

# 940 BLOOMINGTON AVE

RIALTO, CA 92376

COMMERCIAL DEVELOPMENT LAND WITH STRONG RETAIL SYNERGY ALONG THE BLOOMINGTON AVE / RIVERSIDE AVE CORRIDOR

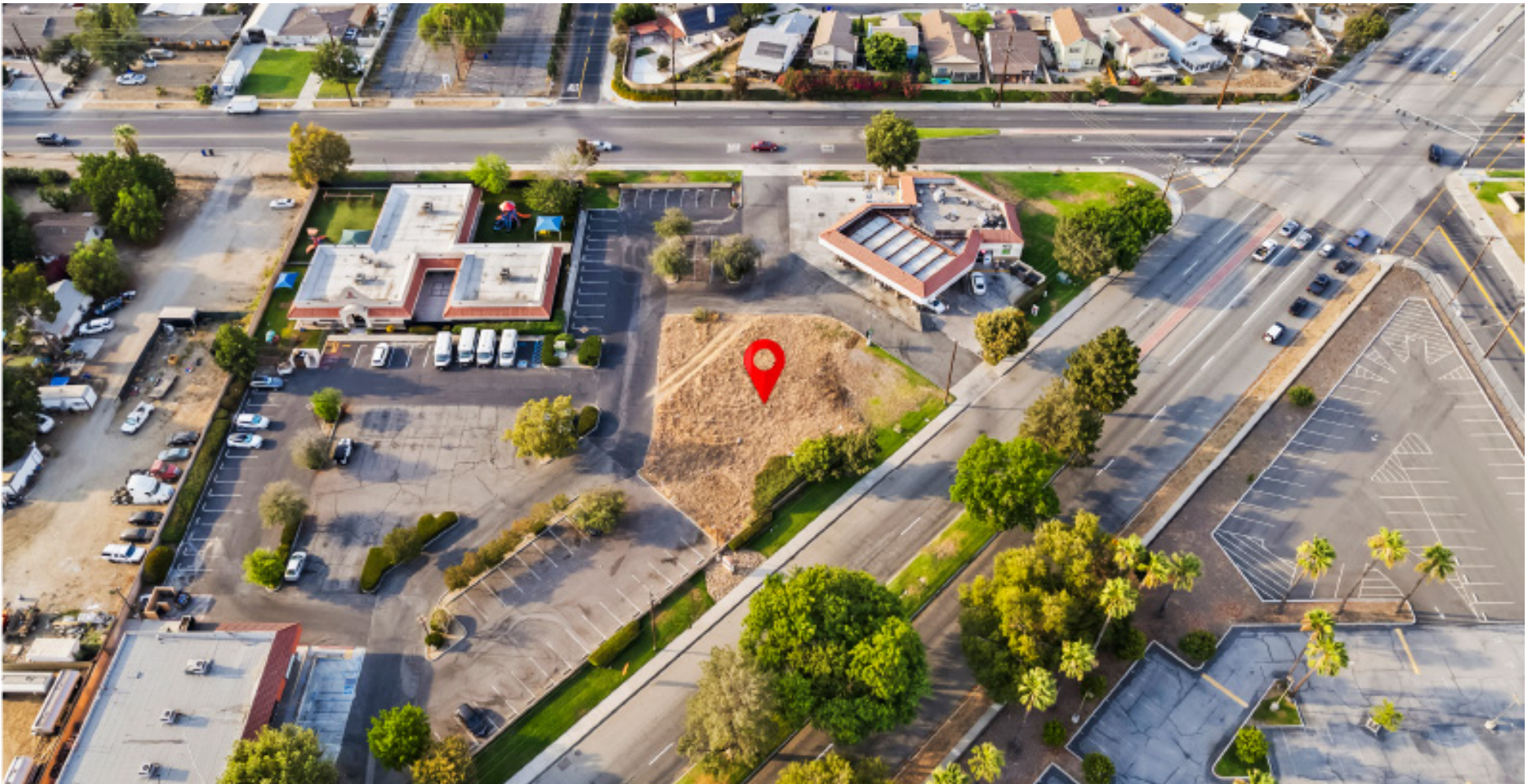
FirstTeam®

COMMERCIAL



ARAGONE & ASSOCIATES

COMMERCIAL DIVISION



0.51 ACRE 22,215 SF C-1 NEIGHBORHOOD COMMERCIAL PARCEL VACANT LAND READY FOR DEVELOPMENT



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Exclusively Listed By

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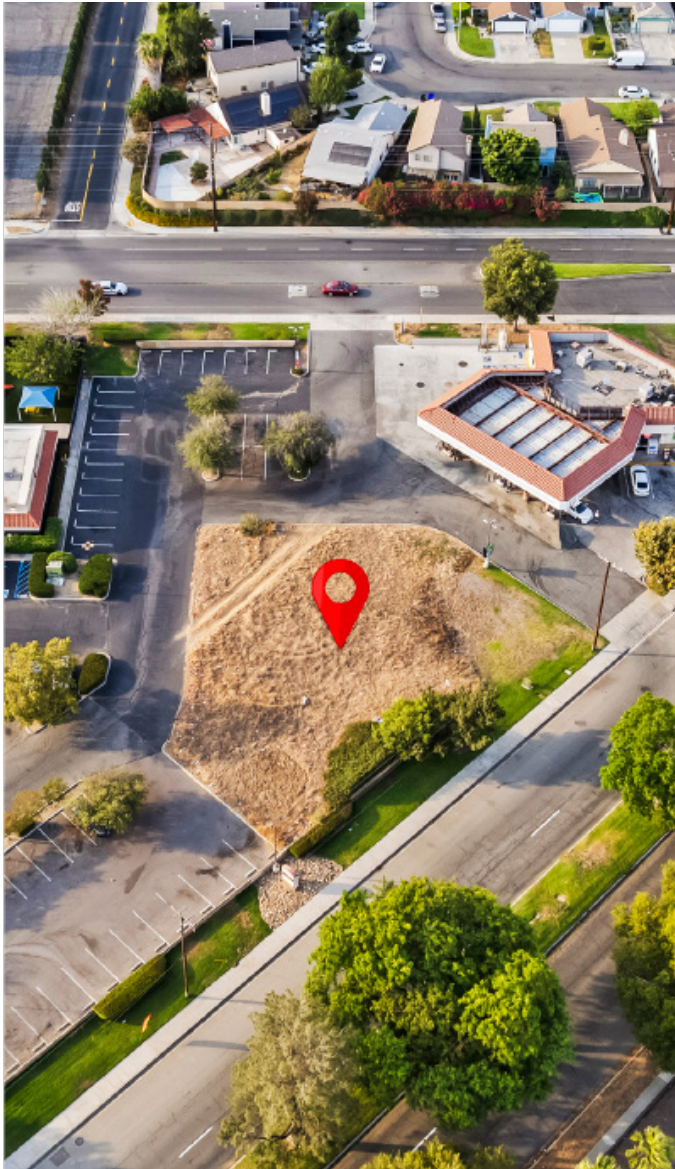
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# 940 BLOOMINGTON AVE

RIALTO CA 92376

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# PROPERTY HIGHLIGHTS

## ±0.51 ACRE VACANT LAND PARCEL:

A clean, shovel-ready footprint free of existing structures — no demolition or relocation required.

## C-1 NEIGHBORHOOD COMMERCIAL ZONING:

Permits a wide range of retail, service, restaurant, and professional office uses under the City of Rialto Municipal Code (buyers to verify).

## ESTABLISHED RETAIL SYNERGY:

Located near a Walmart Supercenter, an El Super/Rite Aid—anchored center, and InN-Out Burger along the Riverside Avenue corridor.

## INLAND EMPIRE GROWTH CORRIDOR:

Positioned along Rialto's I-10 corridor, one of the region's most active industrial and residential growth markets.

## ACCESSIBLE BASIS:

List price of \$499,000 (±\$22.46 PSF land) offers an attainable entry point for developers and owner-users alike.

940 BLOOMINGTON AVE

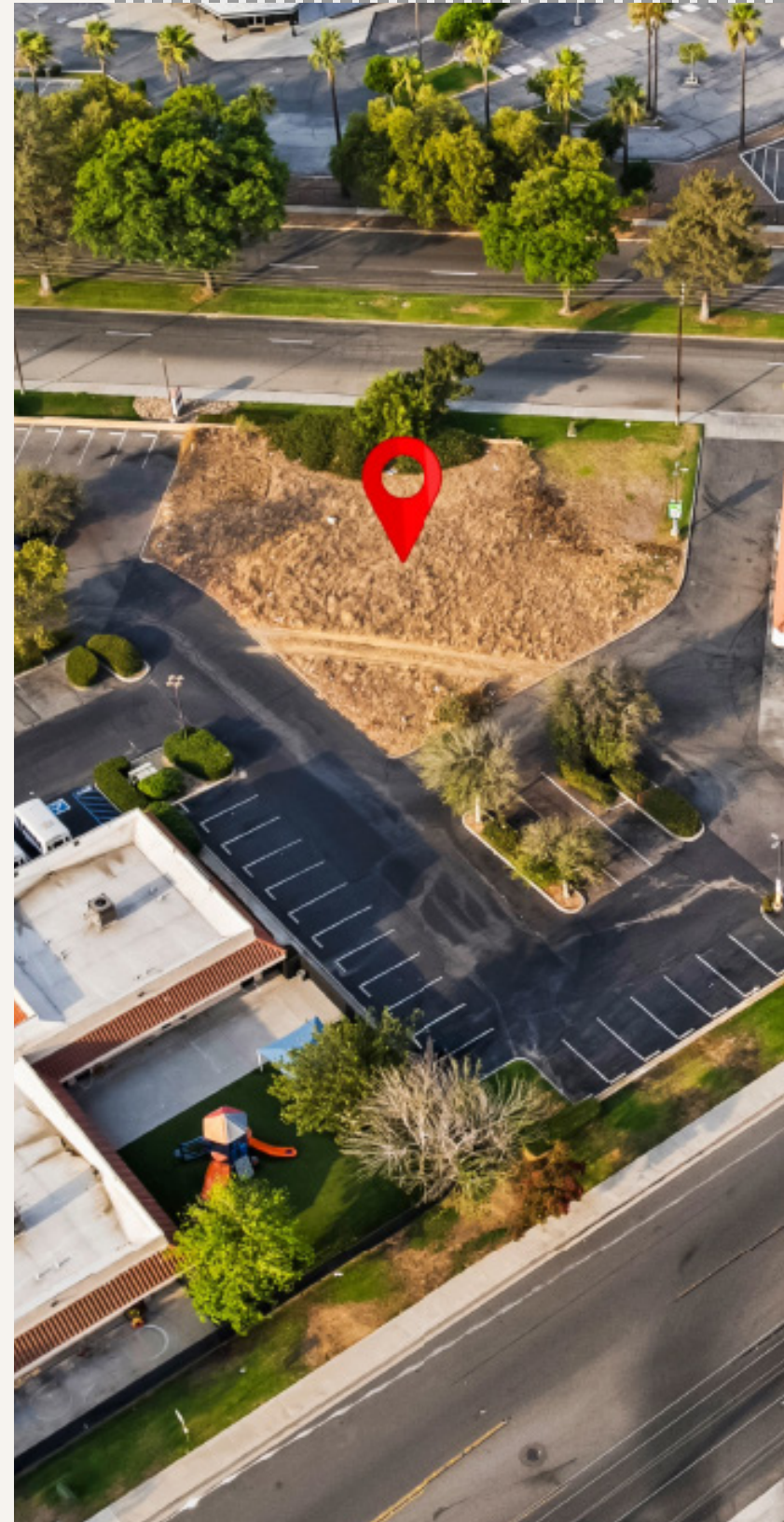
# INVESTMENT OVERVIEW

This offering presents a rare opportunity to acquire a  $\pm 0.51$ -acre (22,215 SF) infill commercial parcel at 940 Bloomington Ave in Rialto, California, located within the established Bloomington Avenue / Riverside Avenue retail corridor in San Bernardino County. The site sits in a mature, well-trafficked commercial pocket surrounded by national and regional retailers, positioning it for a wide range of neighborhood-serving commercial uses.

The property is currently vacant land, offering a clean slate for ground-up development free of demolition or tenant relocation costs. The parcel carries APN 0128-251-08-0000 and is zoned C-1 Neighborhood Commercial under the City of Rialto Municipal Code, which permits a range of retail, service, and professional office uses. Buyers are encouraged to independently verify all zoning, permitted-use, and entitlement information directly with the City of Rialto Planning Division.

The immediate trade area benefits from strong retail synergy, including a Walmart Supercenter, an El Super/Rite Aid–anchored shopping center at the signalized Riverside Avenue / Bloomington Avenue / Merrill Avenue intersection, and an In-N-Out Burger — all within close proximity along the Riverside Avenue corridor. The area sits within Rialto's I-10 growth corridor in the Inland Empire, one of Southern California's most active industrial and residential growth markets, supporting consistent commuter and consumer traffic through the immediate trade area.

At a list price of \$499,000 ( $\pm \$22.46$  per SF of land), this offering provides an accessible basis for investors and developers seeking a shovel-ready commercial site in a proven Inland Empire retail corridor, with flexibility to pursue retail, service, restaurant, or other C-1-permitted development.



# PROPERTY DESCRIPTION

List Price \$499,000

## PROPERTY

|                 |                                 |
|-----------------|---------------------------------|
| ADDRESS         | 940 Bloomington Ave, Rialto, CA |
| APN / PARCEL ID | 0128-251-08-0000                |
| ZONING          | C-1 Neighborhood Commercial     |
| LOT SIZE        | ±22,215 SF / 0.51 Acres         |
| CURRENT USE     | Vacant Land                     |
| PROPERTY TYPE   | Commercial Land                 |

## PRICING INFORMATION

|                   |           |
|-------------------|-----------|
| SALE PRICE        | \$499,000 |
| PRICE PER SF LAND | ±\$22.46  |

## TRAFFIC COUNTS (2026)

|                                |            |
|--------------------------------|------------|
| Bloomington Ave @ Larch Ave    | 14,716 VPD |
| San Bernardino Ave @ Larch Ave | 5,683 VPD  |

This offering highlights the property's current C-1 zoning; buyers are strongly encouraged to independently verify permitted uses and entitlement feasibility with the City of Rialto Planning Division. Demographics and traffic data sourced from CoStar.

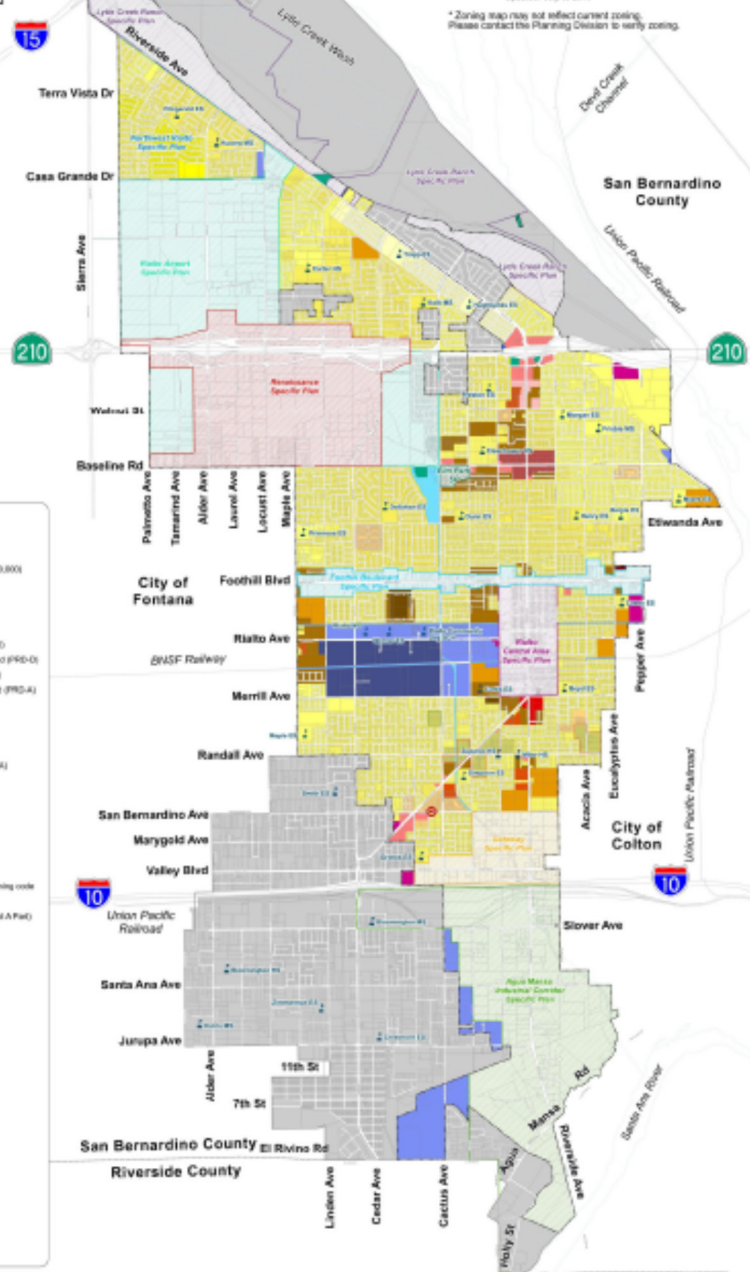




CITY OF RIALTO  
OFFICIAL CITY ZONING MAP\*

Updated: July 8, 2013

\* Zoning map may not reflect current zoning.  
Please contact the Planning Division to verify zoning.



**LEGEND**

### Zusatz

- Agriculture (N-1)
- Single Family Residential (S-14,1000)
- Single Family Residential (S-10)
- Single Family Residential (S-10)
- Single Family Residential (S-10)
- Single Family Residential (S-10)
- Single Family Residential (S-1000)
- Planned Residential Dev.-Attached (P4D-0)
- Medium Density Development (P4D2)
- Planned Residential Dev.-Attached (P4D-0)
- Multi-Family Residential (P4-0)
- Multi-Family Residential (P4-0)
- Administrative-Professional (A-1)
- Administrative-Commercial (C-1)
- Community Shopping Center (C-16)
- Central Commercial (C-2)
- General Commercial (C-3)
- Commercial-Manufacturing (C48)
- Light Industrial (M-1)
- General Manufacturing (M2)
- Parking (P)
- Transportation Corridor (T-1)
- Forest Cover (FC) - not part of zoning code
- Utility (U)

### Specific Plans

- Football Boulevard Specific Plan
- Flats Airport Specific Plan
- Renaissance Specific Plan
- Agua Mansa Specific Plan
- Central Area Specific Plan
- Lyle Creek Ranch Specific Plan
- Gateway Specific Plan
- Sims Park Specific Plan

### Land Use Overlaps

- Animal Overlay

### **Journal Editorial Board**

- City Boundary  
 ..... Sphere of Influence Boundary

## County Boundary

- Base Map Features**
- Roadways
  - Freeway/Highway
  - Railroad
  - Stream/Channel



Map prepared by Hoge-Indef, Inc., April, 2012  
Source: City of Rialto, 2010; San Bernardino County Assessor, 2010; Hoge-Indef, Inc., 2012

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

CITY OF RIALTO OFFICIAL ZONING MAP

# ZONING CONTEXT



Approximate property location - Bloomington Ave / San Bernardino Ave

Marker reflects the general trade area based on the City of Rialto's Official Zoning Map Hogle-Ireland, Inc., updated July 8, 2013. This map may not reflect current zoning; buyers must independently verify the parcel's zoning designation and boundaries with the City of Rialto Planning Division prior to purchase.

# OPPORTUNITY

## CURRENT ZONING

The property is zoned C-1 Neighborhood Commercial under the City of Rialto Municipal Code (Title 18, Chapter 18.28), which allows a range of commercial uses designed to serve the surrounding residential and commuter population.

Permitted uses may include:

Retail stores

Professional and medical offices

Personal service businesses

Financial institutions

Restaurants and convenience retail

Additional uses, including drive-through restaurants and certain service businesses, may be permitted subject to City of Rialto approval. Buyers should independently verify zoning with the City of Rialto Planning Division.

## Reference Links

City of Rialto Maps: [rialto.ca.gov/657/City-Maps](http://rialto.ca.gov/657/City-Maps)

Municipal Code — Ch. 18.28 Neighborhood Commercial: [library.municode.com/ca/rialto](http://library.municode.com/ca/rialto)



# AREA DEMOGRAPHICS

| RADIUS   | POPULATION 2025 | HOUSEHOLDS (2025) | MEDIAN HH INCOME | AVG HH INCOME |
|----------|-----------------|-------------------|------------------|---------------|
| 1 Mile   | 17,384          | 4,373             | \$87,053         | \$100,392     |
| 5 Miles  | 351,839         | 91,596            | \$82,508         | \$98,229      |
| 10 Miles | 1,054,457       | 296,075           | \$86,625         | \$106,247     |

Additional area context: median age near the property is 34.5 (1-mile radius), with average household size of 3.9 and average household vehicles of 3 both notably higher than the 10-mile average, consistent with the area's family-oriented residential base.

14,716

VPD – Bloomington Ave @ Larch Ave (2026)

5,683

VPD – San Bernardino Ave @ Larch Ave (2026)

1.05M

Population within a 10-mile radius

Source: CoStar 2026 . Figures are estimates and subject to independent verification.



# RIALTO

Located in San Bernardino County within Southern California's Inland Empire, Rialto sits along the Interstate 10 corridor, providing direct regional access to San Bernardino, Fontana, Colton, and the broader Los Angeles metropolitan area. The city has experienced sustained industrial and residential growth in recent years, driven by its central Inland Empire location and strong freeway and rail access.

The subject property is positioned along Bloomington Avenue near its signalized intersection with Riverside Avenue and Merrill Avenue - one of the busier commercial intersections in the immediate community. The corridor is anchored by an established mix of national retailers (including a Walmart Supercenter), grocery and pharmacy uses (El Super and Rite Aid), and quick-service dining (including In-N-Out Burger), supporting consistent daily traffic from both local residents and regional commuters.

Rialto's economy benefits from its position within the Inland Empire's logistics, distribution, and manufacturing base, alongside a growing residential population. Combined with its I-10 corridor access and established retail synergy, Rialto remains an attractive submarket for investors and developers seeking well-positioned commercial sites at an accessible basis.

# RETAILERS & AMENITIES

940 Bloomington Ave · Rialto, CA 92376



**SUBJECT  
PROPERTY**

940 BLOOMINGTON AVE  
RIALTO, CA 92376

**Walmart**

1366 S RIVERSIDE AVE  
RIALTO, CA 92376

W SAN BERNARDINO AVE



**STATER BROS.**  
markets

1045 BLOOMINGTON AVE  
RIALTO, CA 92376



STARBUCKS



Panera  
BREAD

**ihop**



I-10 FREEWAY



# FirstTeam<sup>®</sup>

COMMERCIAL



ARAGONE & ASSOCIATES  
COMMERCIAL DIVISION

Exclusively Listed By

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