

SWC SANTA ANA BLVD. & CEDAR AVE. BLOOMINGTON, CA

PADS AVAILABLE FOR
GROUND LEASE OR
BUILD TO SUIT

JOIN:



PROPERTY HIGHLIGHTS

- GL or BTS Pads Available for QSR Drive Thru, Gas Station, and Car Wash.
- Excellent Exposure to Approximately 27,000 Cars Per Day at The Intersection
- Excellent Freeway Access to the I-10 FWY and Good Proximity to the 60 & 215 Freeways.
- Located near one of the nation's top-performing Pilot Truck Stops, attracting approximately 900,000 visits annually — ranking in the top 4% of Pilot locations nationwide.
- Neighboring Co-tenants Include Dollar Tree, Pilot Gas Station, Del Taco, and Jack in the Box.

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



Average Income

\$110,037

\$105,004

\$100,764



Residential Population

9,984

85,537

334,778



Daytime Population

4,427

49,193

174,150

Source: Regis



TRAFFIC COUNTS

22,124 CPD Cedar Ave.

4,678 CPD Santa Ana Ave.

Source: Regis



BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE# 01269887

FAEEZ KANJI

951.445.4528

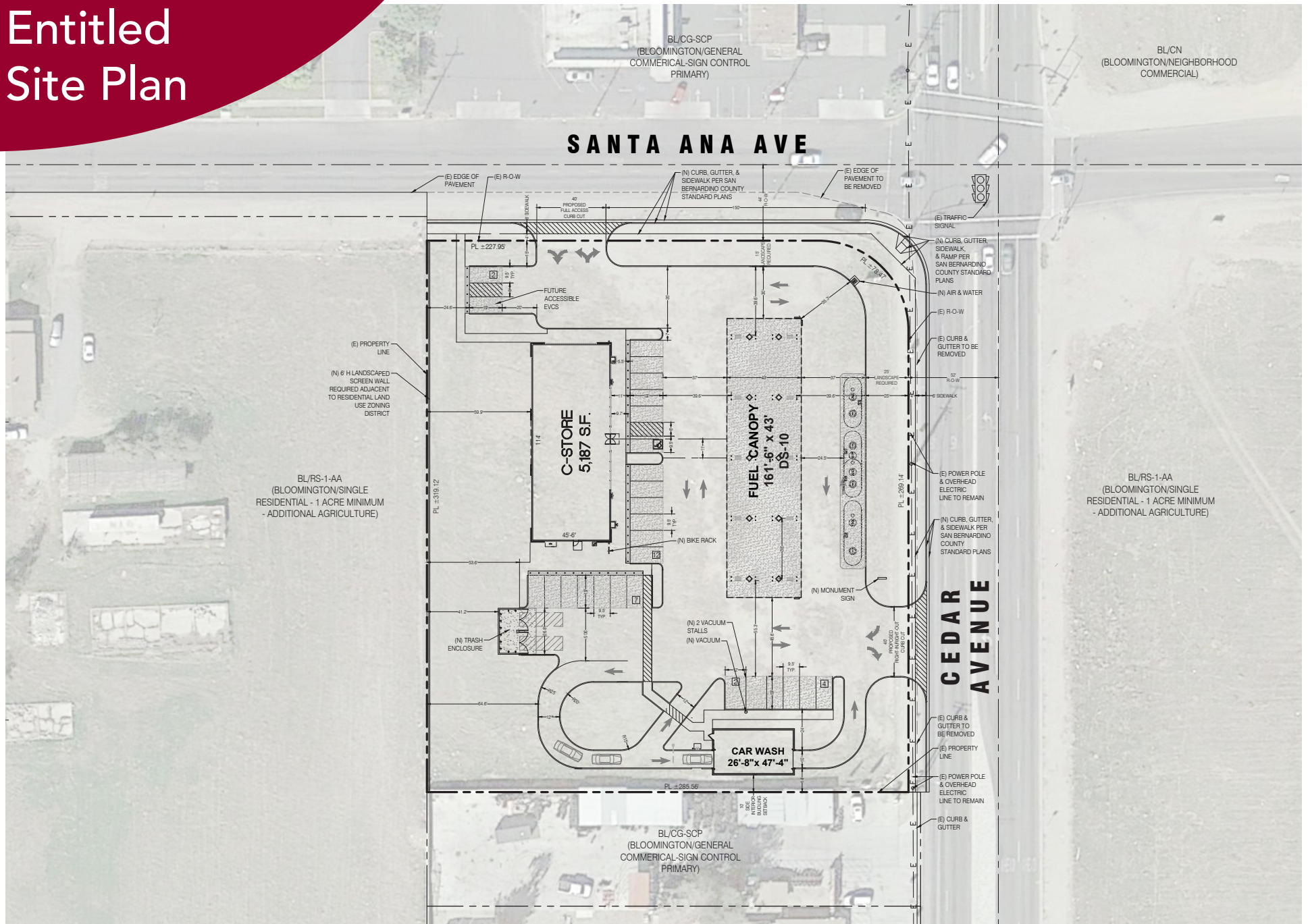
fkanji@leetemecula.com

DRE# 02162227

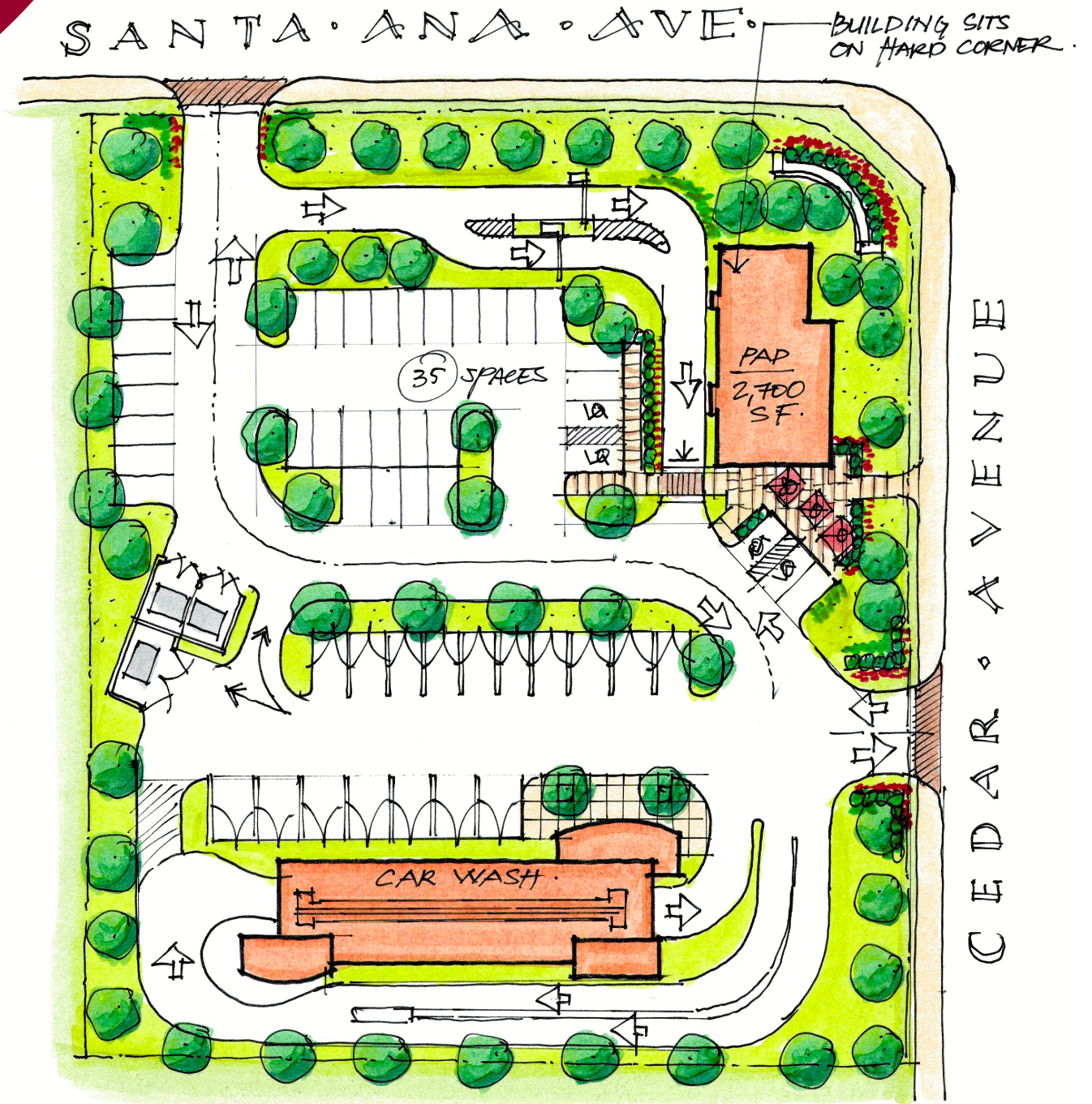


No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

SWC SANTA ANA BLVD.
& CEDAR AVE.
BLOOMINGTON, CA



Conceptual Fast Food & Car Wash



SWC SANTA ANA BLVD.
& CEDAR AVE.
BLOOMINGTON, CA



SITE

FOR MORE INFORMATION, PLEASE CONTACT:

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

FAEEZ KANJI
951.445.4528
fkanji@leetemecula.com
DRE# 02162227

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES