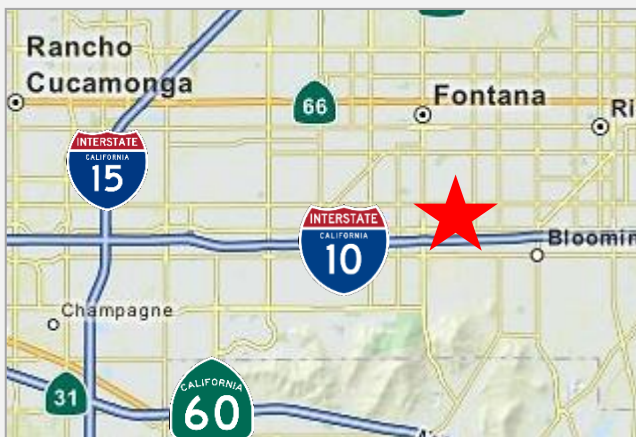


# For Sale

## 1.9 Acres - Commercial Zoned Land



**17514 Valley Blvd., Bloomington, California 92316**



### 1.9 Acres - Commercial Zoned Land

- 1.9 Acres on Valley Blvd.
- Long Term Tenant Pays \$5,000 Month
  - Landlord Pays Tax & Insurance
- Fontana C-2 Zoning - Multiple Uses
- Excellent Location between Cedar & Sierra
- Near Kaiser Permanente
- +/- 130' X 663' Lot Dimensions (verify all)
- Easy Access to I-10 / I-151
- AADT Count I-10 Freeway = +/- 200,000 Daily
- AADT Count on Valley = +/- 20,000 Daily
- 3 Mile Avg. HH Income = +/- \$60,000 Annual

**Contact Broker for More Information:**

Nathan Bragg | 909-210-3175 | nathanbragg@remax.net | CAL BRE # 01340519

RE/MAX TIME – Commercial Division | 10535 Foothill Blvd., St. 100, Rancho Cucamonga, CA 91730

# For Sale

## 1.9 Acres - Commercial Zoned Land



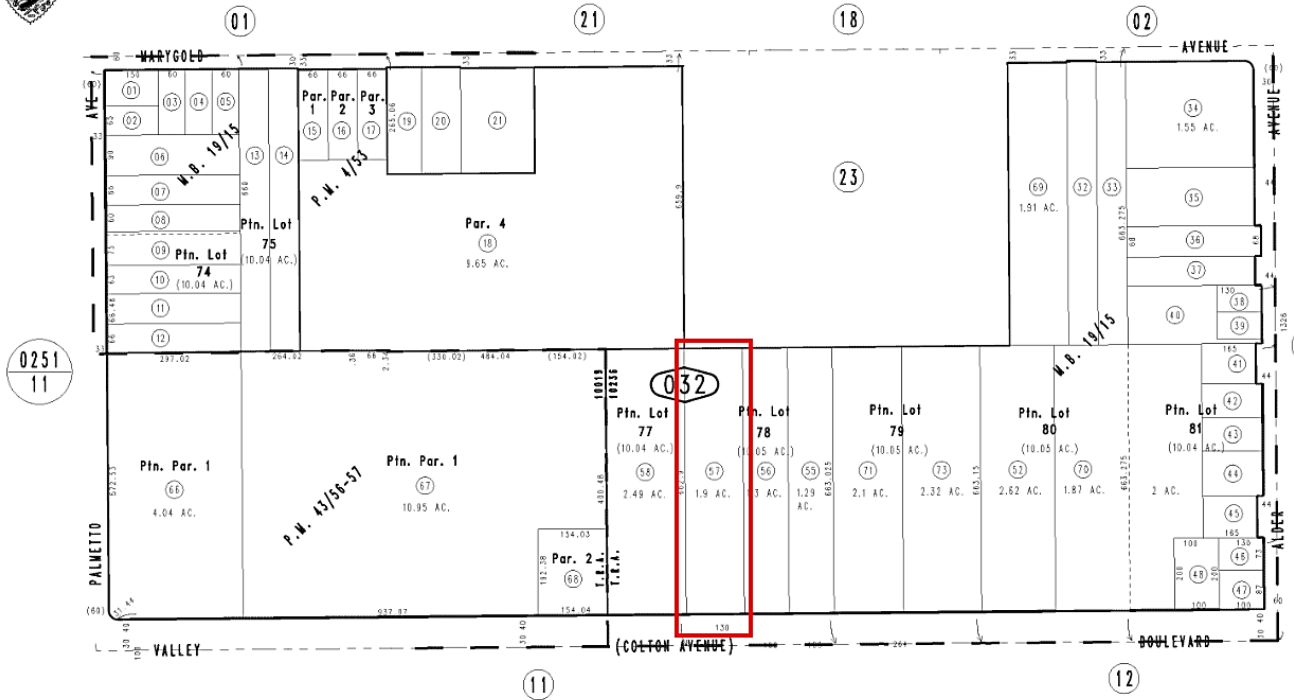
**17514 Valley Blvd., Bloomington, California 92316**

### PARCEL MAP

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Marygold Acres  
M.B. 19/15

City of Fontana 0252  
Tax Rate Area  
10019 10236



February 2004

Parcel Map No. 4765, P.M. 43/56-57  
Parcel Map No. 249, P.M. 4/53

Pin. N.E.1/4, Sec. 20  
T.1S., R.5W.

Assessor's Map  
Book 0252 Page 03  
San Bernardino County



**Contact Broker for more information about this and other space:**

**Nathan Bragg | 909-210-3175 | nathanbragg@remax.net | CAL BRE # 01340519**

**RE/MAX TIME – Commercial Division | 10535 Foothill Blvd., St. 100, Rancho Cucamonga, CA 91730**

# For Sale

## 1.9 Acres - Commercial Zoned Land



**17514 Valley Blvd., Bloomington, California 92316**

### AREA INFORMATION

City website and contacts:



<http://www.fontana.org/>

County website and contacts:



<http://www.sbcounty.gov>

**Contact Brokers for more information about this and other space:**

Nathan Bragg | 909-210-3175 | nathanbragg@remax.net | CAL BRE # 01340519

RE/MAX TIME – Commercial Division | 10535 Foothill Blvd., St. 100, Rancho Cucamonga, CA 91730

# For Sale

## 1.9 Acres - Commercial Zoned Land



**17514 Valley Blvd., Bloomington, California 92316**

### MAPS & DEMOGRAPHICS

**Contact Broker for more information about this and other space:**

**Nathan Bragg | 909-210-3175 | [nathanbragg@remax.net](mailto:nathanbragg@remax.net) | CAL BRE # 01340519**

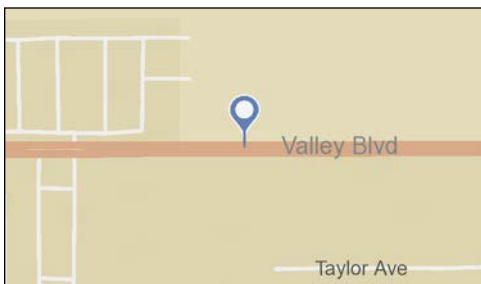
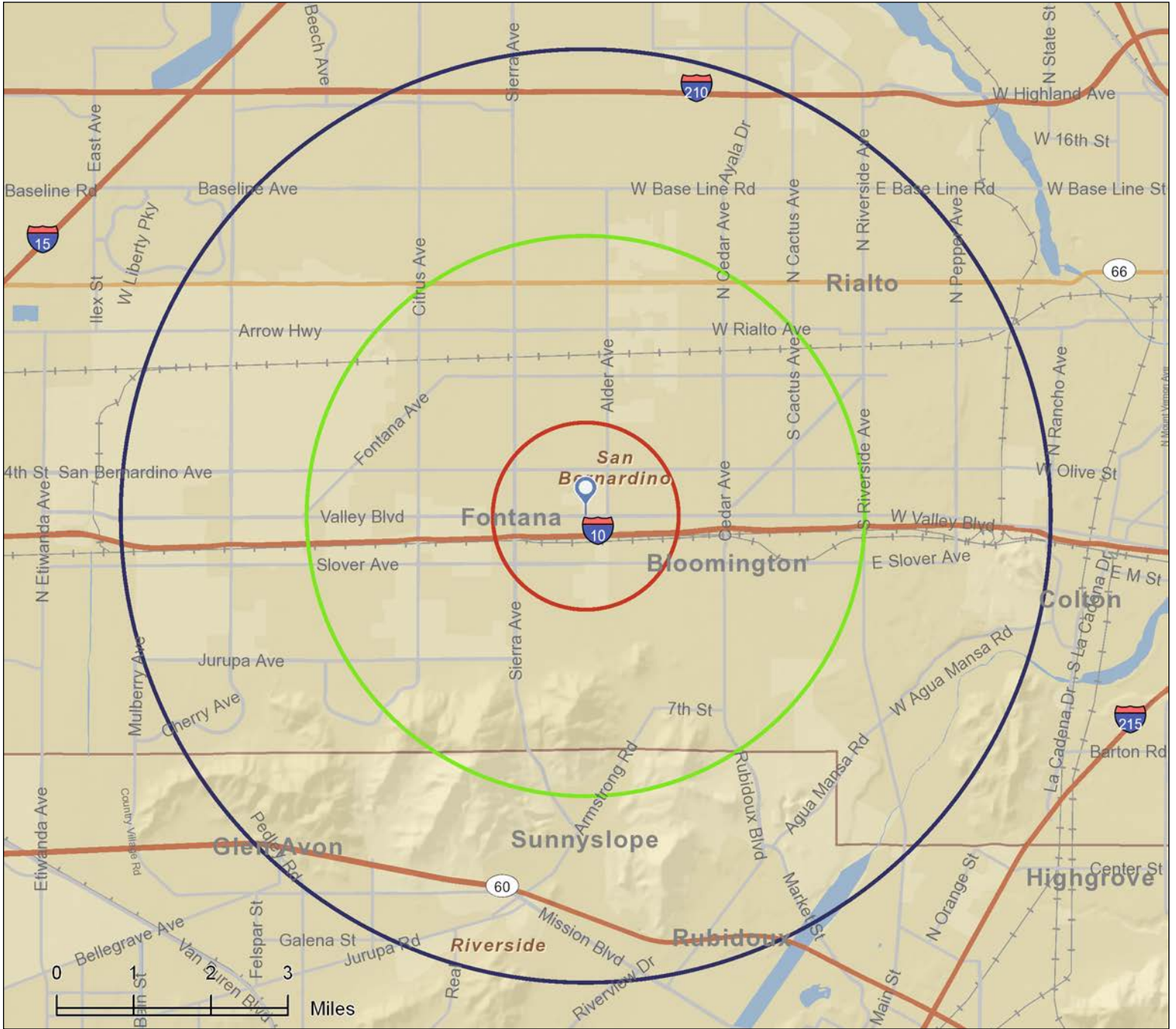
**RE/MAX TIME – Commercial Division | 10535 Foothill Blvd., St. 100, Rancho Cucamonga, CA 91730**



# Site Map

Bloomington site 1.9 acres  
17514 Valley Blvd, Bloomington, California, 92316  
Ring: 1, 3, 5 Miles

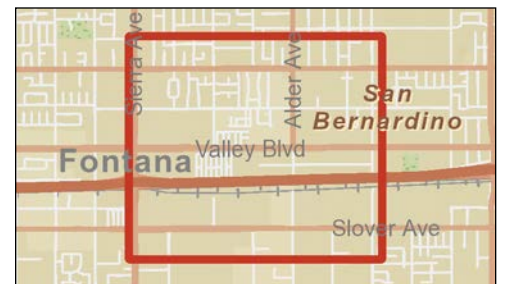
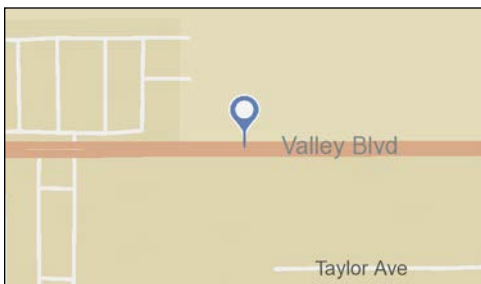
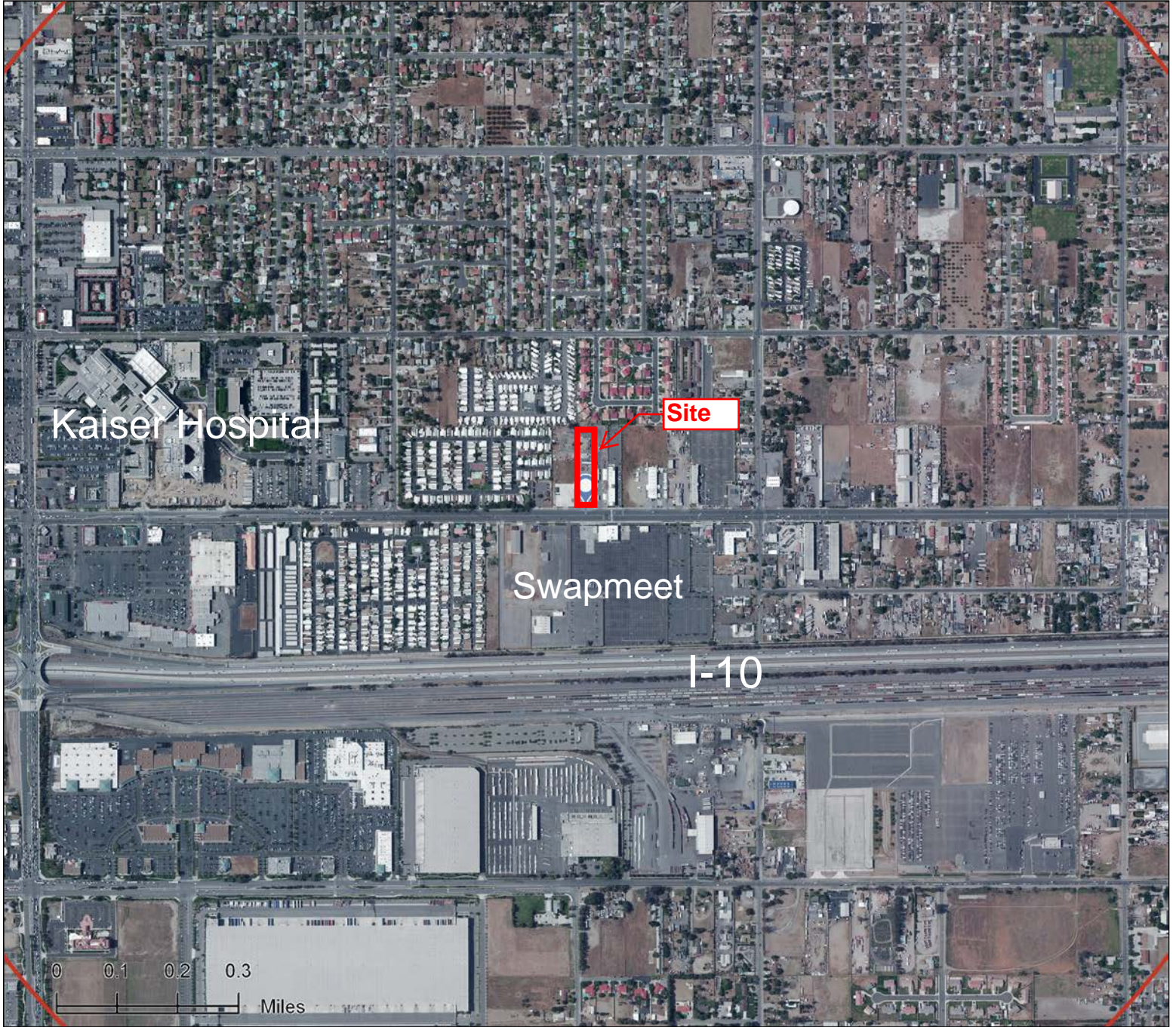
Prepared by Nathan Bragg  
Latitude: 34.070448  
Longitude: -117.422369



# Site Map on Satellite Imagery - 1.6 Miles Wide

Bloomington site 1.9 acres  
17514 Valley Blvd, Bloomington, California, 92316  
Ring: 1, 3, 5 Miles

Prepared by Nathan Bragg  
Latitude: 34.070448  
Longitude: -117.422369

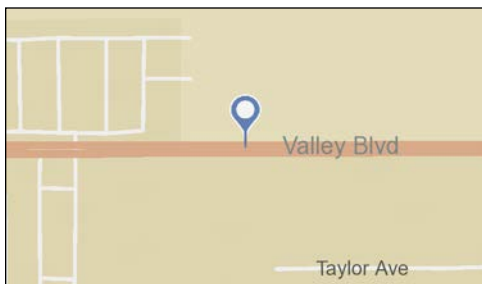
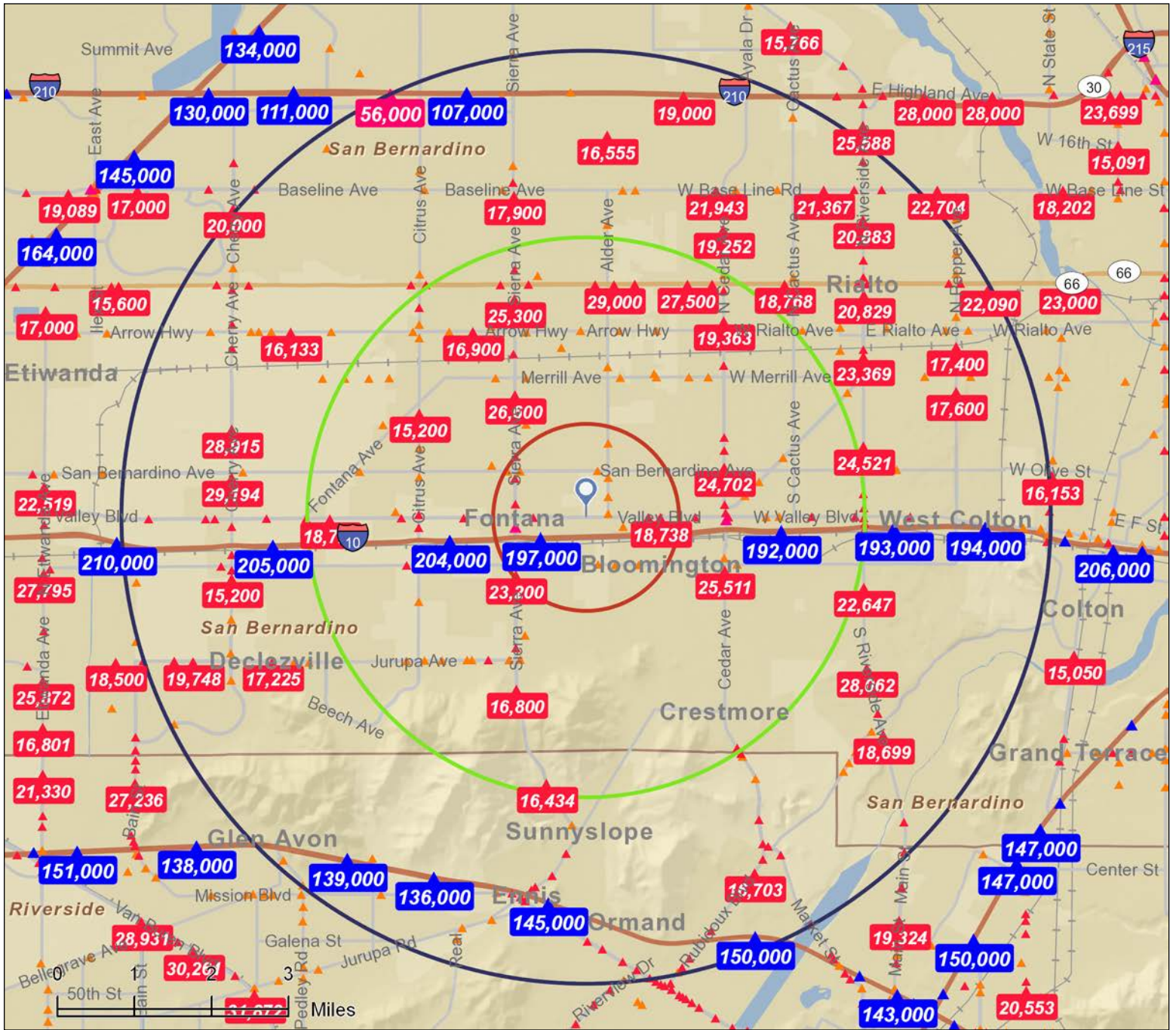




# Traffic Count Map

Bloomington site 1.9 acres  
17514 Valley Blvd, Bloomington, California, 92316  
Ring: 1, 3, 5 Miles

Prepared by Nathan Bragg  
Latitude: 34.070448  
Longitude: -117.422369



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day





# Executive Summary with Charts

Bloomington site 1.9 acres  
 17514 Valley Blvd, Bloomington, California, 92316,  
 Rings: 1, 3, 5 mile radii

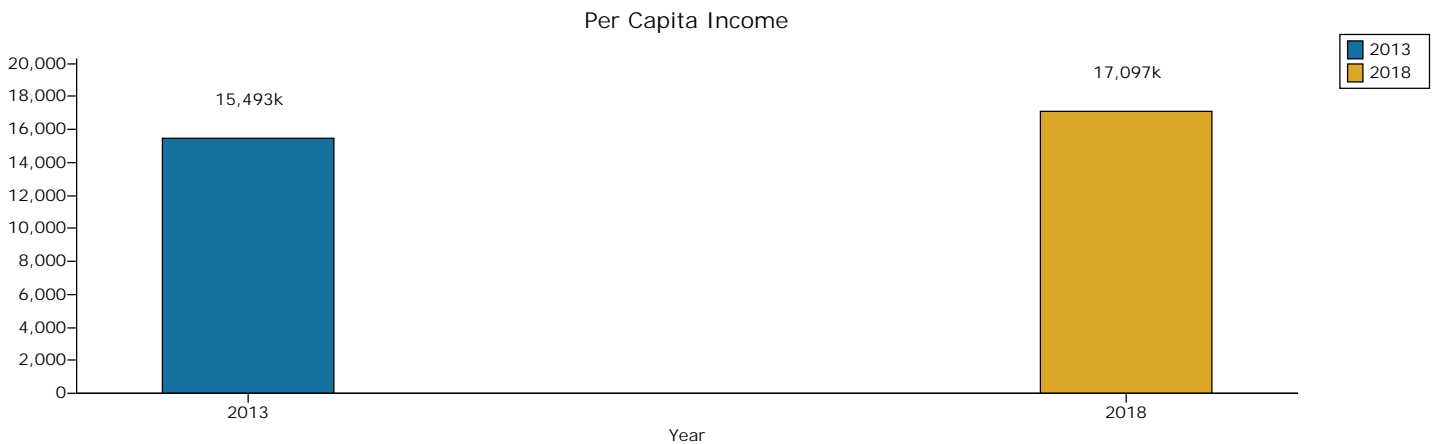
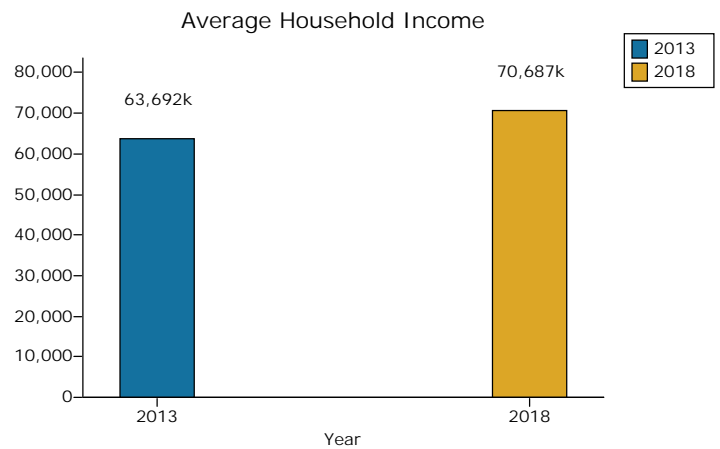
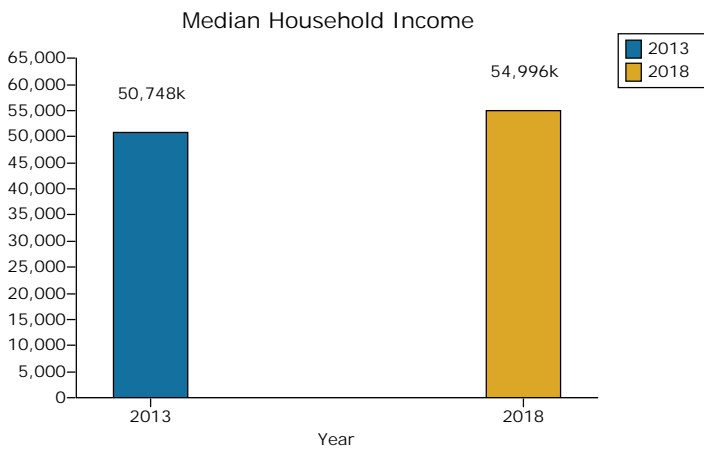
Prepared by Nathan Bragg  
 Latitude: 34.070448100  
 Longitude: -117.4223694

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$46,120	\$46,926	\$50,748
2018 Median Household Income	\$51,826	\$50,602	\$54,996
2013-2018 Annual Rate	2.36%	1.52%	1.62%
<b>Average Household Income</b>			
2013 Average Household Income	\$60,586	\$59,580	\$63,692
2018 Average Household Income	\$68,680	\$65,856	\$70,687
2013-2018 Annual Rate	2.54%	2.02%	2.11%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$16,384	\$14,411	\$15,493
2018 Per Capita Income	\$18,351	\$15,841	\$17,097
2013-2018 Annual Rate	2.29%	1.91%	1.99%
<b>Households by Income</b>			

Current median household income is \$50,748 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$54,996 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$63,692 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$70,687 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$15,493 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$17,097 in five years, compared to \$29,882 for all U.S. households



**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.





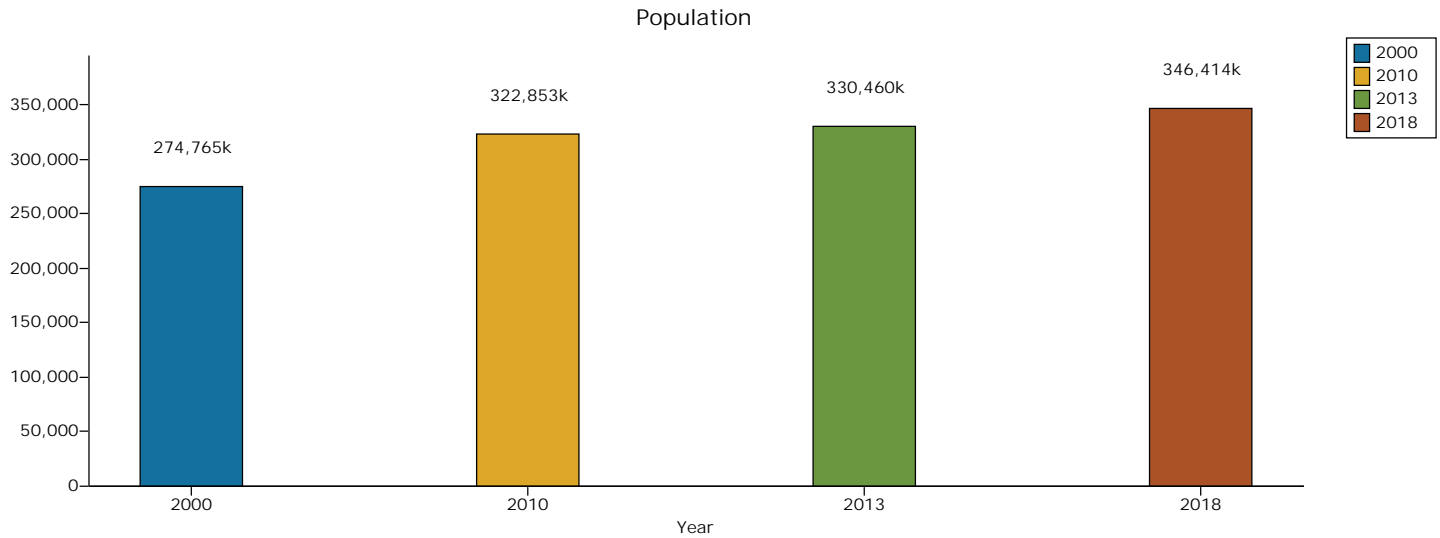
# Executive Summary with Charts

Bloomington site 1.9 acres  
 17514 Valley Blvd, Bloomington, California, 92316,  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan Bragg  
 Latitude: 34.070448100  
 Longitude: -117.4223694

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,485	124,253	274,765
2010 Population	13,789	146,823	322,853
2013 Population	14,270	151,643	330,460
2018 Population	15,066	160,003	346,414
2000-2010 Annual Rate	1.85%	1.68%	1.63%
2010-2013 Annual Rate	1.06%	1.00%	0.72%
2013-2018 Annual Rate	1.09%	1.08%	0.95%
2013 Male Population	49.2%	49.9%	49.7%
2013 Female Population	50.8%	50.1%	50.3%
2013 Median Age	29.4	27.6	28.2

In the identified area, the current year population is 330,460. In 2010, the Census count in the area was 322,853. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 346,414 representing a change of 0.95% annually from 2012 to 2017. Currently, the population is 49.7% male and 50.3% female.



## Median Age

The median age in this area is 28.2, compared to U.S. median age of 37.3.

## Race and Ethnicity

	1 mile	3 miles	5 miles
2013 White Alone	50.0%	47.4%	46.5%
2013 Black Alone	4.9%	6.8%	8.3%
2013 American Indian/Alaska Native Alone	1.3%	1.2%	1.1%
2013 Asian Alone	2.5%	2.4%	3.2%
2013 Pacific Islander Alone	0.2%	0.3%	0.3%
2013 Other Race	36.5%	37.4%	35.9%
2013 Two or More Races	4.7%	4.6%	4.7%
2013 Hispanic Origin (Any Race)	75.2%	79.2%	76.6%

Persons of Hispanic origin represent 76.6% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.6 in the identified area, compared to 61.4 for the U.S. as a whole.

**Data Note:** Income is expressed in current dollars

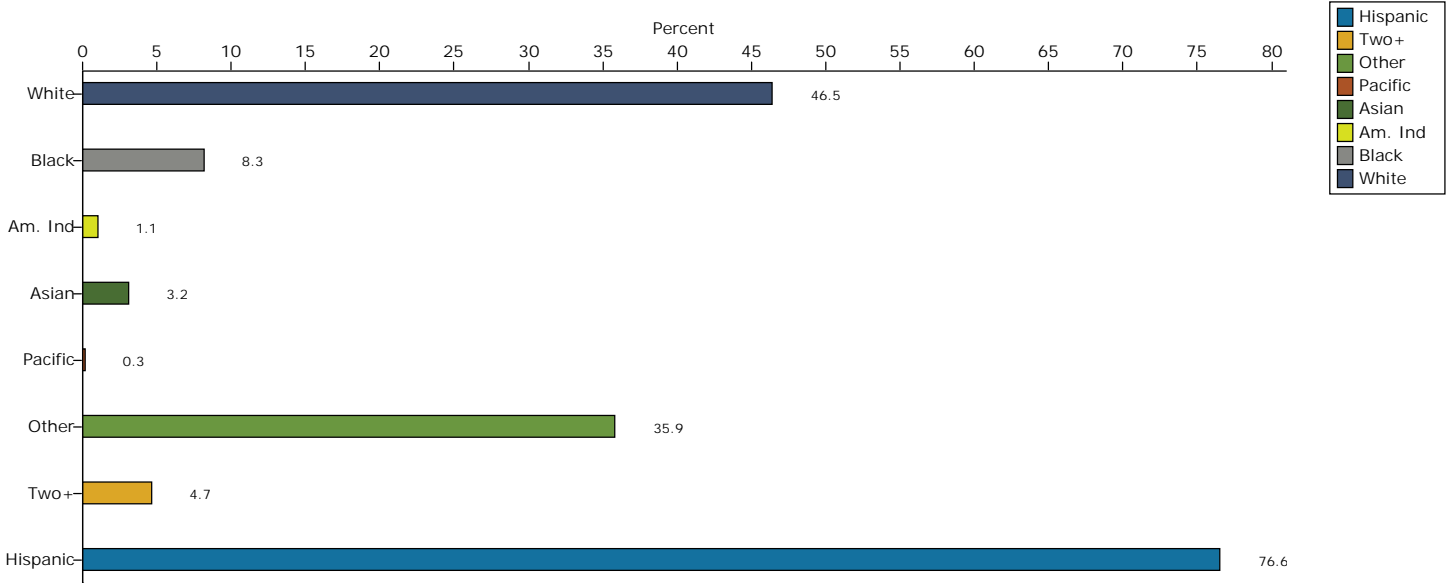
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

Bloomington site 1.9 acres  
 17514 Valley Blvd, Bloomington, California, 92316,  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan Bragg  
 Latitude: 34.070448100  
 Longitude: -117.4223694

1 mile 3 miles 5 miles

Race and Ethnicity 2013

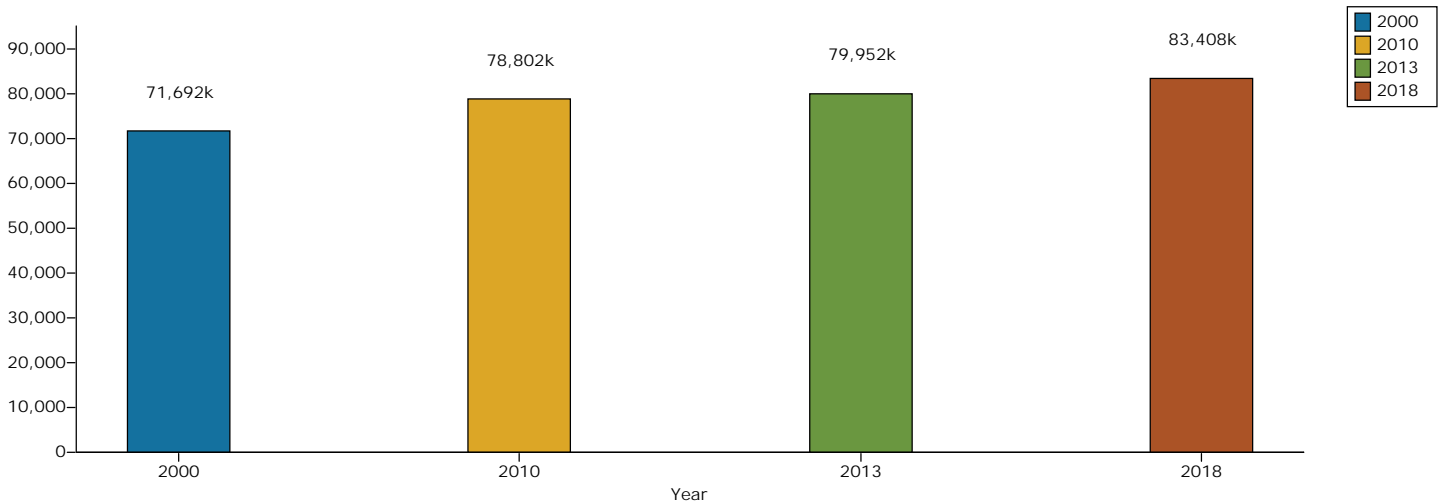


### Households

2000 Households	3,555	33,109	71,692
2010 Households	3,745	35,770	78,802
2013 Total Households	3,809	36,567	79,952
2018 Total Households	3,977	38,397	83,408
2000-2010 Annual Rate	0.52%	0.78%	0.95%
2010-2013 Annual Rate	0.52%	0.68%	0.45%
2013-2018 Annual Rate	0.87%	0.98%	0.85%
2013 Average Household Size	3.74	4.13	4.11

The household count in this area has changed from 78,802 in 2010 to 79,952 in the current year, a change of 0.45% annually. The five-year projection of households is 83,408, a change of 0.85% annually from the current year total. Average household size is currently 4.11, compared to 4.08 in the year 2010. The number of families in the current year is 67,876 in the specified area.

Households



**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



# Executive Summary with Charts

Bloomington site 1.9 acres  
17514 Valley Blvd, Bloomington, California, 92316,  
Rings: 1, 3, 5 mile radii

Prepared by Nathan Bragg  
Latitude: 34.070448100  
Longitude: -117.4223694

	1 mile	3 miles	5 miles
<b>Housing</b>			
2000 Total Housing Units	3,743	35,023	75,891
2000 Owner Occupied Housing Units	2,000	19,730	47,441
2000 Owner Occupied Housing Units	1,555	13,379	24,252
2000 Vacant Housing Units	188	1,914	4,198
2010 Total Housing Units	4,027	38,157	84,016
2010 Owner Occupied Housing Units	2,102	20,178	50,309
2010 Renter Occupied Housing Units	1,643	15,592	28,493
2010 Vacant Housing Units	282	2,387	5,214
2013 Total Housing Units	4,156	39,139	85,990
2013 Owner Occupied Housing Units	2,092	19,842	49,395
2013 Renter Occupied Housing Units	1,717	16,724	30,557
2013 Vacant Housing Units	347	2,572	6,038
2018 Total Housing Units	4,302	40,823	89,696
2018 Owner Occupied Housing Units	2,234	21,026	52,007
2018 Renter Occupied Housing Units	1,743	17,371	31,401
2018 Vacant Housing Units	325	2,426	6,288

Currently, 57.4% of the 85,990 housing units in the area are owner occupied; 35.5%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 84,016 housing units in the area - 59.9% owner occupied, 33.9% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 1.04%. Median home value in the area is \$179,132, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.71% annually to \$194,938.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



# Market Profile

Bloomington site 1.9 acres  
 17514 Valley Blvd, Bloomington, California, 92316,  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan Bragg  
 Latitude: 34.070448100  
 Longitude: -117.4223694

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	13,790	146,820	322,853
0 - 4	8.8%	9.2%	8.8%
5 - 9	8.9%	9.1%	8.9%
10 - 14	8.6%	9.5%	9.5%
15 - 24	17.5%	18.7%	18.5%
25 - 34	14.2%	14.5%	14.2%
35 - 44	13.7%	13.7%	13.9%
45 - 54	12.1%	11.7%	12.3%
55 - 64	7.8%	7.3%	7.6%
65 - 74	4.6%	3.6%	3.7%
75 - 84	3.1%	2.0%	1.9%
85 +	0.9%	0.6%	0.6%
18 +	68.2%	66.0%	66.5%
<b>2013 Population by Age</b>			
Total	14,270	151,644	330,461
0 - 4	8.7%	9.3%	8.9%
5 - 9	8.4%	8.7%	8.5%
10 - 14	8.5%	8.9%	8.8%
15 - 24	17.4%	18.8%	18.5%
25 - 34	14.9%	15.5%	15.3%
35 - 44	12.9%	12.7%	12.9%
45 - 54	12.0%	11.6%	12.1%
55 - 64	8.5%	8.0%	8.4%
65 - 74	4.9%	3.9%	4.1%
75 - 84	2.8%	1.9%	1.9%
85 +	0.9%	0.6%	0.6%
18 +	69.2%	67.6%	68.3%
<b>2018 Population by Age</b>			
Total	15,064	160,005	346,416
0 - 4	8.8%	9.4%	9.1%
5 - 9	8.0%	8.5%	8.4%
10 - 14	8.2%	8.4%	8.3%
15 - 24	16.2%	16.8%	16.4%
25 - 34	16.0%	17.5%	17.3%
35 - 44	12.7%	12.4%	12.5%
45 - 54	11.2%	10.6%	11.0%
55 - 64	9.2%	8.6%	9.1%
65 - 74	5.9%	5.0%	5.2%
75 - 84	2.8%	2.1%	2.1%
85 +	1.0%	0.7%	0.7%
18 +	69.9%	68.7%	69.3%
<b>2010 Population by Sex</b>			
Males	6,772	73,038	160,257
Females	7,017	73,785	162,595
<b>2013 Population by Sex</b>			
Males	7,022	75,656	164,311
Females	7,249	75,987	166,149
<b>2018 Population by Sex</b>			
Males	7,445	80,258	172,756
Females	7,621	79,745	173,658

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



# Market Profile

Bloomington site 1.9 acres  
 17514 Valley Blvd, Bloomington, California, 92316,  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan Bragg  
 Latitude: 34.070448100  
 Longitude: -117.4223694

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	13,789	146,822	322,853
White Alone	51.0%	48.1%	47.2%
Black Alone	5.2%	7.2%	8.7%
American Indian Alone	1.3%	1.2%	1.1%
Asian Alone	2.4%	2.4%	3.2%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	35.3%	36.4%	35.0%
Two or More Races	4.6%	4.5%	4.6%
Hispanic Origin	73.0%	77.5%	74.8%
Diversity Index	84.0	84.5	85.6
<b>2013 Population by Race/Ethnicity</b>			
Total	14,271	151,643	330,460
White Alone	50.0%	47.4%	46.5%
Black Alone	4.9%	6.8%	8.3%
American Indian Alone	1.3%	1.2%	1.1%
Asian Alone	2.5%	2.4%	3.2%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	36.5%	37.4%	35.9%
Two or More Races	4.7%	4.6%	4.7%
Hispanic Origin	75.2%	79.2%	76.6%
Diversity Index	84.1	84.5	85.6
<b>2018 Population by Race/Ethnicity</b>			
Total	15,064	160,003	346,414
White Alone	49.2%	47.3%	46.4%
Black Alone	4.5%	6.3%	7.6%
American Indian Alone	1.3%	1.2%	1.1%
Asian Alone	2.5%	2.4%	3.2%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	37.6%	38.0%	36.6%
Two or More Races	4.7%	4.6%	4.8%
Hispanic Origin	78.6%	81.8%	79.2%
Diversity Index	83.8	84.0	85.1
<b>2010 Population by Relationship and Household Type</b>			
Total	13,789	146,823	322,853
In Households	99.8%	99.7%	99.5%
In Family Households	91.8%	94.3%	94.3%
Householder	21.4%	20.5%	20.7%
Spouse	13.8%	13.5%	14.0%
Child	41.2%	44.0%	44.0%
Other relative	10.3%	10.9%	10.7%
Nonrelative	5.1%	5.3%	4.9%
In Nonfamily Households	8.0%	5.4%	5.2%
In Group Quarters	0.2%	0.3%	0.5%
Institutionalized Population	0.1%	0.1%	0.2%
Noninstitutionalized Population	0.1%	0.2%	0.2%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



# Market Profile

Bloomington site 1.9 acres  
 17514 Valley Blvd, Bloomington, California, 92316,  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan Bragg  
 Latitude: 34.070448100  
 Longitude: -117.4223694

	1 mile	3 miles	5 miles
<b>2013 Population 25+ by Educational Attainment</b>			
Total	8,135	82,373	182,729
Less than 9th Grade	18.6%	20.8%	19.2%
9th - 12th Grade, No Diploma	17.8%	19.2%	17.0%
High School Graduate	30.4%	27.8%	27.6%
Some College, No Degree	21.3%	19.4%	20.6%
Associate Degree	4.8%	5.5%	6.4%
Bachelor's Degree	6.0%	5.6%	6.9%
Graduate/Professional Degree	1.1%	1.8%	2.4%
<b>2013 Population 15+ by Marital Status</b>			
Total	10,611	110,876	243,783
Never Married	33.8%	38.2%	37.8%
Married	52.0%	50.1%	50.5%
Widowed	4.5%	3.9%	4.1%
Divorced	9.7%	7.8%	7.7%
<b>2013 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	80.2%	85.3%	85.6%
Civilian Unemployed	19.8%	14.7%	14.4%
<b>2013 Employed Population 16+ by Industry</b>			
Total	4,909	55,561	125,727
Agriculture/Mining	0.3%	0.7%	0.7%
Construction	7.8%	8.9%	8.0%
Manufacturing	12.9%	14.2%	13.9%
Wholesale Trade	4.3%	4.9%	4.2%
Retail Trade	11.4%	13.4%	13.9%
Transportation/Utilities	10.6%	11.0%	9.5%
Information	0.4%	1.1%	1.2%
Finance/Insurance/Real Estate	2.1%	3.8%	4.2%
Services	46.8%	39.3%	41.1%
Public Administration	3.2%	2.8%	3.3%
<b>2013 Employed Population 16+ by Occupation</b>			
Total	4,909	55,561	125,726
White Collar	39.7%	38.4%	42.3%
Management/Business/Financial	7.0%	6.2%	7.0%
Professional	9.5%	7.8%	9.5%
Sales	8.5%	9.3%	10.3%
Administrative Support	14.8%	15.1%	15.4%
Services	22.9%	20.4%	20.3%
Blue Collar	37.4%	41.3%	37.4%
Farming/Forestry/Fishing	0.1%	0.8%	0.6%
Construction/Extraction	7.1%	7.0%	6.4%
Installation/Maintenance/Repair	5.3%	5.1%	5.1%
Production	9.5%	10.4%	10.1%
Transportation/Material Moving	15.4%	18.0%	15.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



# Market Profile

Bloomington site 1.9 acres  
 17514 Valley Blvd, Bloomington, California, 92316,  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan Bragg  
 Latitude: 34.070448100  
 Longitude: -117.4223694

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	3,746	35,770	78,802
Households with 1 Person	16.7%	11.7%	11.2%
Households with 2+ People	83.3%	88.3%	88.8%
Family Households	78.2%	84.3%	85.0%
Husband-wife Families	50.1%	55.5%	57.4%
With Related Children	32.3%	38.7%	39.7%
Other Family (No Spouse Present)	28.1%	28.9%	27.6%
Other Family with Male Householder	9.0%	9.6%	9.2%
With Related Children	5.4%	6.5%	6.1%
Other Family with Female Householder	19.1%	19.2%	18.5%
With Related Children	13.3%	14.0%	13.2%
Nonfamily Households	5.0%	3.9%	3.8%
All Households with Children	51.8%	60.1%	59.8%
Multigenerational Households	12.5%	16.0%	16.1%
Unmarried Partner Households	8.6%	9.0%	8.3%
Male-female	7.9%	8.4%	7.7%
Same-sex	0.7%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	3,745	35,770	78,801
1 Person Household	16.7%	11.7%	11.2%
2 Person Household	20.5%	16.4%	16.6%
3 Person Household	15.9%	15.3%	15.2%
4 Person Household	16.3%	17.7%	18.5%
5 Person Household	13.2%	15.7%	16.1%
6 Person Household	7.5%	10.1%	9.8%
7 + Person Household	9.9%	13.1%	12.6%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	3,745	35,770	78,802
Owner Occupied	56.1%	56.4%	63.8%
Owned with a Mortgage/Loan	39.1%	46.1%	53.8%
Owned Free and Clear	17.0%	10.3%	10.1%
Renter Occupied	43.9%	43.6%	36.2%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



# Market Profile

Bloomington site 1.9 acres  
 17514 Valley Blvd, Bloomington, California, 92316,  
 Rings: 1, 3, 5 mile radii

Prepared by Nathan Bragg  
 Latitude: 34.070448100  
 Longitude: -117.4223694

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Urban Villages	Industrious Urban Fringe	Industrious Urban Fringe
<b>2.</b>	Industrious Urban Fringe	Urban Villages	Urban Villages
<b>3.</b>	NeWest Residents	NeWest Residents	NeWest Residents
<b>2013 Consumer Spending</b>			
Apparel & Services: Total \$	\$5,062,371	\$48,225,226	\$111,315,716
Average Spent	\$1,329.06	\$1,318.82	\$1,392.28
Spending Potential Index	59	58	62
Computers & Accessories: Total \$	\$837,751	\$7,993,709	\$18,526,610
Average Spent	\$219.94	\$218.61	\$231.72
Spending Potential Index	89	88	93
Education: Total \$	\$4,512,088	\$43,520,704	\$99,879,088
Average Spent	\$1,184.59	\$1,190.16	\$1,249.24
Spending Potential Index	81	82	86
Entertainment/Recreation: Total \$	\$10,494,167	\$98,741,384	\$232,469,515
Average Spent	\$2,755.10	\$2,700.29	\$2,907.61
Spending Potential Index	85	83	89
Food at Home: Total \$	\$16,868,918	\$160,391,915	\$369,787,997
Average Spent	\$4,428.70	\$4,386.25	\$4,625.13
Spending Potential Index	88	87	92
Food Away from Home: Total \$	\$11,012,961	\$104,589,754	\$241,711,030
Average Spent	\$2,891.30	\$2,860.22	\$3,023.20
Spending Potential Index	91	90	95
Health Care: Total \$	\$12,886,604	\$119,949,163	\$284,488,371
Average Spent	\$3,383.20	\$3,280.26	\$3,558.24
Spending Potential Index	76	74	80
HH Furnishings & Equipment: Total \$	\$5,136,973	\$48,327,061	\$113,483,327
Average Spent	\$1,348.64	\$1,321.60	\$1,419.39
Spending Potential Index	75	73	79
Investments: Total \$	\$10,192,816	\$95,236,575	\$229,516,411
Average Spent	\$2,675.98	\$2,604.44	\$2,870.68
Spending Potential Index	129	126	138
Retail Goods: Total \$	\$73,777,072	\$693,770,501	\$1,623,465,466
Average Spent	\$19,369.14	\$18,972.58	\$20,305.50
Spending Potential Index	80	79	84
Shelter: Total \$	\$56,903,583	\$542,123,051	\$1,258,010,909
Average Spent	\$14,939.24	\$14,825.47	\$15,734.58
Spending Potential Index	92	91	97
TV/Video/Audio: Total \$	\$4,075,269	\$38,276,912	\$88,919,223
Average Spent	\$1,069.91	\$1,046.76	\$1,112.16
Spending Potential Index	83	81	86
Travel: Total \$	\$5,903,641	\$55,764,285	\$132,319,809
Average Spent	\$1,549.92	\$1,524.99	\$1,654.99
Spending Potential Index	84	83	90
Vehicle Maintenance & Repairs: Total \$	\$3,606,191	\$33,964,236	\$79,541,413
Average Spent	\$946.76	\$928.82	\$994.86
Spending Potential Index	87	85	91

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



# For Sale

## 1.9 Acres - Commercial Zoned Land



**17514 Valley Blvd., Bloomington, California 92316**

### PERMITTED USES & ZONING

Verify all with City & County

**Contact Broker for more information about this and other space:**

Nathan Bragg | 909-210-3175 | [nathanbragg@remax.net](mailto:nathanbragg@remax.net) | CAL BRE # 01340519

RE/MAX TIME – Commercial Division | 10535 Foothill Blvd., St. 100, Rancho Cucamonga, CA 91730

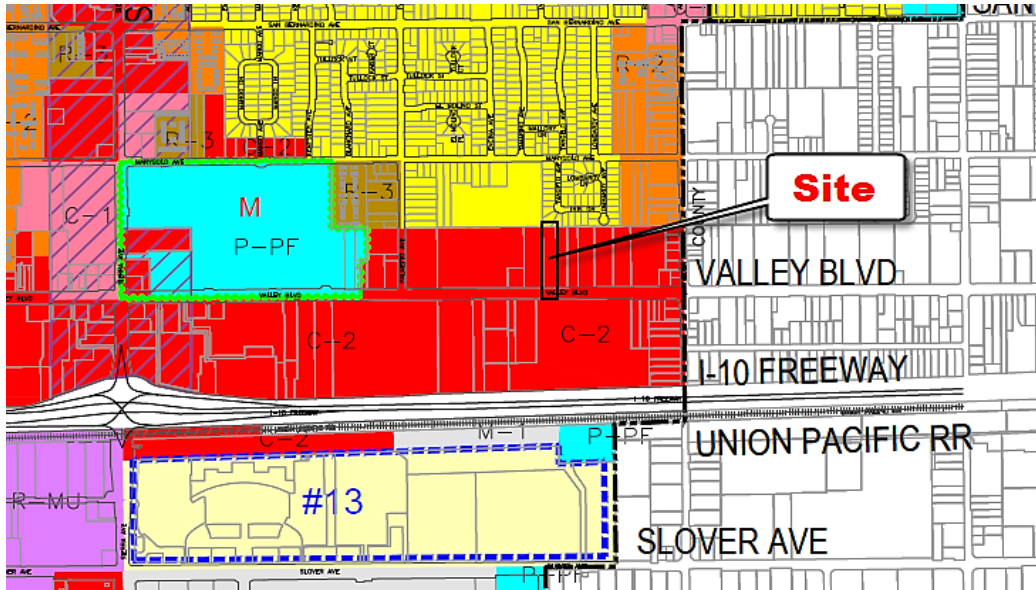
# For Sale

## 1.9 Acres - Commercial Zoned Land








**17514 Valley Blvd., Bloomington, California 92316**

**EXCERPT FROM ZONING MAP – Verify all with City & County**






### ZONING DISTRICT MAP LEGEND



#### RESIDENTIAL DESIGNATIONS

-  R-E Residential Estates (2 du/ac)
-  R-PC Residential Planned Community (3.0–6.4 du/ac)
-  R-1 Single Family Residential (up to 5 du/ac)
-  R-2 Medium Density Residential (up to 7.6 du/ac for single-family detached product type; 7.7–12 du/ac for single family attached or multiple family product type)
-  R-3 Multi Family Residential (12.1–24 du/ac)

#### COMMERCIAL DESIGNATIONS

-  C-1 Community Commercial (0.1–1.0 FAR)
-  C-2 General Commercial (0.1–1.0 FAR)
-  R-MU Regional Mixed Use (0.1–1.0 FAR for non-residential; 12–24 du/acre for residential)

#### INDUSTRIAL DESIGNATIONS

-  M-1 Light Industrial (0.1–0.6 FAR)
-  M-2 General Industrial (0.1–0.6 FAR)

**Contact Broker for more information about this and other space:**

**Nathan Bragg | 909-210-3175 | nathanbragg@remax.net | CAL BRE # 01340519**

**RE/MAX TIME – Commercial Division | 10535 Foothill Blvd., St. 100, Rancho Cucamonga, CA 91730**

**Sec. 30-202. - Uses permitted.**

- (a) *Uses by zoning district.* Table 30-202.A lists the uses permitted in each of the commercial and mixed-use zoning districts. A "P" indicates a use is permitted by right subject to design review by the Planning Commission or administrative site plan review by the Director of Community Development, an "M" indicates the use requires the granting of a minor use permit, a "C" indicates the use requires the granting of a conditional use permit, and "—" means the use is not permitted in that zoning district.
- (b) *Uses subject to specific requirements.* Permitted uses marked with an asterisk "\*" indicate that the use is subject to special use regulations in Section 30-204 and Section 15 of the Municipal Code. Conditional uses are subject to the provisions in Section 30-205.
- (c) *Modular buildings.* Notwithstanding the provisions of Table 30-202.A., modular buildings require the granting of a conditional use permit.

**Table 30-202.A.  
Permitted Uses in Commercial Zoning Districts**

Use	C-1	C-2	RMU
<b>A. Retail sales.</b>			
Adult businesses	P*	P*	—
Antique shop	P	P	P
Art supply store	P	P	P
Auctions, except livestock	C	C	—
Automobile sales agency with incidental repairing and sales display area	—	C	C
Automobile supply store (no machine shop)	P	P	P
Bakery goods store (employing not more than five persons with all goods sold on premises)	P	P	P
Bar, tavern, cocktail lounge	C	C	C
Bicycle shop	P	P	P
Boat sales with incidental repair and sales display area	—	C	C
Book store	P	P	P

Building materials, retail sale of (if contained within a completely enclosed building)	—	P	P
Building materials with outdoor storage	—	P*	P*
Blueprinting establishment	—	P	P
Boat sales	—	C	C
Caterer	P	P	P
Clothing store	P	P	P
Confectionery store	P	P	P
Computer store	P	P	P
Convenience store	P	P	P
Cyber cafés	C	C	C
Department store	—	P	P
Discount store	P	P	P
Drugstore	P	P	P
Dry goods or notions store	P	P	P
Electrical supply store (no outdoor storage of supplies and equipment)	P	P	P
Feed store	C	M	—
Floor covering store	P	P	P
Florist shop	P	P	P
Food locker (for individual home locker rental only; no slaughtering permitted)	P	P	P
Furniture store	P	P	P

Garden furniture and supplies store	P*	P*	P*
Gift shop	P	P	P
Glass or mirror store	P	P	P
Grocery, fruit, vegetable, meat, fish, poultry, or delicatessen store, including the sale of alcoholic beverages as an incidental part of a permitted use	P*	P*	P*
Hardware store	P*	P*	P*
Hobby supplies store	P	P	P
Home furnishing store	P	P	P
Household appliance store	P	P	P
Ice cream store	P	P	P
Ice storage locker (if not more than five-ton capacity)	P	P	P
Interior decorating shop	P	P	P
Jewelry store	P	P	P
Leather goods store	P	P	P
Liquor store	C	C	C
Newsstand	P	P	P
Novelties store	P	P	P
Nursery, plant (includes statuary sales)	P*	P*	P*
Office equipment store	P	P	P
Paint and wallpaper shop	P	P	P
Pawn shop	—	C	C

Pet shop	P	P	C
Photographic supplies store	P	P	P
Plumbing supply store (no outdoor storage of supplies and equipment)	—	P	P
Radio, television, and small electrical appliance shop (including repair when incidental to retail sales)	P	P	P
Restaurant and café, excluding those having dancing and/or floorshows. Alcoholic beverages are not permitted.	P*	P*	P*
Restaurant and café with entertainment and/or dancing. Alcoholic beverages permitted.	C*	C*	C*
Restaurant and café without entertainment and/or dancing. Alcoholic beverages permitted. (See Sec. 30-205(f) for alcoholic beverage sales)	M*	M*	M*
Restaurant, drive-thru and take out	p*	p*	p*
Sewing machine shop	P	P	P
Secondhand store	—	P	P
Shoe store	P	P	P
Sporting goods store	P	P	P
Stamp and coin store	P	P	P
Stationery store	P	P	P
Swap meet (Indoor/outdoor)	—	—	—
Tattoo establishments	p*	p*	p*
Trailer and mobile home sales and rental	—	p*	C
Used vehicle lot	—	C	—

Wholesale auto sales (requires one stall)	C	C	—
Warehousing sales, retail	C	P*	P*
Warehousing sales, wholesale	—	C	P*
Variety store	P	P	P
Vending, outdoor	M	M	M
Video rental store	P	P	P
<b>B. Business and Professional Offices</b>			
Administrative and professional offices involving no retail trade	P	P	P
Art gallery	P	P	P
Banks	P	P	P
Clinic, medical or dental, acupuncture	P	P	P
Credit unions	P	P	P
Convention centers	—	—	P
Government offices	P	P	P
Laboratory, medical or biological	—	P	P
Medical marijuana dispensaries	—	—	—
Optician	P	P	P
Pharmacy	P	P	P
Radio/television studio (with transmitter)	—	C	C
Radio/television studio (without transmitter)	P	P	P

Savings and loan institutions	P	P	P
Studios for professional work or teaching of any form of fine art	P	P	P
<b>C. Service Establishments</b>			
Ambulance service	P	P	P
Animal hospital, small animals	M	M	C
Animal hospital, large animals	—	M	—
Assembly or meeting hall for lodges, fraternal organizations, private clubs, labor unions, religious services, or similar uses	C	M	C
Automobile service station, with or without car wash	C	C	C
Automobile and truck rental, two-ton, single unit maximum	—	P*	C
Automobile/vehicle body and fender repair shop	—	C	C
Automobile/vehicle repair	C	C	C
Automotive custom repair (includes lowering and lifting)	C	C	C
Automotive stereo, alarm and upholstery installation	C	M	M
Automobile wash, coin-op manual	—	M	M
Automobile wash, coin-op non-manned drive thru	—	M	M
Automobile wash, full service, manned	—	M	M
Automobile, passenger van, and pick-up truck rated one-ton or less (carrying weight) rental	—	P	P
Barber shop or beauty parlor	P	P	P
Chemical substance abuse facility	C	C	C



Cleaners and laundry(s)	P*	P*	P*
Clothing and costume rental establishment	P	P	P
Community care facility	C	M	C
Community center	C	C	C
Contractor's yard such as painting, building, plumbing, and electrical	—	—	—
Convalescent hospital	M	M	C
Copying, packing and mailing services	P	P	P
Day care/child care	M	M	M
Day care/child care 24 hour	—	C	C
Decorating, paperhanging and upholstery shop	P	P	P
Depot—Bus	—	P*	P*
Depot—Railway, park-and-ride	—	P	P
Diaper supply service	P	P	P
Dressmaker or millinery shop	P	P	P
Equipment rental	—	P*	P*
Fortune-telling	C	C	C
Heavy contractor's equipment rental	—	C	C
Gunsmith	—	P	P
Hospitals	—	M	M
Hotels	—	M	M

Laundromat, self service	P	P	P
Laundry, retail, or clothes cleaning agency or pressing establishment	C	P	P
Locksmith	P	P	P
Machine shop	—	C	C
Masseur or masseuse, day spa, acupressure	—	C	C
Mini warehouse (allowed as an ancillary or secondary use to a retail use on-site)	—	C	C
Mortuaries	—	C	C
Library	P	P	P
Museums	P	P	P
Motel	—	C	C
Music and vocal instruction	P	P	P
Nightclub	—	C	C
Nursing home	M	M	C
Photographic developing and finishing store (must include retail)	P	P	P
Parks	P	P	P
Photographer	P	P	P
Pick-up truck rated over one ton (carrying weight), commercial truck or van, or tractor trailer rental	—	C	C
Picture framing store	P	P	P
Post office	M	M	M
Printer, blueprint shop	—	P	P

Private schools	C	M	C
Public utility structures and facilities	M	M	M
Publishing establishments	—	P	P
Repair shop for household appliances	P	P	P
Reducing salon	P	P	P
Shoe repair	P	P	P
Schools such as business colleges, music conservatories, dancing schools, and other schools that offer training in non-industrial professions	P	P	P
Stenographic services	P	P	P
Swimming pool, commercial	P	P	P
Sign painting shop in enclosed structure	—	P	P
Tailor	P	P	P
Taxidermist	P	P	P
Telegraph office	P	P	P
Telephone answering service or exchange	P	P	P
Ticket agency, travel bureau	P	P	P
Tire shop	—	C	C
Tire recapping shop	—	C	C
Truck repair service	—	—	—
Truck storage yard	—	—	—
Upholstery shop	—	P	P

Wedding chapel	P	P	P
<b>D. Amusement Establishments</b>			
Amusement enterprise for children including pony rides (no stables), merry-go-round, and the like when incidental to a permitted use	P	P	P
Amusement park	—	C	C
Arcades—Pinball, video, and the like	—	C	C
Archery range	—	C	C
Baseball; batting range	—	C	C
Bowling alley	C	C	C
Boxing arena	—	C	C
Circus or other amusement enterprise of a similar type, transient in character, on areas of two or more acres (See Sec. 30-89(6) for Temporary Use Permit requirements)	—	P	P
Dance hall	—	C	C
Entertainment centers	C	C	C
Game rooms	—	C	C
Golf, driving range, miniature, pitch and putt	—	C	C
Gymnasiums, health spas, or physical culture establishments under 4,000 square feet in floor area	P	P	P
Gymnasiums, health spas, or physical culture establishments over 4,000 square feet in floor area	C	C	C
Pool hall, billiard center	C	C	C
Skating rink, roller or ice	C	C	C

Theater, drive-in	—	C	—
Theater, indoor	C	C	C
<b>E. Residential Uses</b>			
Senior housing	M	M	M
Multiple-family dwellings (only as part of a specific plan, refer to Sec. 30-213)	—	—	P
<b>F. Other Uses</b>			
Animal kennel	—	C	C
Animals, small—Keeping and raising	p*	p*	p*
Antenna, transmitting	C	C	C
Cemetery and related uses	—	M	C
Construction trailer	p*	p*	p*
Home occupation	p*	p*	p*
Homeless shelters on an emergency or temporary basis	C	C	—
Emergency shelter subject to the activation of an emergency operation center	P	P	P
Metal storage containers (temporary storage only)	p*	p*	p*
Long term construction trailer ancillary to an approved construction project	M	M	M
Museum and art galleries	—	M	M
Parking lots (not related to use on same property)	—	P	P
Parking structures	—	P	P
Research and development	—	P	P

RV park	-	-	C
---------	---	---	---

(Ord. No. 1618, Exh. A, 6-9-10; Ord. No. 1665, § 4(Exh. A), 6-26-12)