

**BLOOMINGTON RETAIL/QSR DEVELOPMENT/GROUND LEASE OPPORTUNITY**  
10898 CEDAR AVENUE, BLOOMINGTON, CALIFORNIA

LAND



PRESENTED BY

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Multifamily Site In Escrow

Future McKinney Trailer Rentals

Future National Auto Parts Retailer

Subject Property  
0.55 AC



# PROPERTY DESCRIPTION

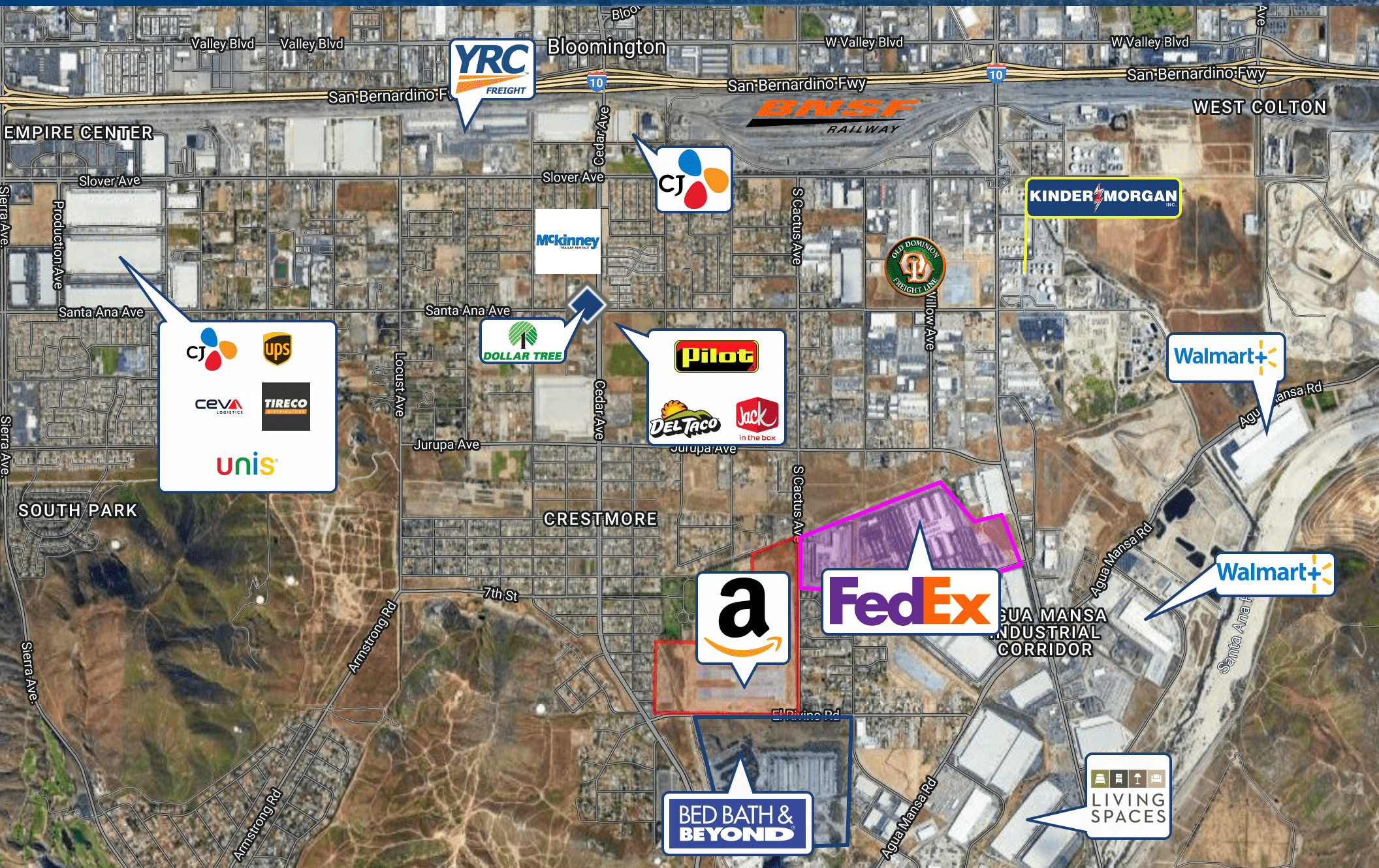


## PROPERTY DESCRIPTION

Graystone Capital Advisors is pleased to exclusively present the NEQ of Cedar & Santa Ana Ave in Bloomington, CA. This unique opportunity is offered for Ground Lease, Built-to-Suit, or Sale and represents an excellent opportunity for a potential Fast-Food Drive-Thru or Retail development site. The property consists of 0.55 AC of raw land zoned Neighborhood Commercial (BL/CN) sitting at the signalized intersection of Cedar Ave & Santa Ana Ave. The property sits directly south of the I-10 Freeway with excellent access to the 60 & 215 Freeways. The parcel also offers terrific access/visibility along Cedar Ave, a primary North-South thoroughfare with robust commuter & truck traffic. Furthermore, the property is surrounded by popular retailers, including Dollar Tree, Pilot Gas Station, Del Taco, Jack in the Box, C & H Liquors, and Cedar House Life Change Center, which attract the 90,316 residents & 26,009 daytime employees within a 3-mile radius (5-mile: 347,158 people - 93,573 employees).



# RETAILER MAP



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# CITY INFORMATION



## LOCATION DESCRIPTION

The Inland Empire's retail market has one of the best turnaround stories over the past two years. The vacancy rate spiked to 7.8% at the end of 2020 because several big-box retailers vacated space. But strong demand paired with minimal supply growth has aided fundamentals and the vacancy rate has fallen to 6.0%. Meanwhile, rents have grown by 6.6% over the past 12 months, compared to the five-year average of 4.1% per year.

Leasing activity has been driven by food services, fitness centers, grocery stores, and discount retailers. One of the largest leases in the past year comes from Target, who is opening a new 70,000-SF store in Ontario in early 2023.

The supply pipeline has further decreased over the past 12 months because developers remain cautious. Most construction is built-to-suit near housing communities and built in phases to reduce risk. Areas such as Ontario Ranch are approved for thousands of new residential units. There are also several shopping centers under construction near new industrial centers where daytime spending can be more reliable.

Investors have hardly shied away from retail properties in the Inland Empire, despite rising interest rates. Buyers are targeting auto dealerships and shopping centers anchored by national credit tenants. Pricing has appreciated as a result, bringing market pricing to a record high of \$300/SF and market cap rates to 5.7%.

## LOCATION DETAILS

Market	Inland Empire
Sub Market	San Bernardino
County	San Bernardino
Cross Streets	Santa Ana Ave
Signal Intersection	Yes
Nearest Highway	Interstate-10
Nearest Airport	SBD International Airport





# DEMOGRAPHICS MAP & REPORT

## POPULATION

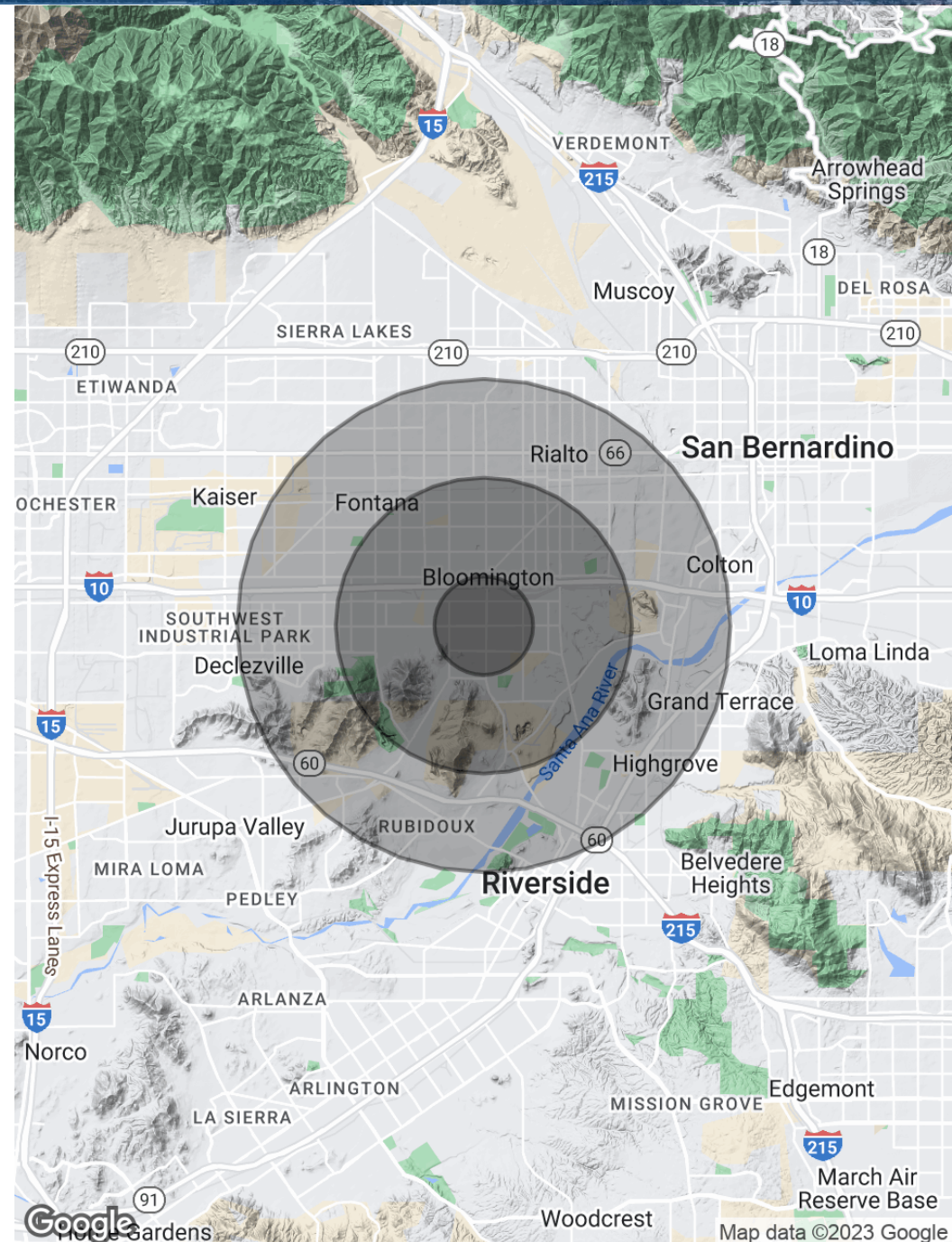
	1 MILE	3 MILES	5 MILES
Total Population	8,259	90,361	347,158
Average Age	34.7	33.1	31.3
Average Age (Male)	31.7	31.7	30.1
Average Age (Female)	37.7	34.4	32.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,280	25,443	94,568
# of Persons per HH	3.6	3.6	3.7
Average HH Income	\$62,632	\$69,716	\$69,281
Average House Value	\$310,629	\$297,999	\$283,484

## RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	3,915	41,858	149,042
Total Population - Black	157	5,364	22,208
Total Population - Asian	68	2,278	9,188
Total Population - Hawaiian	1	147	539
Total Population - American Indian	126	741	3,054
Total Population - Other	2,864	30,462	131,628





# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Hard Corner Fast Food or Retail Development Site
- Available for Ground Lease, Built-to-Suit, or Sale
- Directly Off the 10 Freeway with Excellent Access to the 60 & 215 Freeways
- Situated on Primary North-South Arterial Road – Running from Rialto Through Riverside
- Strong Industrial, Truck, and Employment Based Traffic
- Immediately Adjacent to Agua Mansa Industrial Corridor | +15M SF Industrial Distribution & Logistics
- Necessity-Based Retail Intersection | Dollar Tree, Pilot Gas Station, Del Taco, Jack in the Box, C & H Liquors, Cedar House Life Change Center Station/QSR Development, Community Health Center
- 75,022 People - 26,009 Employees within a 3-Mile Radius
- 343,097 People - 93,573 Employees within a 5-Mile Radius





Agua Mansa Industrial  
Corridor - +15M SF

Colton Unified School District

0.55 AC

Cedar Ave

Santa Ana Ave



# ADDITIONAL PHOTOS





# FINANCIAL ANALYSIS

## PROPERTY SUMMARY

Address:	10898 Cedar Avenue, Bloomington, CA 92316
APN:	0257-041-11-0000
Gross Leasable Area:	23,958 SF
Lot Size:	0.55 Acres
Zoning:	Neighborhood Commercial (BL/CN)

## PRICING

Sale Price:	\$775,000
Price/SF:	\$30.05
Lease Rate (Annually):	\$100,000.00 - 130,000.00
Lease Rate (Monthly):	\$8,350.00 - 10,850.00
Price/SF (Annually):	\$4.17-5.43
Price/SF (Monthly):	\$0.35-0.45
Lease Type:	NNN (Built-to-Suit or Ground)
Lease Term:	Negotiable

