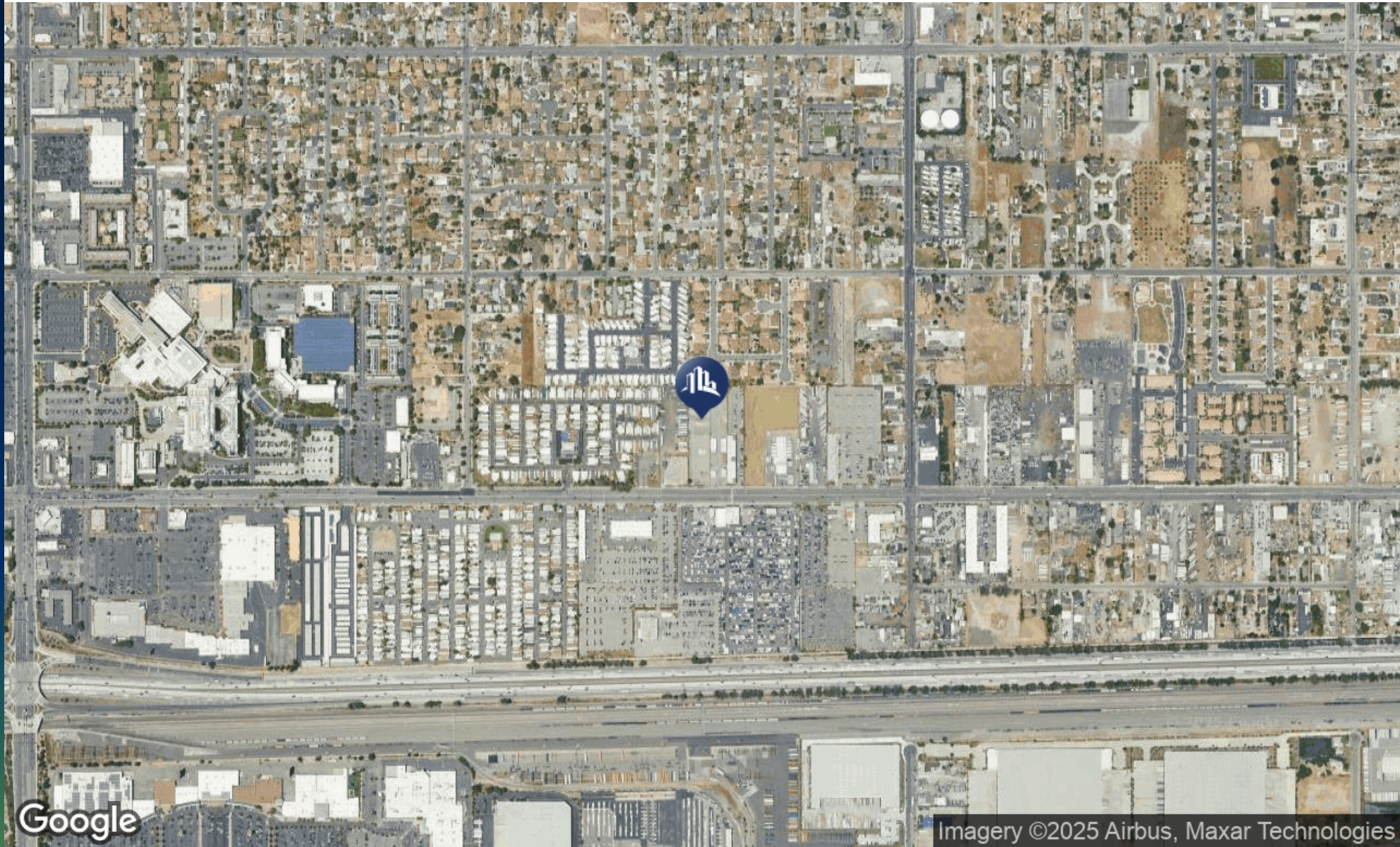
Subject
Property
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**BEL-AIR
SWAP-MEET**

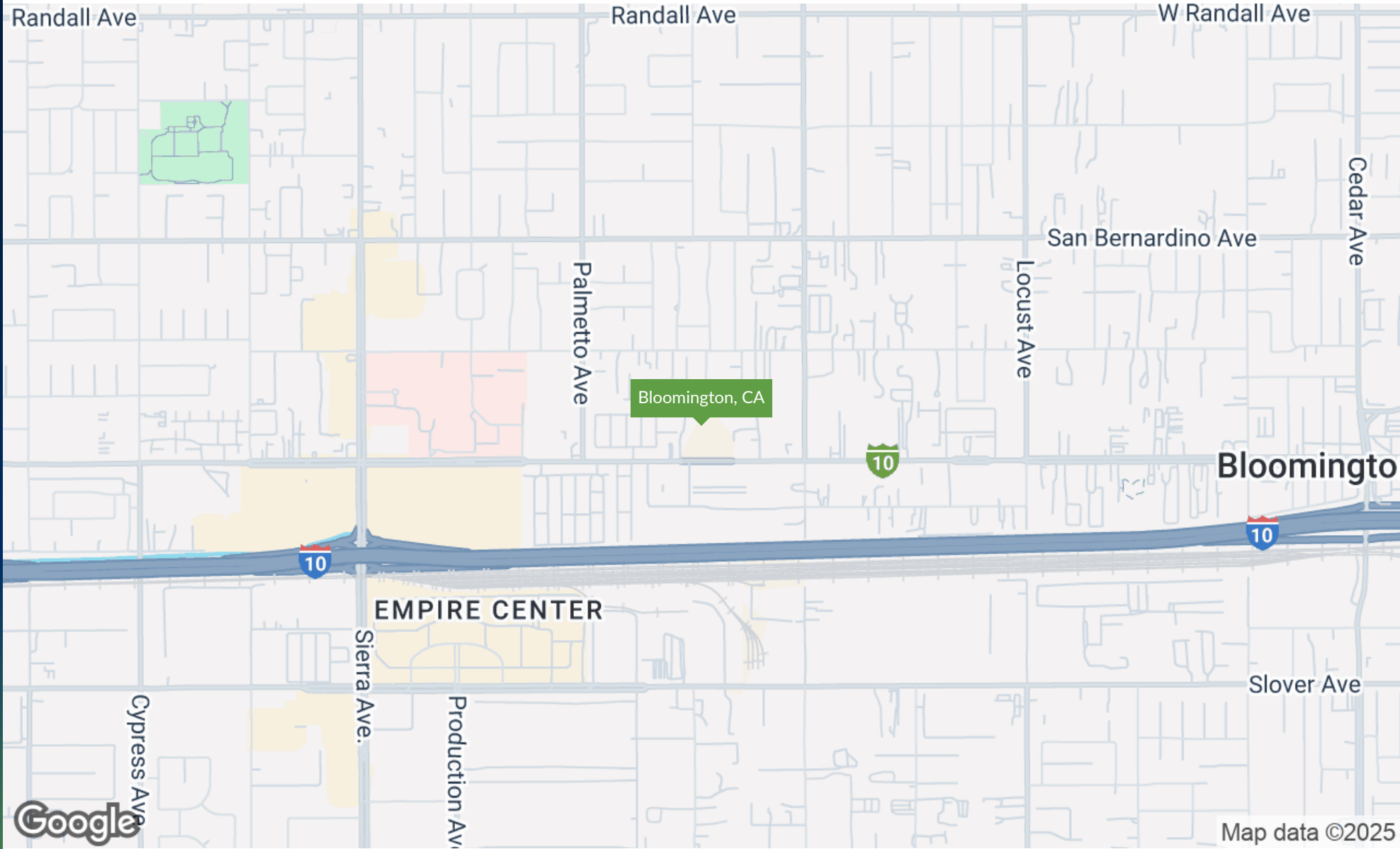
SECTION 2

LOCATION INFORMATION

Aerial Map



Regional Map





**Rexford
Industrial**

CUBEWORK



**LBA
Logistics**

**BEL-AIR
SWAP-MEET**

**ExtraSpace
Storage**



KAISER PERMANENTE

CRAZY BOSS
Big Discount Store



**Subject
Property
77,000 SF**

SECTION 3

DEMOGRAPHICS

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,630	4,485	16,564
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	483	1,290	4,650
# of Persons per HH	3.4	3.5	3.6
Average HH Income	\$74,161	\$77,765	\$84,328
Average House Value	\$401,717	\$415,634	\$493,227

Demographics data derived from AlphaMap

