

**DRIVE THRU PAD AVAILABLE - Yucaipa CA**

**DRIVE THRU PAD AVAILABLE FOR GROUND LEASE**

**3,500 - 4,500 SF entitled space available**



**Drive thru Pad available**

**Bashir Tariq 951-269-3000**

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DRE# 01851484



# OFFERING SUMMARY

## Location

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### CenterPoint Plaza

33490-33492 Oak Glen Rd  
Yucaipa, CA 92399

## Lease Term

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Rent	Negotiable
Space	3,500 - 4,500 SF
Lease Term	Negotiable

## Additional Spaces Available For Lease

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Pad Available	3,500 SF	Fast Food - Restaurant - Drive Thru or Your Choice of Business
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**3,500 - 4,500 SF, Drive Thru entitled space available  
Fast Food, Restaurant, Coffee Shop, Donut Shop  
or your choice of Business**



# INVESTMENT HIGHLIGHTS

## CenterPoint Plaza, Yucaipa CA

- DRIVE THRU PAD - Available for Ground Lease
- 3,500-4,500 SF entitled space available on around 15,000 SF developable pad
- Great location for National Drive-Through Food Chains or Local Business owners looking to expand their businesses
- Fast Food, Restaurant, Coffee Shop, Donut Shop, Daycare Center, Learning Centers, or any Retail Shop of your choice
- Access points from into the center includes one entrance off Oak Glen Rd and two entrances off Yucaipa Blvd
- The Drive Thru Pad is visible from over 830 linear feet of frontage along Oak Glen Rd
- Shopping Center was built in 2007, Total Building SF around 27,464 and Total Land Area around 220,849 SF
- Center Point Plaza retail hub spans over 27,464 SF with around 15 tenants ranging from restaurant, fitness center, medical, dental, pharmacy, which notably includes, WaBa Grill, Time out Sports Bar, Yucaipa Urgent Care, Allstar Physical Therapy, Reps for Life Fitness, Quest Diagnostics, along with others



# AERIAL OVERVIEW



# EXTERIOR VIEWS



# DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>POPULATION</b>			
2024 Population	52,863	92,863	276,421
Median Age	38.8	39.8	38
Bachelors' Degree Higher Education	22%	29%	31%
<b>INCOME</b>			
Average House Income	\$92,698	\$108,305	\$111,780
<b>HOUSING</b>			
Median Home Value	\$417,366	\$468,774	\$466,155
Median Home Year Built	1975	1978	1984
<b>HOUSEHOLDS</b>			
2024 Households	20,000	160,000	480,000
Average Household Size	2.5	3	4
Average Household Vehicles	2	3	5
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	55%		
Renter Occupied Households	45%		
<b>TRAFFIC</b>			
Oak Glen Rd and Yucaipa Blvd SW	13,316	2022	
Yucaipa Blvd and 12 St W	27,760	2022	
<b>DAYTIME EMPLOYMENT</b>			
Employees	11,968	16,937	85,970
Businesses	1,763	2,542	10,182

## SNAPSHOT



92,863

POPULATION 5 mile



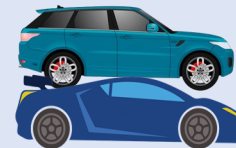
\$108,305

INCOME 5 mile



\$468,774

HOME VALUE 5 mile



13,316

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

# AREA OVERVIEW

## YUCAIPA

**Yucaipa** (Serrano: *Yukaipa't*) is a city located 10 miles (16 km) east of San Bernardino, in San Bernardino County, California, United States. The population was 54,542 at the 2020 census, up from 51,367 at the 2010 census. Yucaipa has the distinction of being the longtime home to a large population of Serrano Native Americans.

## SAN BERNARDINO

**San Bernardino** (/sænˌbɜːrnəˈdiːnoʊ/ <sup>ⓘ</sup> *SAN BUR-nə-DEE-noh*) is a city in and the county seat of San Bernardino County, California, United States. Located in the Inland Empire region of Southern California, the city had a population of 222,101 in the 2020 census,<sup>[a]</sup> making it the 18th-largest city in California. San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire. The governments of El Salvador, Guatemala, and Mexico have established the metropolitan area's only consulates in the downtown area of the city. Additionally, San Bernardino serves as an anchor city to the 3rd largest metropolitan area in California (after Los Angeles and San Francisco) and the 12th largest metropolitan area in the United States; the San Bernardino-Riverside MSA.

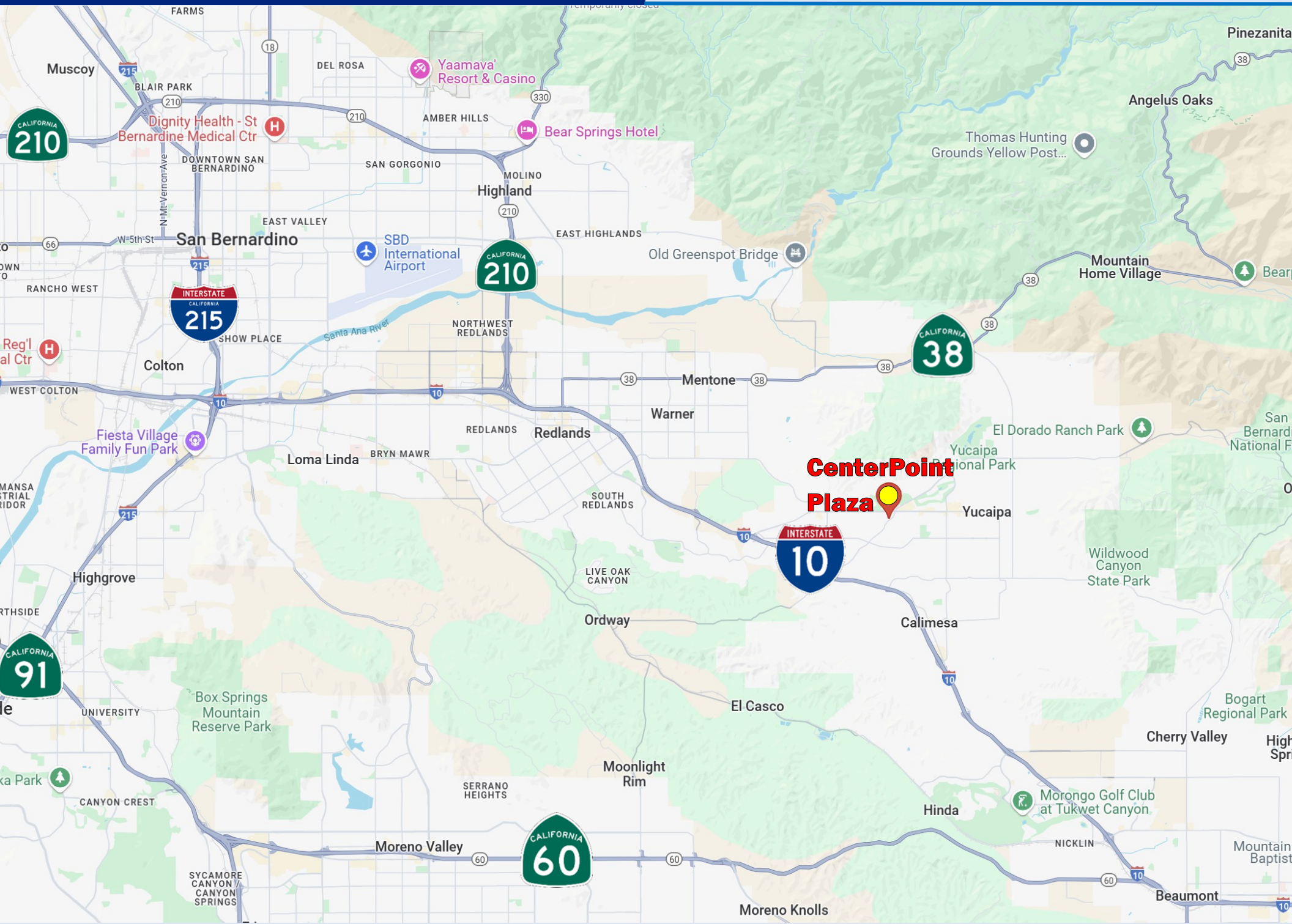
Furthermore, the city's University District serves as a college town, as home to California State University, San Bernardino.

San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. The city grew significantly in the late 19th century as a commercial hub at the crossroads between Southern California and the American Southwest. Today, San Bernardino is an important hub for the Inland Empire and Southern California.





# REGIONAL MAP



# Confidentiality & Disclaimer

## Presented By:



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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

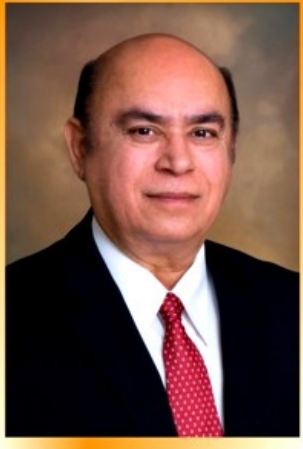
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**AWARD  
WINNING  
AGENT**



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**KW Commercial Director Business Sales and Commercial Real Estate**



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