

18150 VALLEY BOULEVARD

BLOOMINGTON, CA



214,000 AADT

Lillian Court
251 Units
Bloomington Grove
31 Units

Future Development Site
Contact Agent for Details

3.91 AC
Zoned Mixed-Use
(VC/MU)

MULTIFAMILY, COMMERCIAL, OR MIXED-USE DEVELOPMENT OPPORTUNITY

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THE OFFERING

Graystone Capital Advisors is pleased to present the opportunity to acquire ±3.91 acres of mixed-use development land at 18150 Valley Blvd in Bloomington, CA. Strategically positioned along Valley Blvd just off the I-10 freeway, the site lies within the heart of Bloomington's Valley Corridor, a key redevelopment area targeted for high-density residential, commercial, and mixed-use growth under the Valley Corridor Specific Plan.

Zoned VC/MU (Valley Corridor/Mixed-Use), the property offers exceptional flexibility with permitted densities of up to 40 dwelling units per acre and a 2.00 FAR for commercial uses. Building heights of 35–60 feet are supported depending on project design and use, making the site well-suited for residential, retail, or integrated mixed-use development.

Surrounded by major employers, retail centers, schools, and public infrastructure, the property sits adjacent to the newly constructed Bloomington Branch Public Library and is just minutes from Kaiser Permanente-Fontana, Amazon, UPS, and other major distribution centers. The area features national tenants such as Target, In-N-Out, Starbucks, and Food 4 Less, drawing from a population of nearly 400,000 residents within a 5-mile radius.

Property

Property Type	Multifamily, Commercial, or Mixed-Use Development Opportunity
Address	18150 Valley Blvd, Bloomington, CA 92316
Assessors Parcel Number	0252-091-01-0000
Lot Size (AC)	3.91 AC
Lot Size (SF)	170,391 SF

INVESTMENT HIGHLIGHTS



Prime Location with High Visibility

Positioned along Valley Blvd with easy access to the I-10 Freeway, this 3.91-acre parcel offers excellent regional connectivity and visibility, making it an ideal site for multifamily, commercial, or mixed-use development.



Flexible Zoning

The property is zoned VC/MU (Valley Corridor/Mixed-Use), allowing for up to 40 dwelling units per acre and a 2.00 FAR, offering developers flexibility to create residential, retail, or mixed-use projects that meet market demand.



Proximity to Major Employers and Amenities

The site is minutes from Kaiser Permanente, Amazon, UPS, and major retail centers, while also being adjacent to the newly constructed Bloomington Public Library. This location benefits from a dense trade area with nearly 400,000 residents within 5 miles, ensuring a strong market for development.

- **Strong Market Demand**

The Bloomington area's real estate market is experiencing significant growth, fueled by a rising population and increasing demand for residential, commercial, and mixed-use developments. The property's proximity to key employers, healthcare facilities, and retail centers further supports this growing demand, positioning it as an attractive development opportunity within a high-demand market.

- **Stable Leasing and Income Potential**

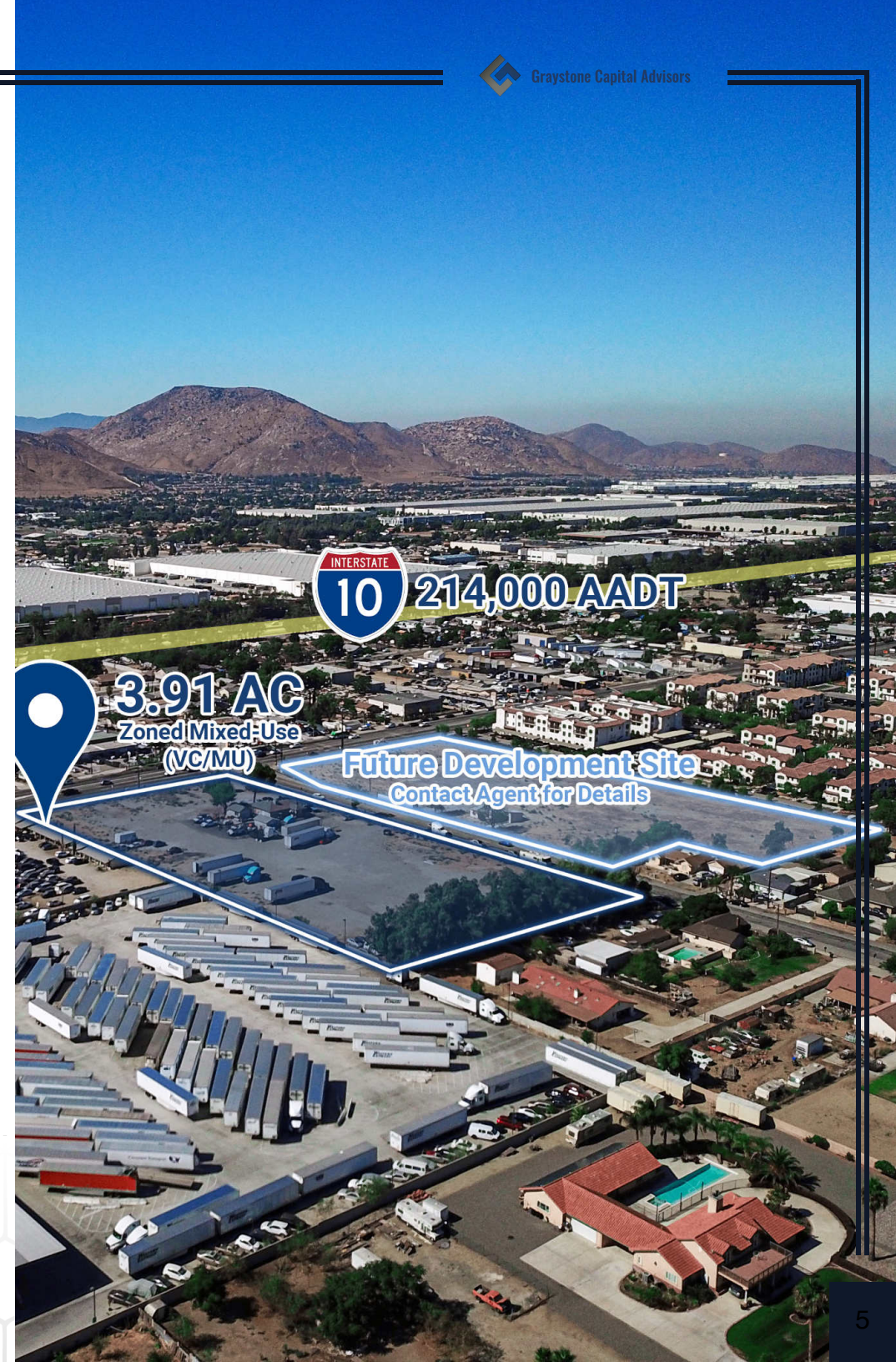
The site's strategic location along Valley Blvd and access to the I-10 Freeway provides a strong foundation for potential income generation. With its zoning for mixed-use development, the property offers long-term leasing potential, catering to a range of commercial and residential tenants. The demand for residential and commercial spaces in the rapidly expanding Bloomington market ensures that development on this property will provide stable, long-term income.

PROPERTY OVERVIEW

The property at 18150 Valley Blvd, Bloomington, CA, offers a prime 3.91-acre development opportunity in a rapidly growing area. Zoned VC/MU (Valley Corridor/Mixed-Use), the site allows for high-density residential and commercial projects, with densities of up to 40 dwelling units per acre and a 2.00 FAR. Strategically located with excellent visibility and access to the I-10 Freeway, the property is surrounded by major employers, retail centers, and amenities, making it an ideal location for multifamily, commercial, or mixed-use development.

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GENERAL DEVELOPMENT STANDARD

Standard	VC/MU	VC/BE	VC/C	VC/MHR	VC/LMR
Max Intensity ¹²					
Less than 1-acre project	0.50 FAR	0.20 FAR	0.20 FAR	10 du/ac	6 du/ac
1- to 4.99-acre project	1.00 FAR	0.35 FAR	0.50 FAR	15 du/ac	8 du/ac
5-acre or larger project	2.00 FAR	0.80 FAR	1.00 FAR	24 du/ac	10 du/ac
Average for overall land use district ³	1.00 FAR	0.75 FAR	0.75 FAR	20 du/ac	20 du/ac
Max Height/Stories ⁴					
Adjacent to a nonresidential or mixed-use parcel	60 ft/5 st	60 ft/5 st	60 ft/5 st	50 ft/4 st	35 ft/3 st
Adjacent to a residential parcel:					
Up to 2 stories	35 ft/3 st	25 ft/2 st	25 ft/2 st	40 ft/3 st	35 ft/3 st
3 stories or taller	60 ft/5 st	60 ft/5 st	60 ft/5 st	50 ft/4 st	35 ft/3 st
Site Specifications ⁵⁶					
Min project site ²	½ acre	½ acre	½ acre	2,500 sq ft	3,000 sq ft
Min lot area ⁷	10,000 sq ft	10,000 sq ft	10,000 sq ft	10,000 sq ft	10,000 sq ft
Min lot width	60 ft	60 ft	60 ft	40 ft	40 ft
Min lot depth	150 ft	150 ft	150 ft	70 ft	70 ft
Max width to depth ratio	1:3	1:3	1:3	-	-
Min landscape coverage ⁵	80%	80%	80%	60%	60%
Max lot coverage ⁸	80%	80%	80%	60%	60%
Min Building Setbacks, from a building to a/an: ⁹					
Public street or ROW	15 ft	15 ft	15 ft	15 ft	15 ft
Alley, private road, or drive aisle	6 ft	10 ft	10 ft	10 ft	10 ft
Interstate 10 ROW/channel ¹⁰	-	20 ft	20 ft	-	-
Nonresidential or mixed use parcel ¹¹	0/10 ft	0/10 ft	0/10 ft	0/15 ft	0/15 ft
Residential parcel ¹¹	0/15 ft	0/15 ft	0/25 ft	0/5 ft	0/5 ft
Building on the same parcel ¹¹	0/6 ft	0/6 ft	0/10 ft	0/10 ft	0/6 ft

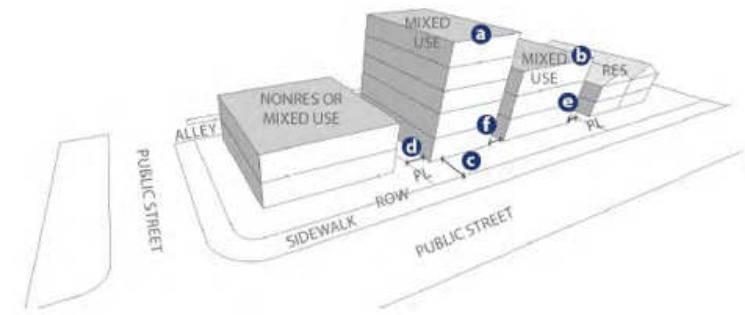


Figure 3-2: Building Height and Setback Standards

Valley Corridor Mixed Use District (VC/MU)

- a. Max height of 60 feet or 5 stories; architectural projections can extend an additional 10 feet
- b. Max height of 35 feet or 3 stories when adjacent to a residential parcel with a 1- or 2-story home
- c. Min setback of 15 feet from a public street/ROW; min setback reduced to 6 feet from an alley, private road, or drive aisle
- d. Min setback of 10 feet from a nonresidential or mixed-use parcel; setback waived for attached buildings
- e. Min setback of 15 feet from a residential parcel; setback waived for attached buildings
- f. Min setback of 6 feet for buildings on the same parcel; setback waived for attached buildings

LOT PLAN



- Land Use Districts**
- VC/LMR, Valley Corridor Low/Medium Residential
 - VC/MHR, Valley Corridor Medium/High Residential
 - VC/COM, Valley Corridor Commercial
 - VC/MU, Valley Corridor Mixed Use
 - VC/BE, Valley Corridor Bloomington Enterprise
 - VC/OS, Valley Corridor Open Space*
- Valley Corridor Specific Plan Boundary**
- Bloomington Community Boundary**

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BLOOMINGTON, CA

Bloomington, an unincorporated community in San Bernardino County, is located in the heart of the Inland Empire, one of Southern California's fastest-growing regions. With a population of approximately 24,000, the area benefits from the economic expansion of the broader Inland Empire, which houses over 4.2 million residents. This growth, fueled by an increasing demand for housing, offers developers a unique opportunity to tap into a market that is more affordable than neighboring Los Angeles and Orange County, while still being strategically located near major employment and retail centers.

The property is ideally situated with direct access to the I-10 Freeway, providing exceptional connectivity to key employment hubs in Ontario, Fontana, and Riverside. The area's proximity to the ports of Los Angeles and Long Beach—two of the busiest ports in the world—enhances its appeal, as these ports manage over 80% of California's imported cargo. This location places the property in the heart of Southern California's logistics and manufacturing sector, with major distribution centers from global companies like Amazon, UPS, Toyota, and Whirlpool driving the local economy.

Bloomington is undergoing a transformation, with significant public and private investments in infrastructure, residential developments, and community facilities. The area's ongoing growth is fueled by a demand for new housing options, including townhomes and workforce housing, which continues to outpace supply. The site's location next to the newly opened Bloomington Branch Public Library, along with strong surrounding demographics and access to regional amenities like Kaiser Permanente and major retail centers, further positions it as an ideal development opportunity.

With its strategic location and development-friendly zoning, Bloomington offers developers a rare opportunity to capitalize on the area's upward trajectory.

MARKET HIGHLIGHTS



Strategic Location in the Inland Empire

Bloomington is situated in one of the fastest-growing regions of Southern California, offering access to a large, expanding population and a strong, diverse local economy.



Proximity to Major Employment Hubs

The property is within close reach of key employment centers in Ontario, Fontana, Riverside, and the major logistics hubs of the ports of Los Angeles and Long Beach, providing access to a robust labor market.



High Demand for Housing

The Bloomington area has a growing need for residential development, driven by population growth, affordable housing demand, and the region's increasing economic activity.



Excellent Regional Connectivity

Direct access to the I-10 Freeway ensures seamless connectivity to major cities and employment centers, making the property highly accessible for both residents and businesses.



Surrounding Infrastructure Investment

Significant public and private investments are transforming the area, including new infrastructure, community facilities like the Bloomington Branch Public Library, and ongoing residential development projects.



Proximity to Key Amenities and Retail

The property is near major retail centers, national retailers, and regional amenities like Kaiser Permanente-Fontana, Palm Court Shopping Center, and lifestyle destinations such as Victoria Gardens and Auto Club Speedway, enhancing its appeal to both residents and developers.

TRANSPORTATION HIGHLIGHTS



Direct Access to I-10 Freeway

The property is strategically located just off the I-10 Freeway, providing easy access to major Southern California cities, including Los Angeles, Riverside, and San Bernardino, facilitating smooth commutes and transportation of goods.



Proximity to Major Logistics Hubs

Located near the ports of Los Angeles and Long Beach, the property is within reach of Southern California's largest logistics and distribution centers, enhancing its appeal for commercial and industrial development.



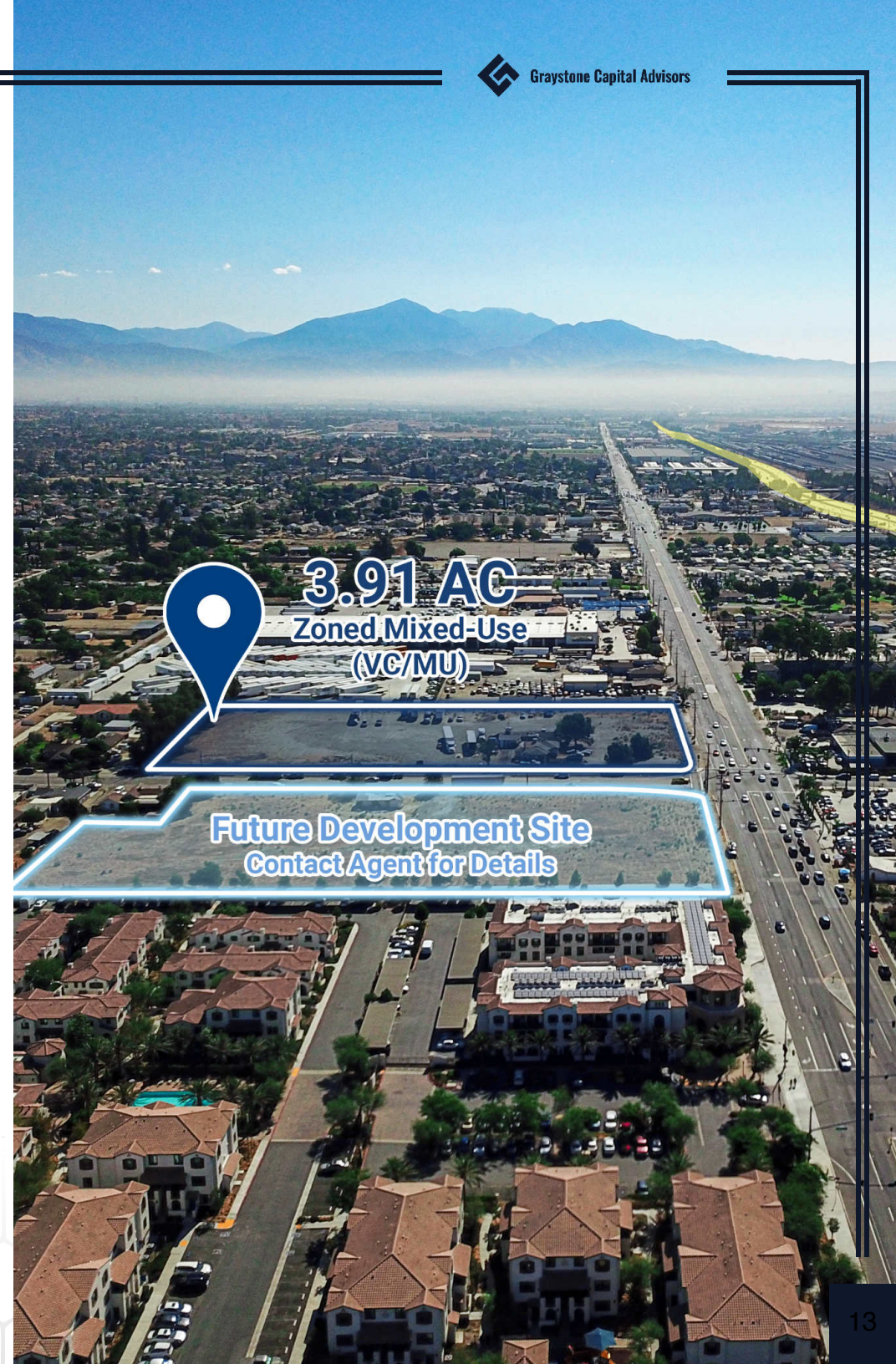
Connectivity to Regional Employment Centers

The site is well-connected to key employment hubs in Ontario, Fontana, and Riverside, providing convenient access to a wide labor pool and major business districts.



Access to Public Transit

Bloomington is served by several public transportation routes, providing additional convenience for residents and employees, and supporting future development

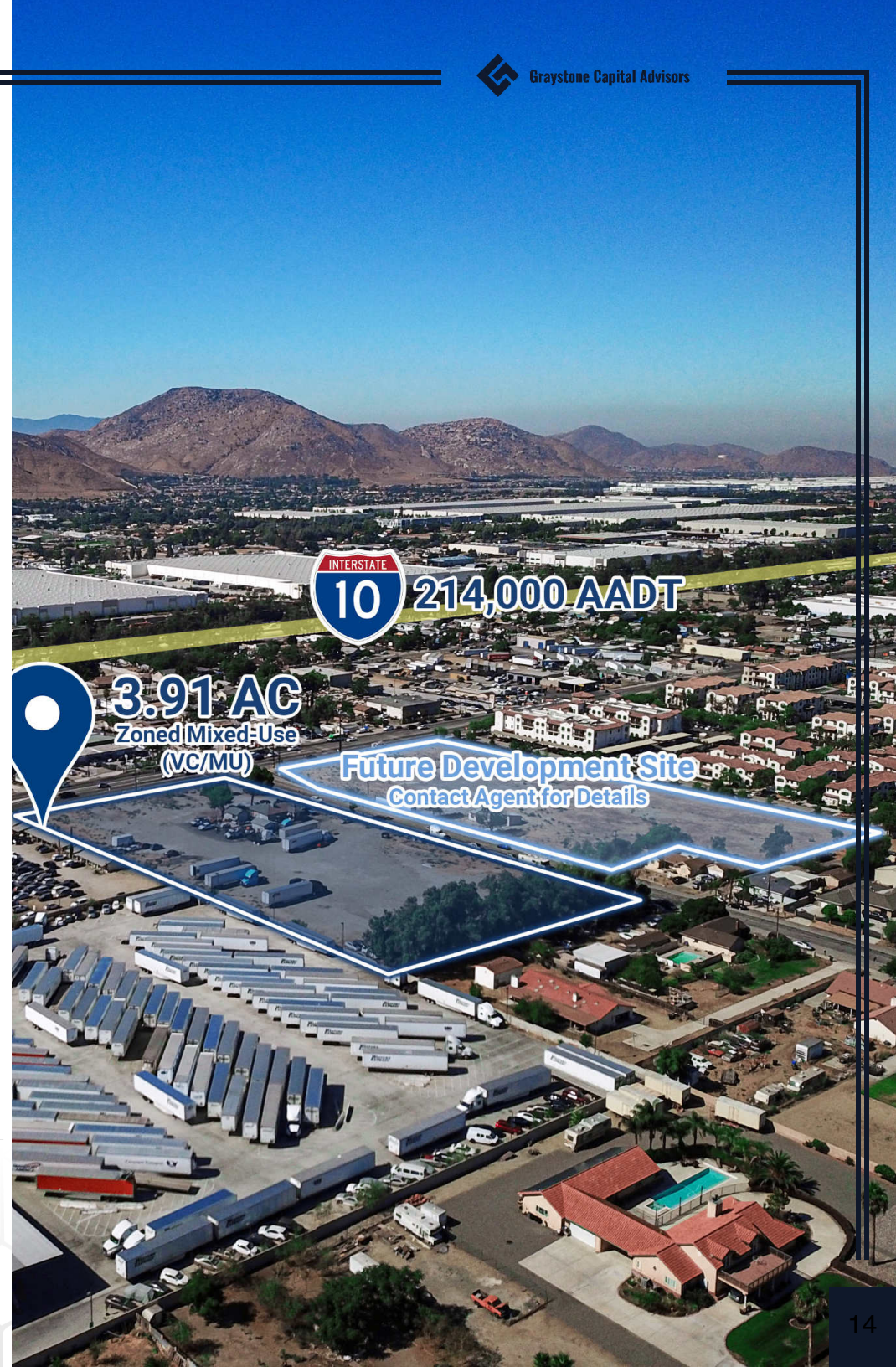


DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
Population (2024)	15,503	145,777	350,065
Population Growth (2024–2029)	0.4%	0.4%	0.4%
Median Age	33.1	32.3	32.7
Total Households (2024)	4,022	37,995	89,854
Household Growth (2024–2029)	0.5%	0.4%	0.4%

INCOME			
Median Household Income	\$67,884	\$68,647	\$73,043
Average Household Size	3.80	3.70	3.80

RENT			
Median Home Value	\$364,702	\$392,911	\$399,084
Owner Occupied (%)	61.46%	53.18%	61.38%
Renter Occupied (%)	38.54%	46.82%	38.62%





MOUNTAIN RIDGE



WOOD PARK

DEL ROSA

210 AMBER HILLS

330



66

San Bernardino

Highland
EAST H



Upland

Ontario

Interstate 10 Express

60



SOUTHRIDGE VILLAGE



Fontana



Bloomington

Colton



Loma Linda



Redlands
S
RE



18150 Valley Boulevard
Bloomington, CA



Highgrove

83

ONTARIO RANCH

Jurupa Valley

RUBIDOUX

Riverside UNIVERSITY

CANYON CREST

Moreno Valley



83

Norco

ARLINGTON

LA SIERRA

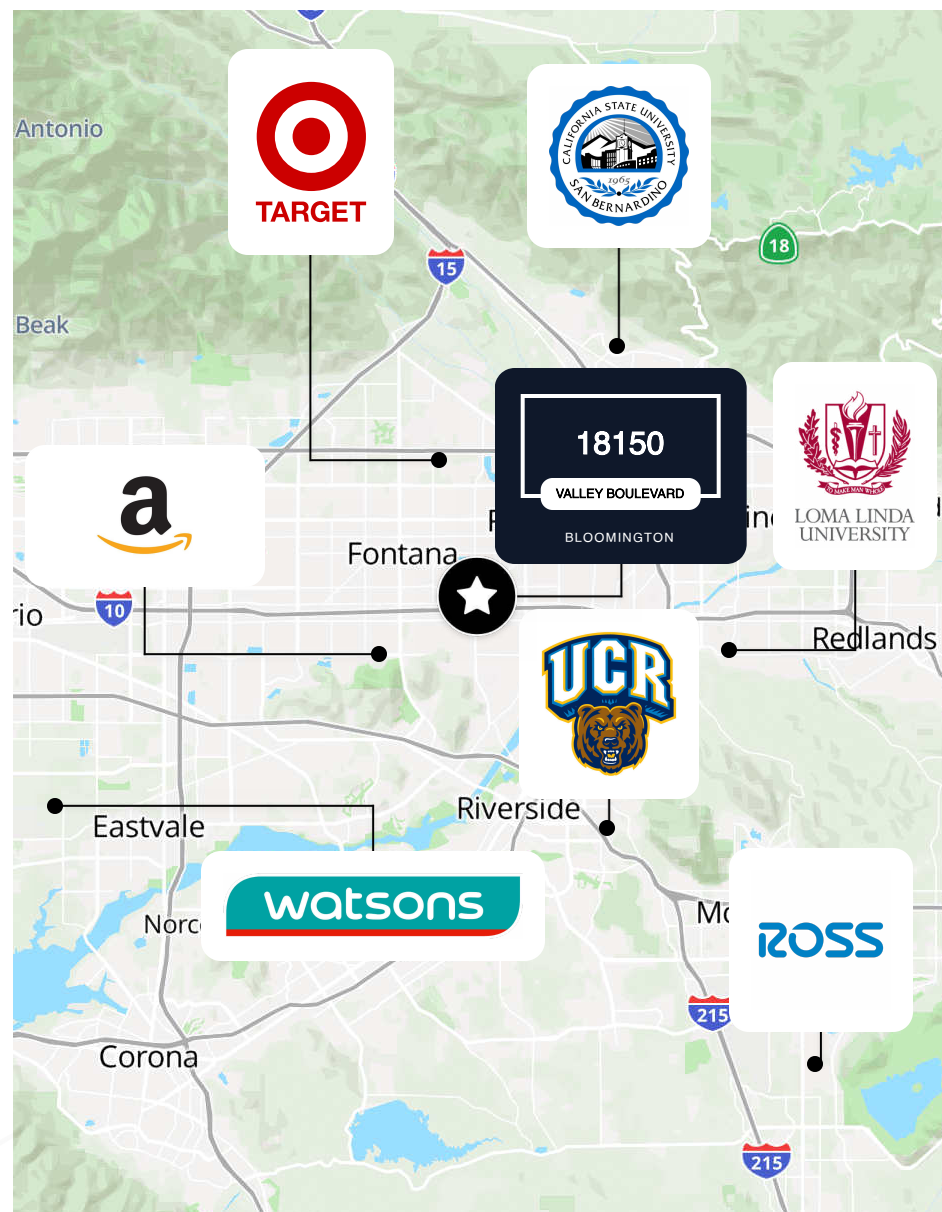
MISSION GROVE



AMENITIES MAP



MAJOR EMPLOYERS



The area surrounding 18150 Valley Blvd in Bloomington, CA, features a notably diverse employment landscape anchored by higher education, healthcare, logistics, and government sectors. Prominent institutions such as UC Riverside, Loma Linda University and its Medical Center, and CSU San Bernardino collectively support thousands of stable jobs in education and healthcare, contributing to long-term economic resilience. Major distribution centers for Amazon, Ross Stores, and Target drive significant employment in warehousing and logistics, leveraging the region's access to key transport arteries, including Interstates 10 and 215, which facilitate both workforce commutes and regional supply chain efficiency. The presence of the Watson Industrial Park further underscores the area's role as a logistics and industrial hub, while the US General Services Administration and other federal agencies provide stable public sector employment. This mix of academic, healthcare, industrial, and government employers fosters economic diversification, supporting Bloomington's positioning as a stable, well-connected employment center within the Inland Empire.

Company	Industry	Employees	Distance
UC Riverside	Higher Education	5000	9.2 mi
Loma Linda University / Loma Linda University Medical Center	Healthcare / Higher Education	4700	9.8 mi
CSU San Bernardino (CSUSB)	Higher Education	2200	16.4 mi
Watson Industrial Park	Industrial / Logistics (Multi-Tenant)	2000	18.8 mi
Amazon	E-Commerce Fulfillment / Logistics	2000	4.6 mi
Ross Stores (Distribution Center)	Distribution / Retail	1500	20.8 mi
Target (Distribution Center)	Distribution / Logistics	1200	6.8 mi



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