

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



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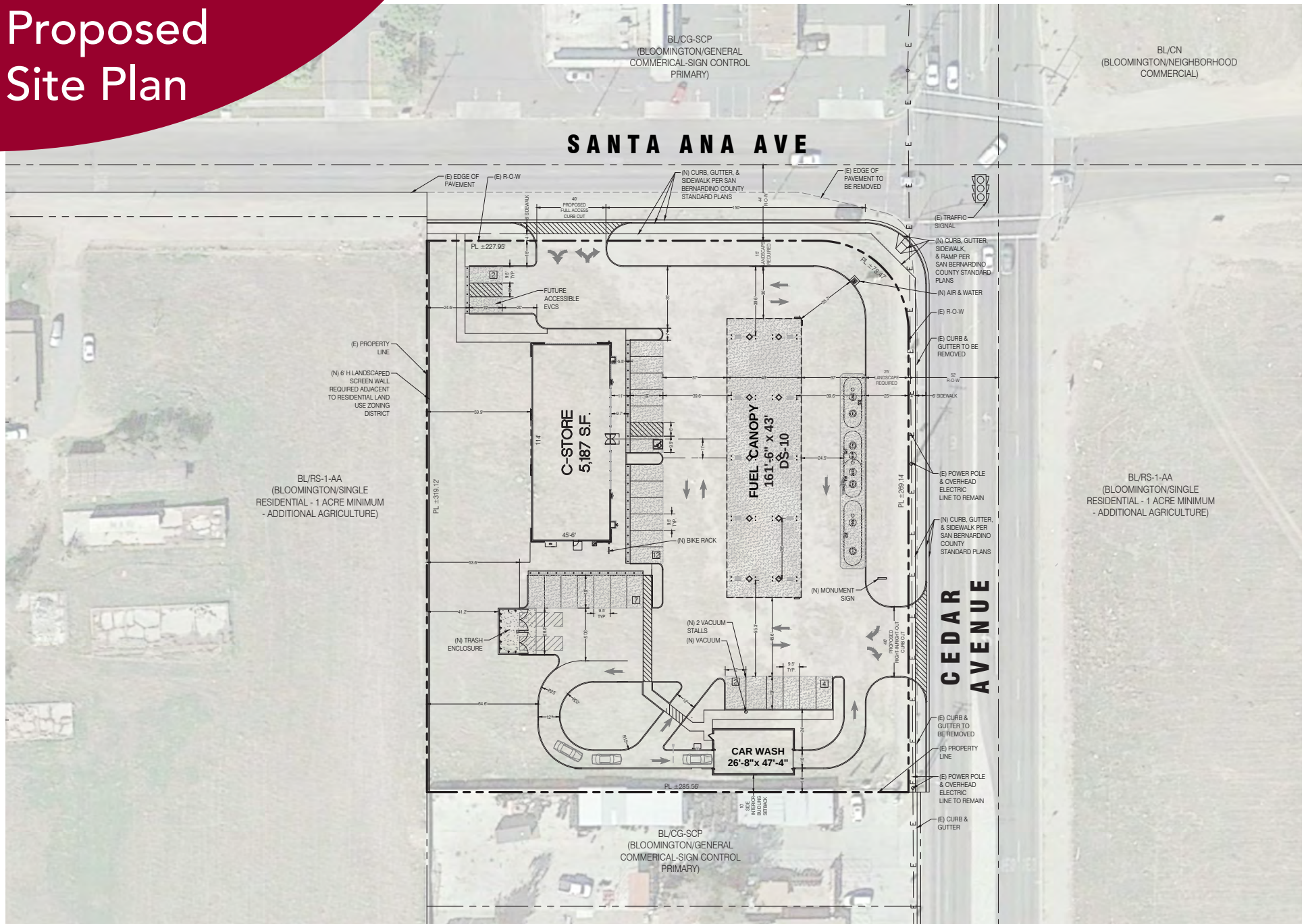
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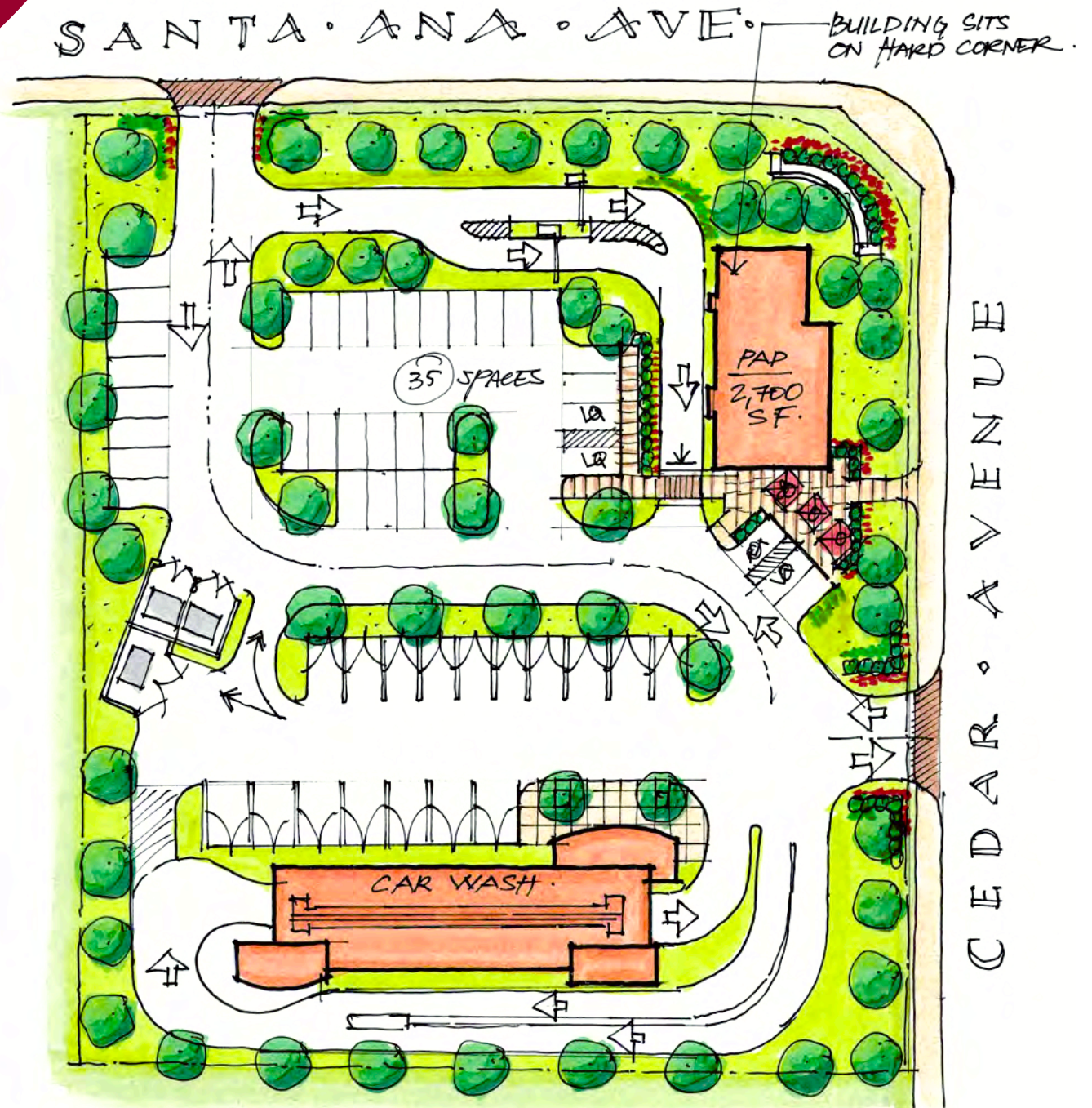


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Conceptual Fast Food & Car Wash



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SITE

FOR MORE INFORMATION, PLEASE CONTACT:

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