

±7,315 SF, ±13,830 SF, OR ±21,145 SF FOR LEASE

34420 Yucaipa Blvd, Yucaipa, CA 92399



ROXY KLEIN

Senior VP, Retail Leasing & Sales
O: 909.576.4259 | C: 909.576.4259
roxy@progressiverep.com
DRE #01264392

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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Senior VP, Retail Leasing & Sales

T 909.576.4259 | **C** 909.576.4259

roxy@progressiverep.com

CalDRE #01264392

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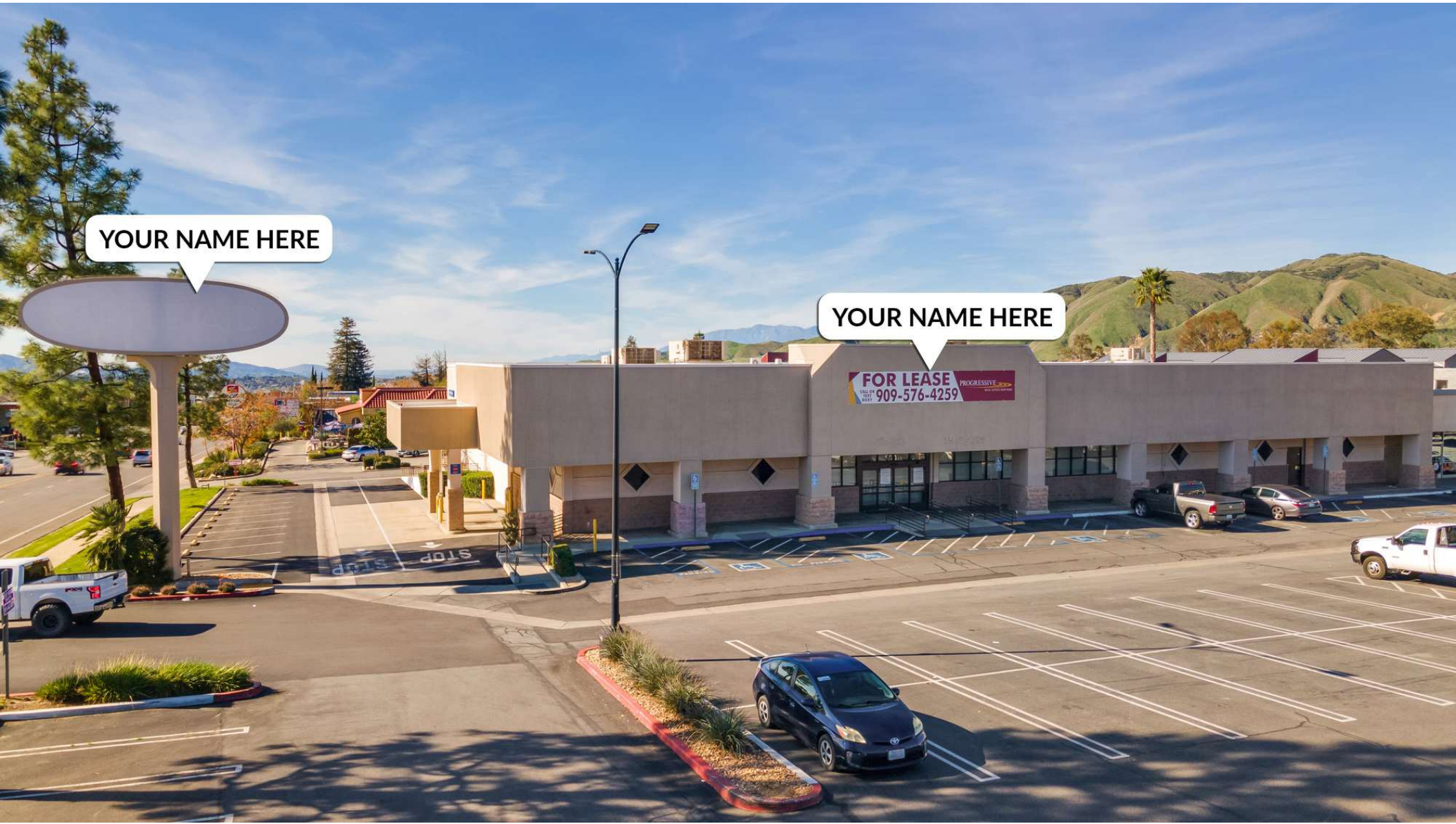
PROPERTY OVERVIEW



HIGHLIGHTS

- ±21,145 SF anchor for lease with prime street front exposure on Yucaipa Blvd. Stater Bros. and Fitness 19 anchors drive steady daily visits and cross-shopping.
- Demisable into two spaces; ±13,830 SF & ±7,315 SF
- Located in a well-established shopping center anchored by a recently remodeled Stater Bros.
- Near Crafton Hills College, Yucaipa High, Park View Middle, multiple elementary schools, and just minutes from Downtown Yucaipa and the Performing Arts Center, drawing strong traffic from schools, parks, neighborhoods, and commuters along Yucaipa Blvd.
- A massive pylon sign is dedicated to this building, providing a tenant with exceptional branding along Yucaipa Blvd.
- Situated on Yucaipa Blvd., with ±25,797 cars per day, providing excellent visibility.
- Yucaipa currently faces over \$406 million in annual retail sales leakage, meaning residents are spending that much outside the market presenting a major opportunity to capture unmet consumer demand with retail offerings in Yucaipa.

SIGNAGE OPPORTUNITIES



**±7,315 SF, ±13,830 SF or ±21,145 SF
AVAILABLE FOR LEASE**

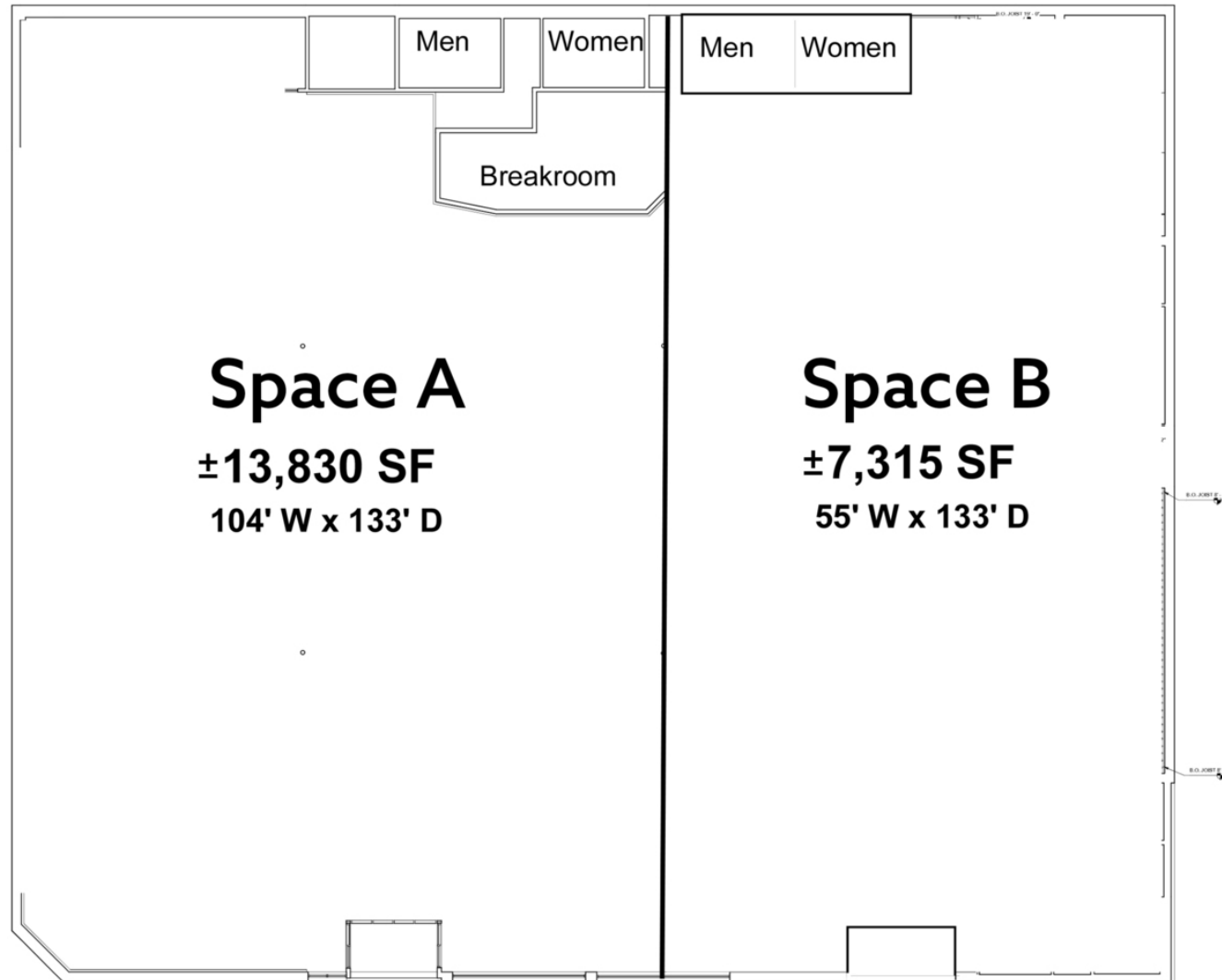
YOUR NAME HERE



SITE PLAN



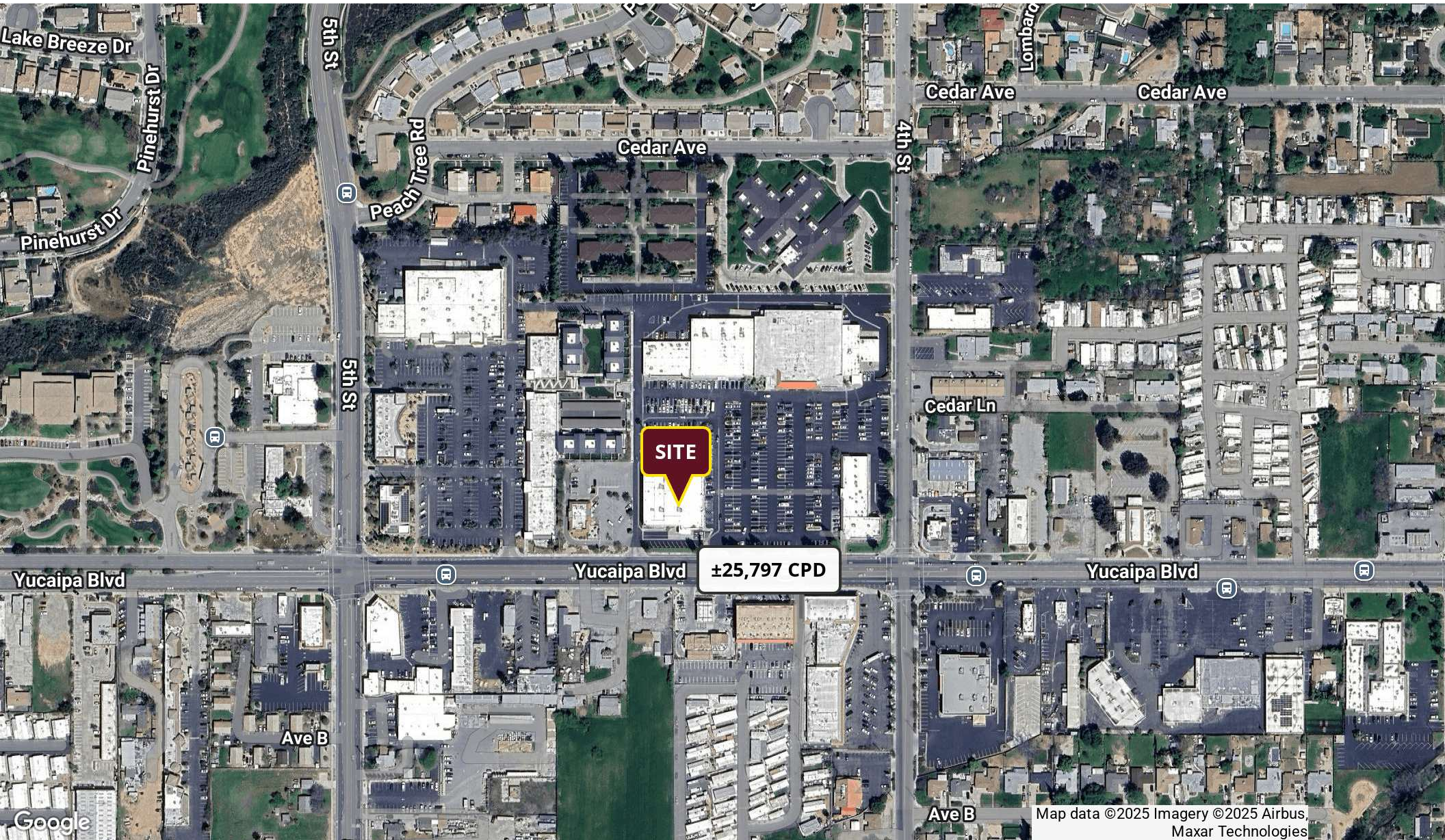
DEMISABLE OPTIONS



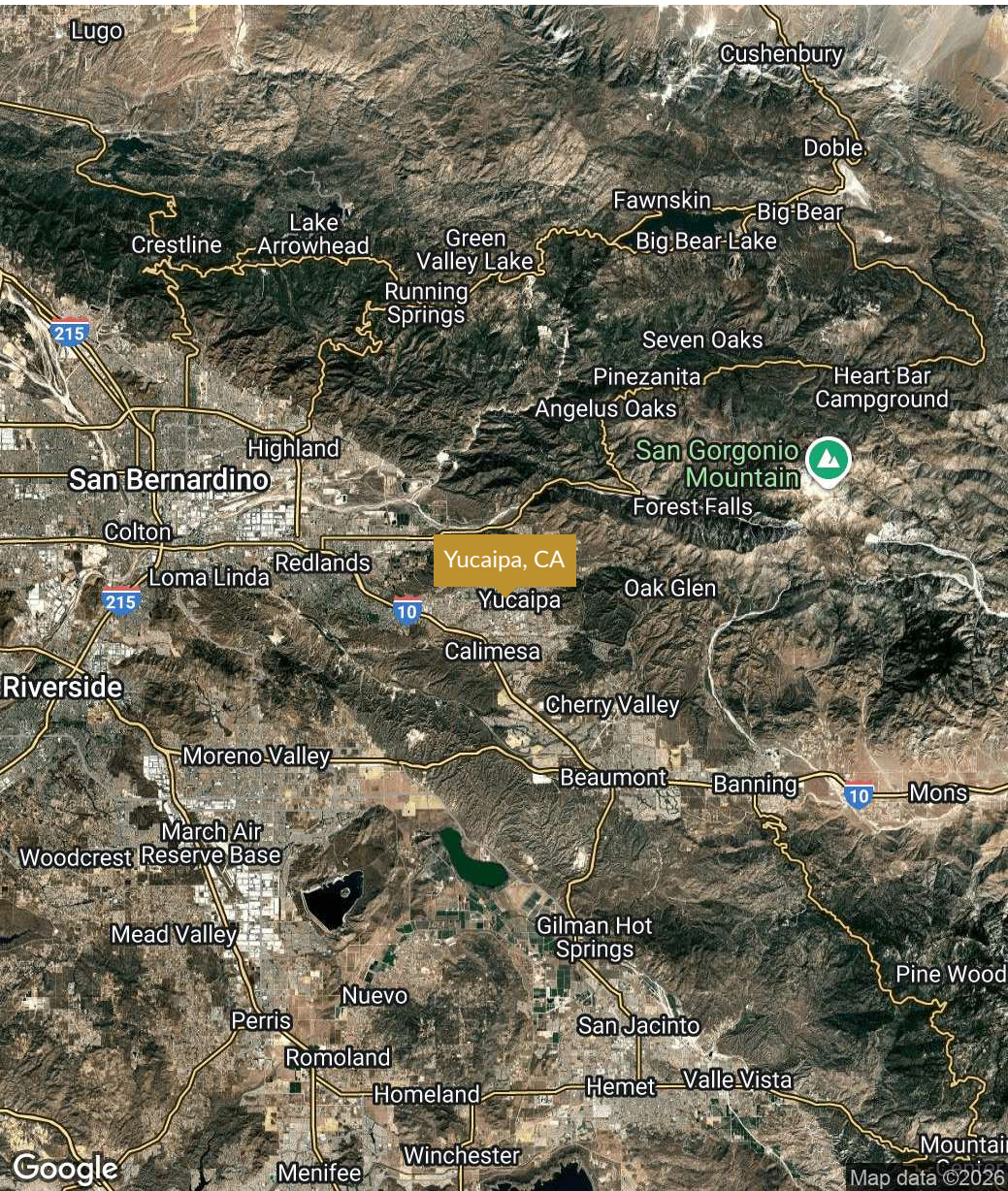
YUCAIPA RETAILER & TRAFFIC GENERATOR MAP



TRAFFIC COUNT



REGIONAL AND LOCATION MAPS



ADDITIONAL PHOTOS



DEMOGRAPHICS

| | 5 mi | 10 mi | 15 mi |
|--------------------------------|-----------|-----------|-----------|
| <u>POPULATION</u> | | | |
| 2025 Total Population | 76,238 | 243,516 | 678,894 |
| 2025 Median Age | 38.9 | 38.2 | 35.1 |
| 2025 Total Households | 26,938 | 83,692 | 213,383 |
| 2025 Average Household Size | 2.8 | 2.9 | 3.1 |
| <u>INCOME</u> | | | |
| 2025 Average Household Income | \$127,786 | \$137,233 | \$115,177 |
| 2025 Median Household Income | \$104,432 | \$109,234 | \$93,437 |
| 2025 Per Capita Income | \$45,224 | \$47,317 | \$36,375 |
| <u>BUSINESS SUMMARY</u> | | | |
| 2025 Total Businesses | 2,154 | 8,089 | 18,996 |
| 2025 Total Employees | 12,930 | 71,091 | 170,755 |

