

OFFERING MEMORANDUM

# ±4.19 ACRES COMMERCIAL ZONING

18633 9th St, Bloomington, CA 92316

Contact Broker for Pricing

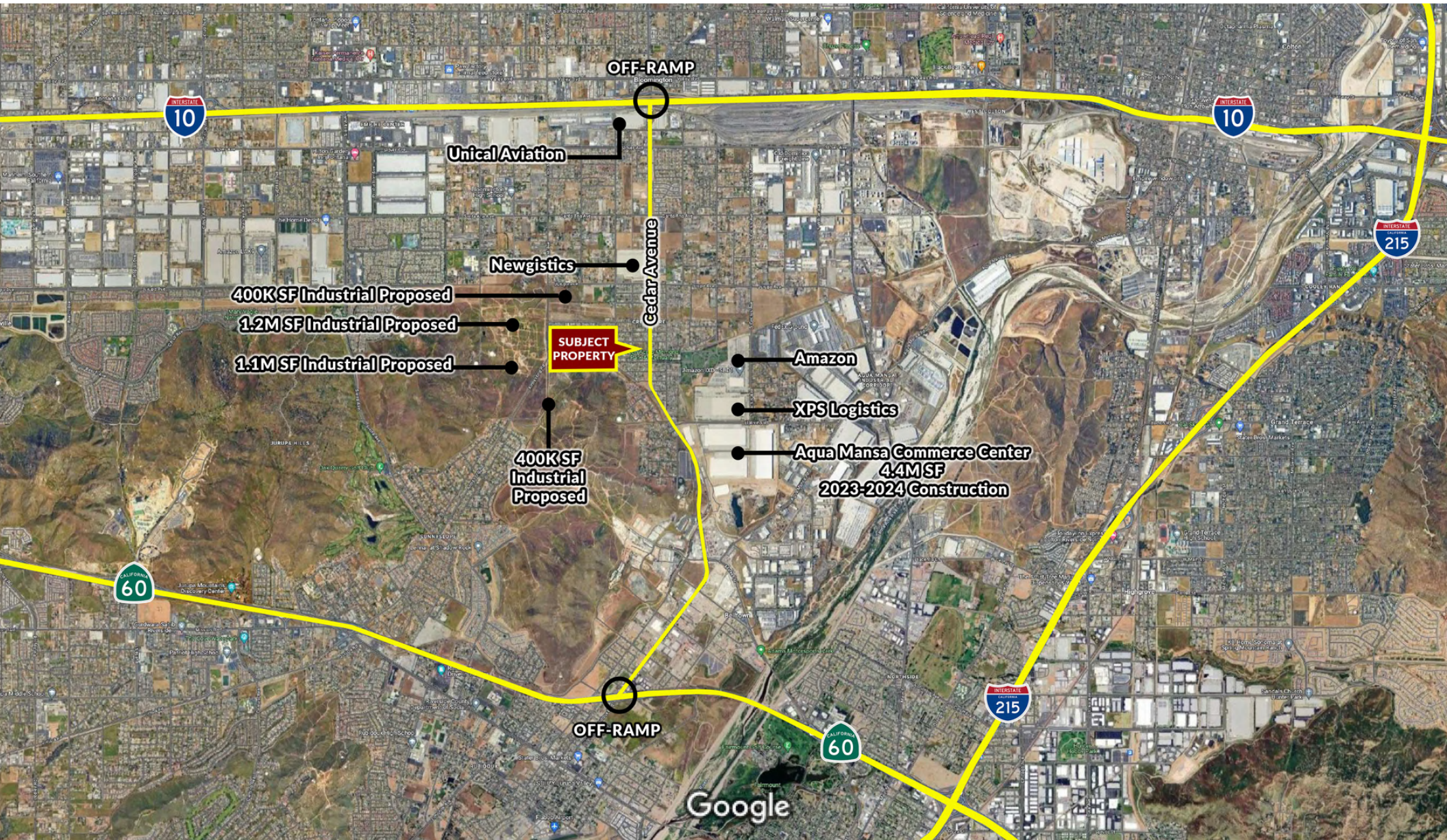


**SUBJECT  
PROPERTY**

**CEDAR AVE ±\$4,000 CPD**



# AREA MAP





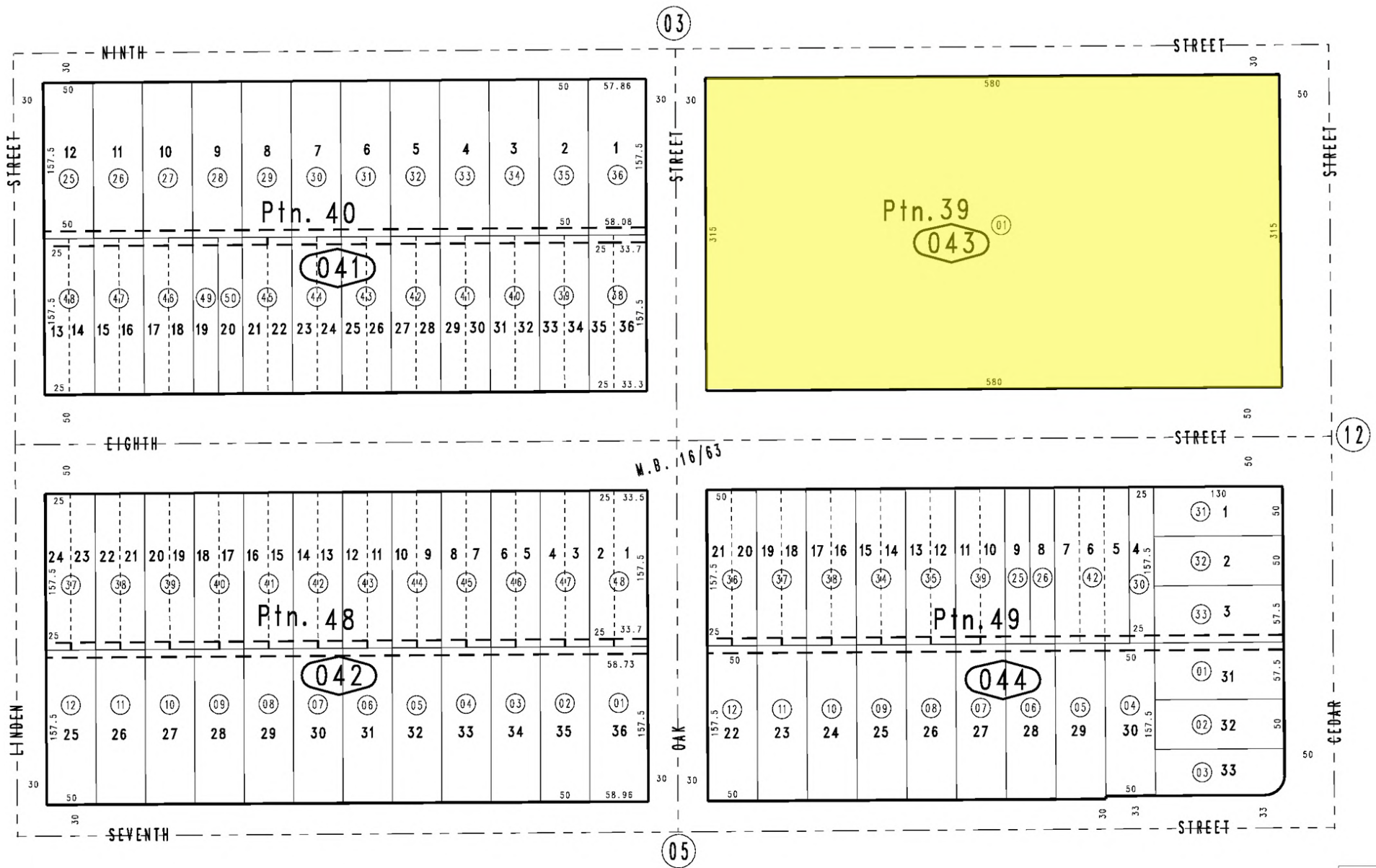
# PROPERTY DESCRIPTION



## HIGHLIGHTS

- Zoning is BL/CG-SCP (County of San Bernardino General Commercial)
- Flexible zoning allows for a number of permitted uses include Mini-Storage, Wholesaling and Distribution, Auto and vehicle sales and rental, Building & Landscape materials sales (indoor & outdoor), C-Store, General Retail, Warehouse retail, Vehicle repair (minor), Equipment rental and many other uses. Buyer to verify with County. Refer to table 82-11 here for allowable uses: <https://bit.ly/Allowed-Uses>
- Excellent traffic counts of approximately 34k CPD, Cedar Ave connects directly to both the 60 and 10 Freeway.
- Property is surrounded by significant existing and proposed industrial development.
- Seller has numerous Due Diligence reports including Phase 1 Environmental, Geotech, Biological, etc. available for qualified Buyer review. Contact broker for additional information.
- Regular shape flat lot with utilities readily available, property is ready for development.
- APN: 025904301; Approximately 4.19AC, see sheet 4 for Parcel Map.
- Contact broker for pricing.

# PARCEL MAP





## Presented By



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### BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

## Confidentiality & Disclaimer

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

**1,650+**  
SALES/LEASES

TOTAL SALES OVER

**\$1.8B+**