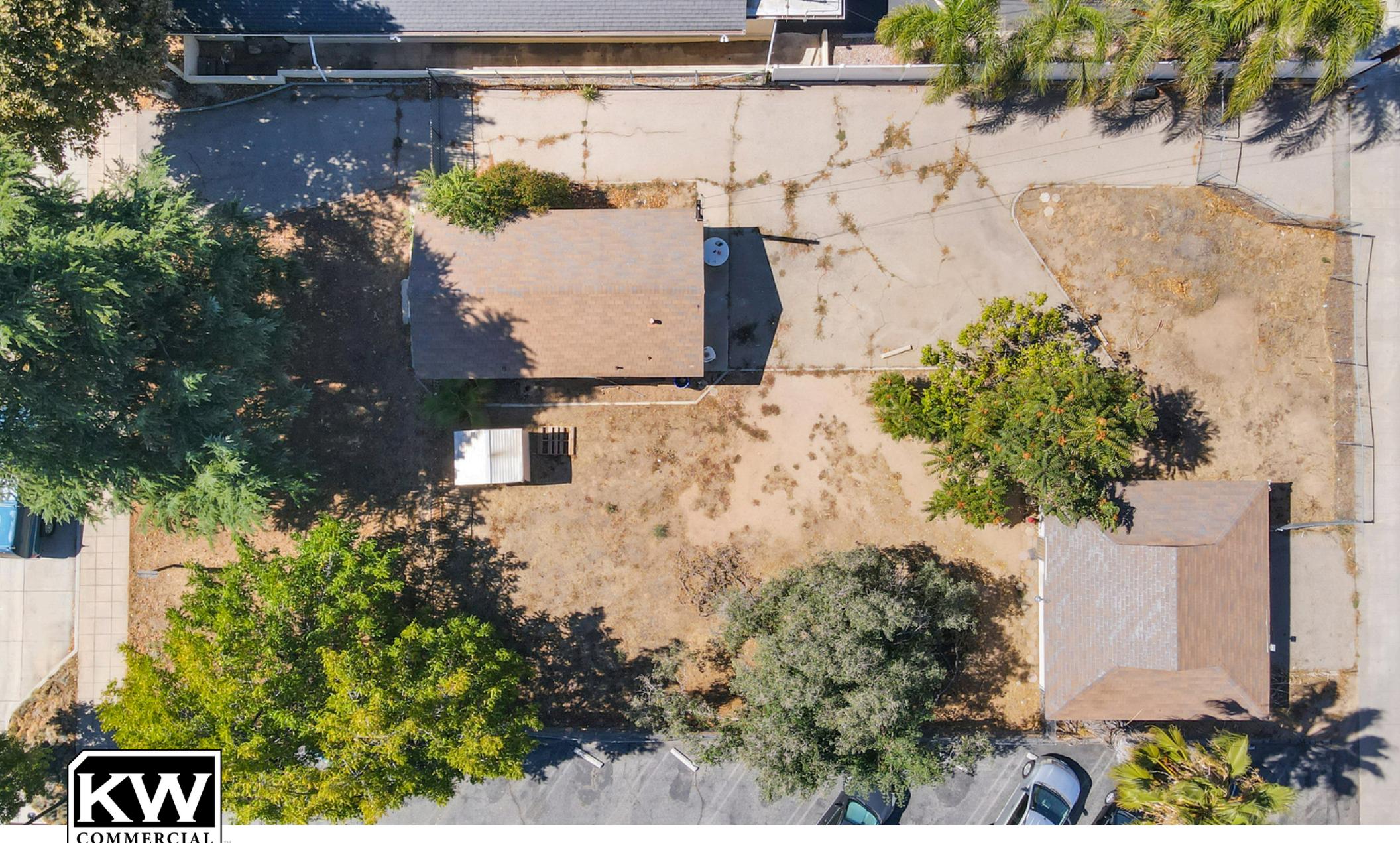


For Sale!



35222-35232 Yucaipa Blvd, Yucaipa, CA 92399

KW Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 info@sqftlocal.com



Offered for: \$550,000

KW Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376

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Two-Lots: Freestanding Retail in Historic Uptown Yucaipa with 40' frontage and two addresses. 576sf Retail, 528sf Garage/Workshop and an outdoor storage shed across two parcel lots, with high visibility street front traffic.



Retail/Office:

The front Retail structure has extensive interior demolition completed in preparation for adaptive reuse and modernization by the Buyer. Framing is exposed with existing electrical/plumbing in need of renovations.



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Garage/Workshop: Shared meters with the neighboring parcel Retail, this garage provides additional workspace and/or storage with a front entry door and rear barn swing doors. Alley accessible for convenient rear ingress.



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Expansive Yard:

Fully fenced and secured with an additional rear access gate via the alley off of Adams St. Ample onsite parking with offsite public street parking on Yucaipa Blvd, Uptown corridor.

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Traffic Counts:

CPD: ± 20,133 - @ Yucaipa Blvd/California St.

CPD: ± 9,825 - @ Bryant St/Beach Ave.



- Total Available Space: 576sf Freestanding Retail and 528sf Garage; 1,104sf. 11,680sf Lot/.26ac
- Zoned: CG/LMU Limited Mixed-Use District *Uptown Specific Plan
- APNs: 0303-273-11, 0303-273-12 with 40' Frontage on Yucaipa Blvd.
- Two (2) Parcel Lots, Two Addresses
- 2024 Average Household Income: \$96,897; Population: 56,098 , Daytime Employees: 10,026 - Within 3-Miles
- Located one block from Yucaipa's Uptown revitalization corridor and Yucaipa Performing Arts Center; this site offers a high-visibility, pedestrian-friendly opportunity for Retail, Office, Multi-Family Redevelopment and Creative uses. Buyer must verify own zoning & use and comply with Seller's 1031-Exchange requirement.

Local Map & Summary:

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