



34420 Yucaipa Blvd Yucaipa, CA 92399

34420 YUCAIPA BLVD | RETAIL PROPERTY

FOR LEASE | 21,440 SF

\$13.95 PSF

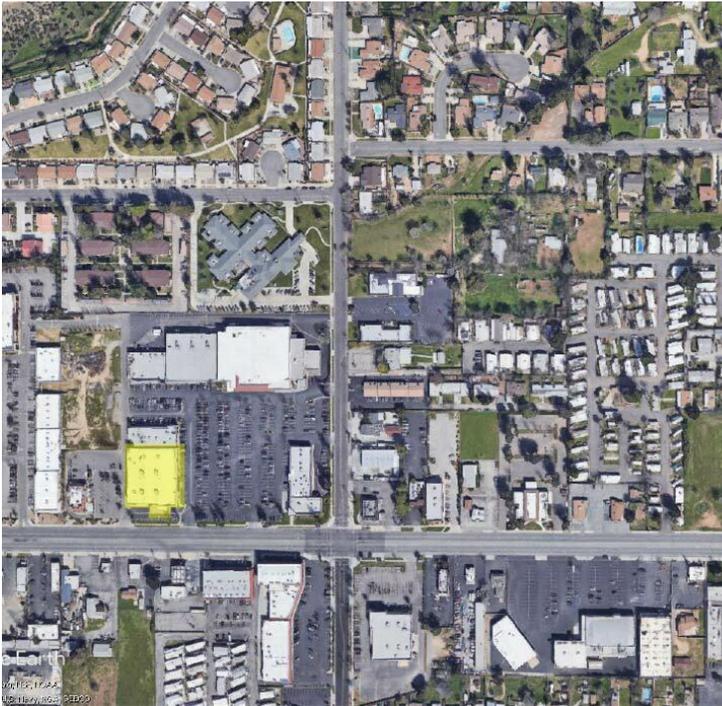


PROPERTY DESCRIPTION

This jr anchor box is formerly a Rite-Aid and located within a shopping center anchored by Stater Brothers and Fitness 19.

PROPERTY HIGHLIGHTS

- Large Pylon Sign
- End-cap building with 170' frontage
- Avg Traffic counts of 17,000 vehicles on Yucaipa Blvd.



OFFERING SUMMARY

Available Size:	21,440 SF
Lot Size:	65,223 SF
Lease Rate:	\$13.95 PSF
Tax Rate:	\$1.35

JEFF ROSS

561.620.9200 x123
jross@kinproperties.com

BETH CALAY

561.620.9200 x121
bcalay@kinproperties.com

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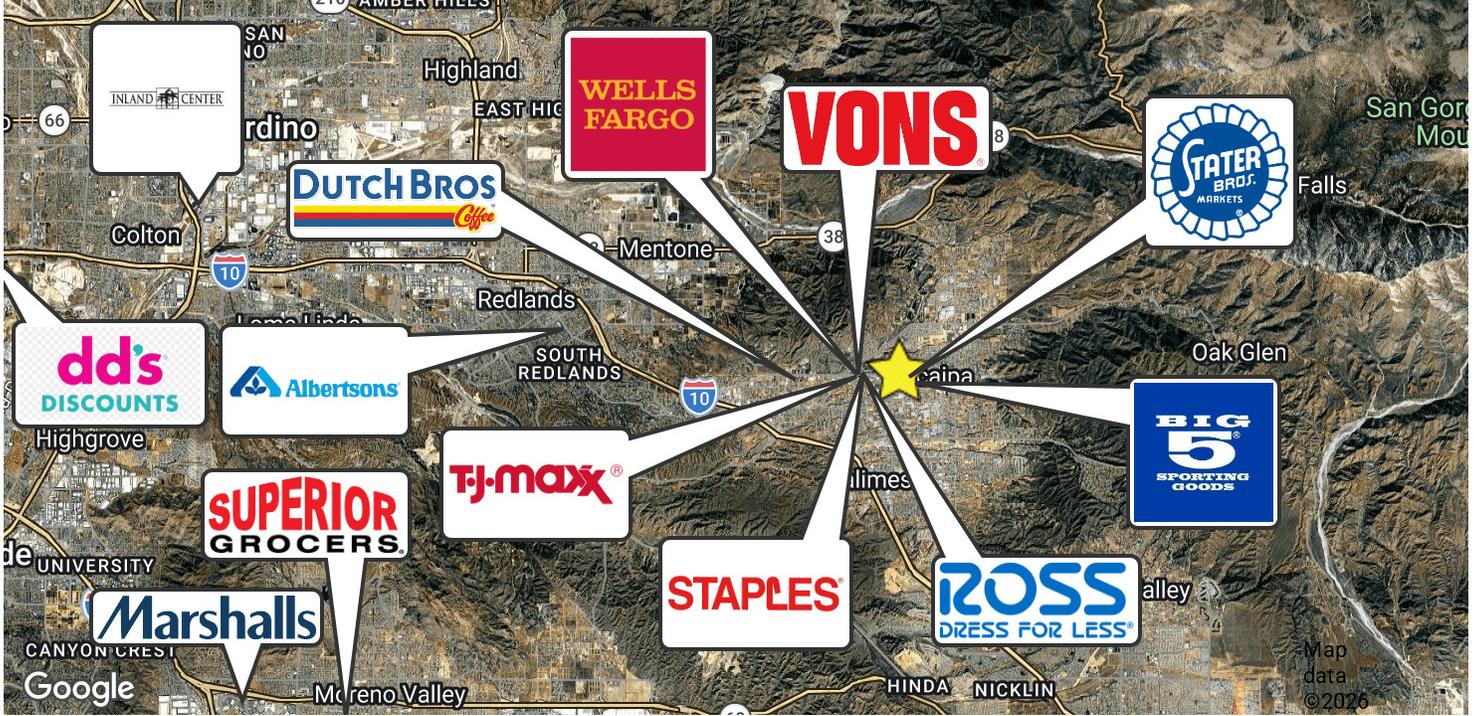


KIN PROPERTIES

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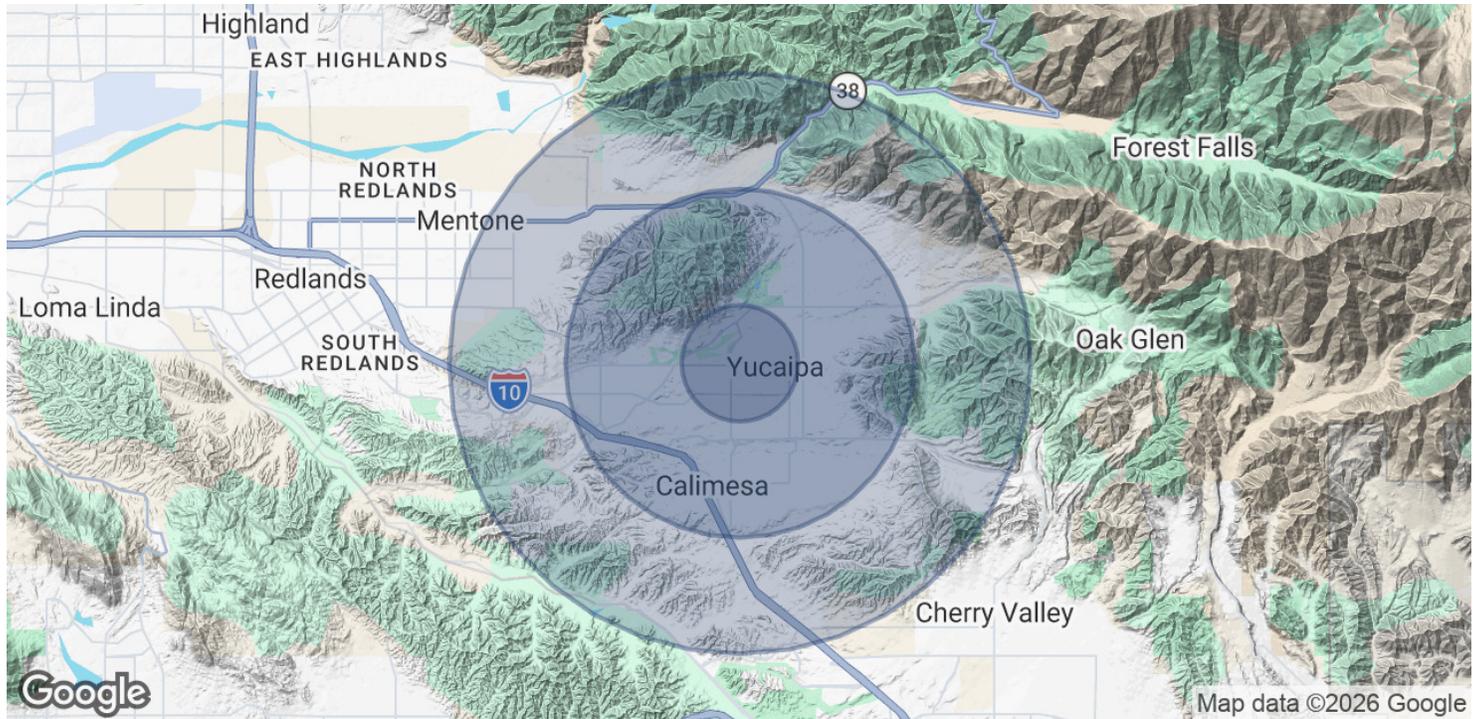
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,859	54,402	75,274
Average Age	36.4	37.5	38.5
Average Age (Male)	36.8	37.1	37.9
Average Age (Female)	36.3	38.0	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,721	18,248	25,157
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$86,355	\$108,071	\$118,646
Average House Value	\$365,569	\$429,537	\$473,580

2023 American Community Survey (ACS)

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