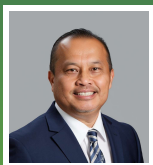


17514

VALLEY BLVD
BLOOMINGTON, CA 92316

For Sale



Henry Liu, CCIM
MANAGING DIRECTOR |
PRINCIPAL
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henry.liu@sperrycga.com
CalDRE #01104611



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: \$2,999,999
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.

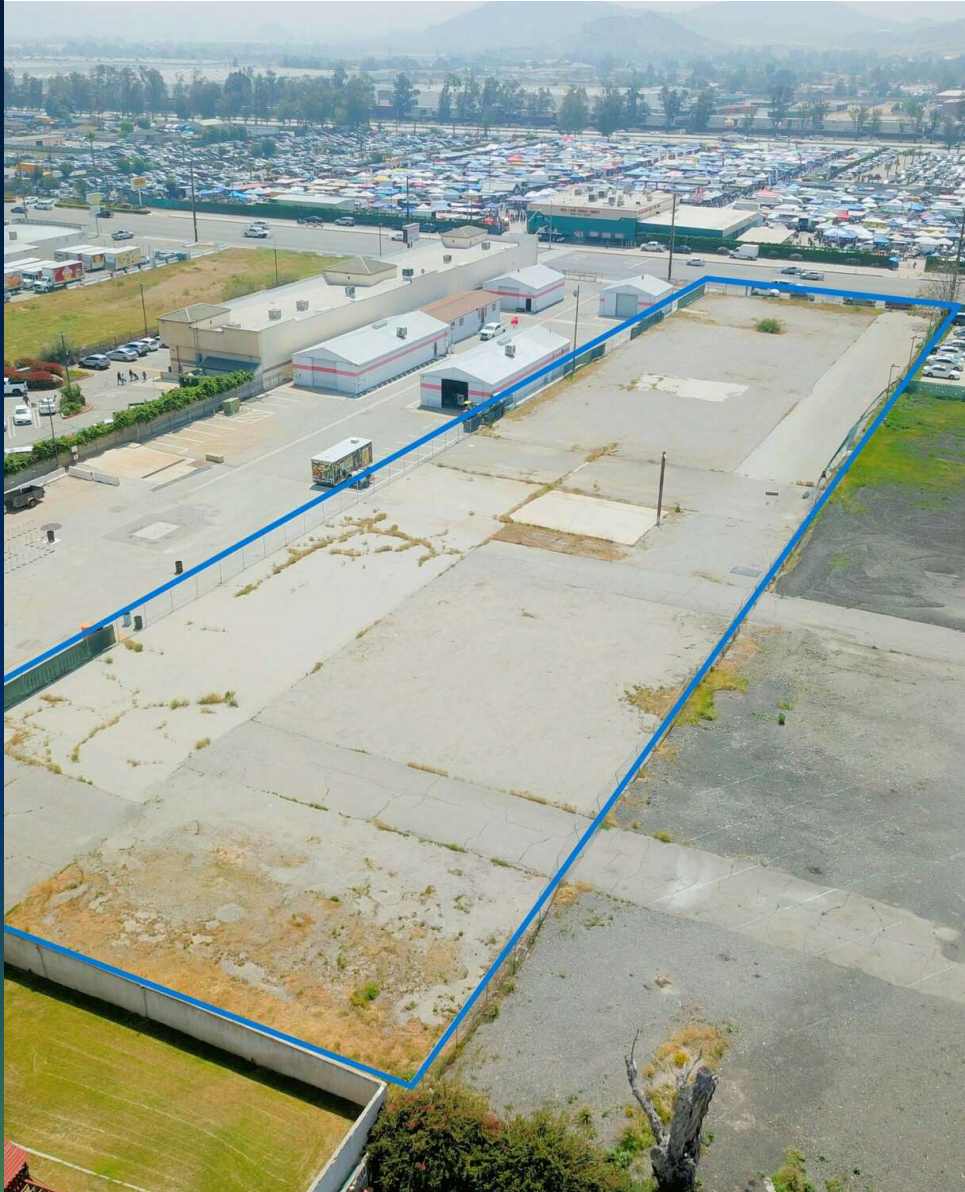
Positioned just off the I-10 Freeway with close proximity to I-15, I-215, SR-60, and I-210, the site offers excellent logistics and transportation advantages. Rarely does an industrial parcel of this size, location, and accessibility come to market.

OFFERING SUMMARY

Sale Price:	\$2,999,999
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

Asking Price: \$2,999,999
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





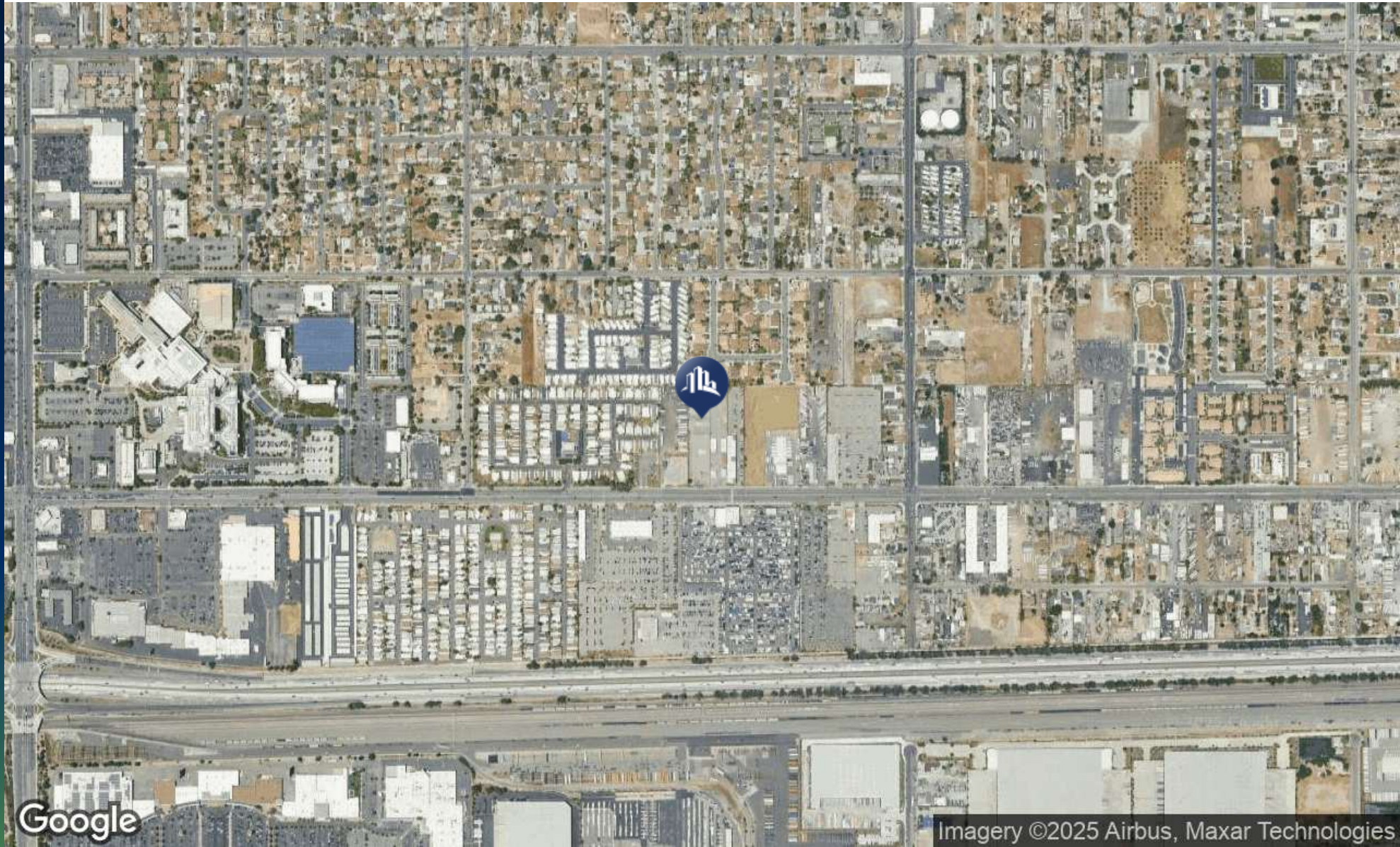
Subject
Property
77,000 SF

**BEL-AIR
SWAP-MEET**

SECTION 2

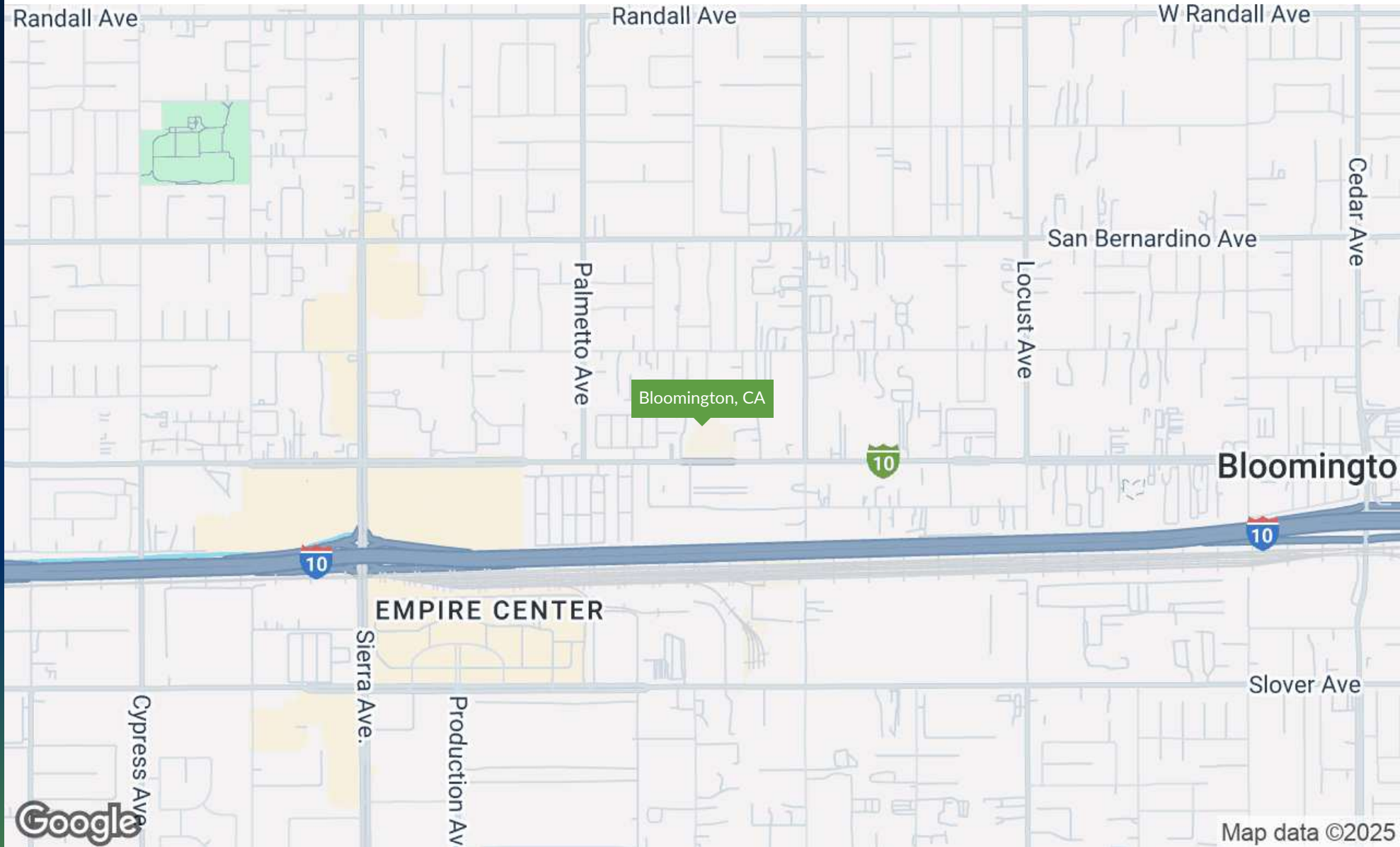
LOCATION INFORMATION

Aerial Map



Imagery ©2025 Airbus, Maxar Technologies

Regional Map





**Rexford
Industrial**

CUBEWORK



LBA Logistics

**BEL-AIR
SWAP-MEET**

**ExtraSpace
Storage**

CRAZY BOSS
Big Discount Store



KAISER PERMANENTE

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

