

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

34420 Yucaipa Blvd, Yucaipa, CA 92399



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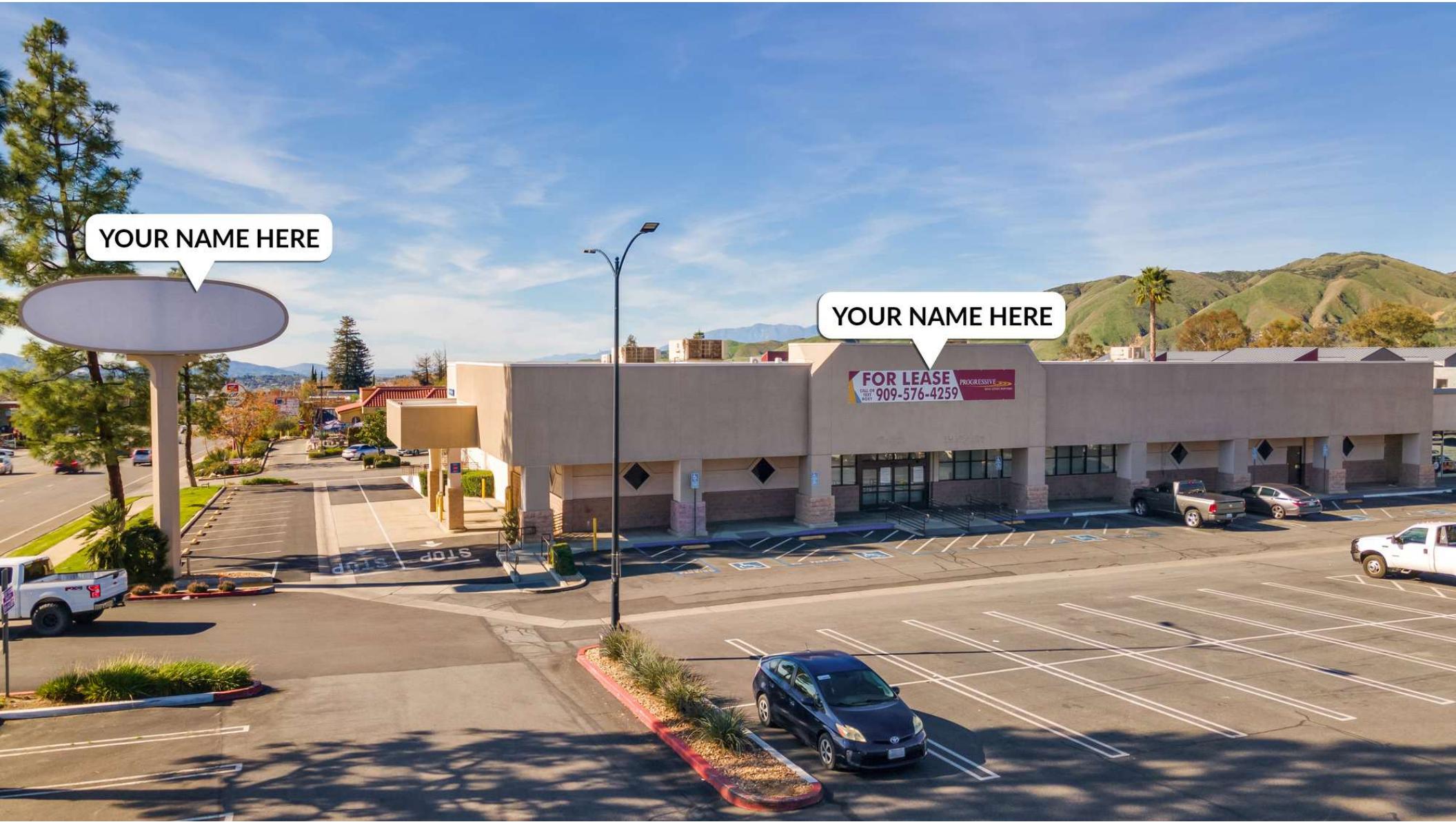
PROPERTY OVERVIEW



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





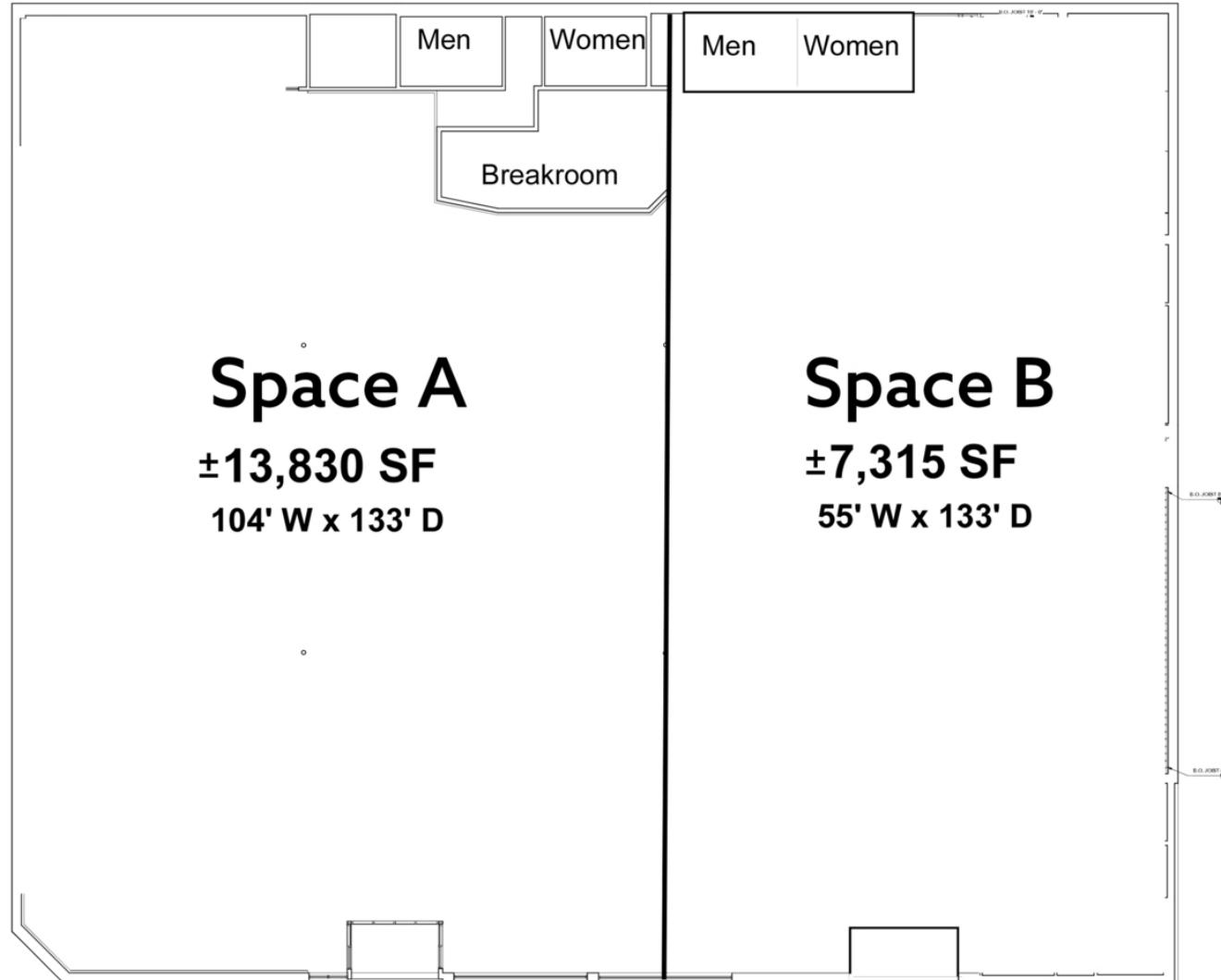
±7,315 SF, ±13,830 SF or ±21,145 SF
AVAILABLE FOR LEASE

YOUR NAME HERE

SITE PLAN



DEMISABLE OPTIONS

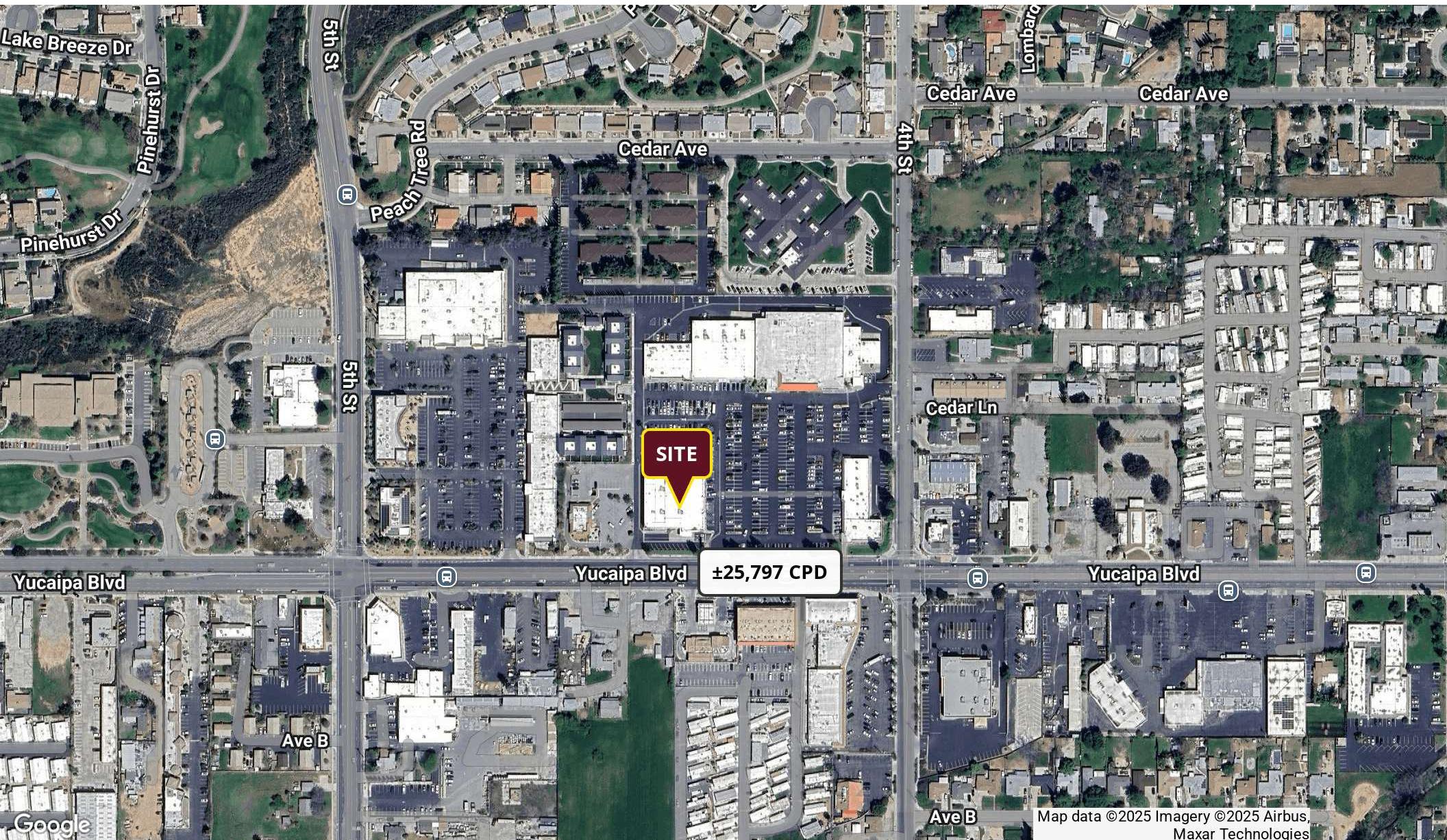


YUCAIPA RETAILER & TRAFFIC GENERATOR MAP

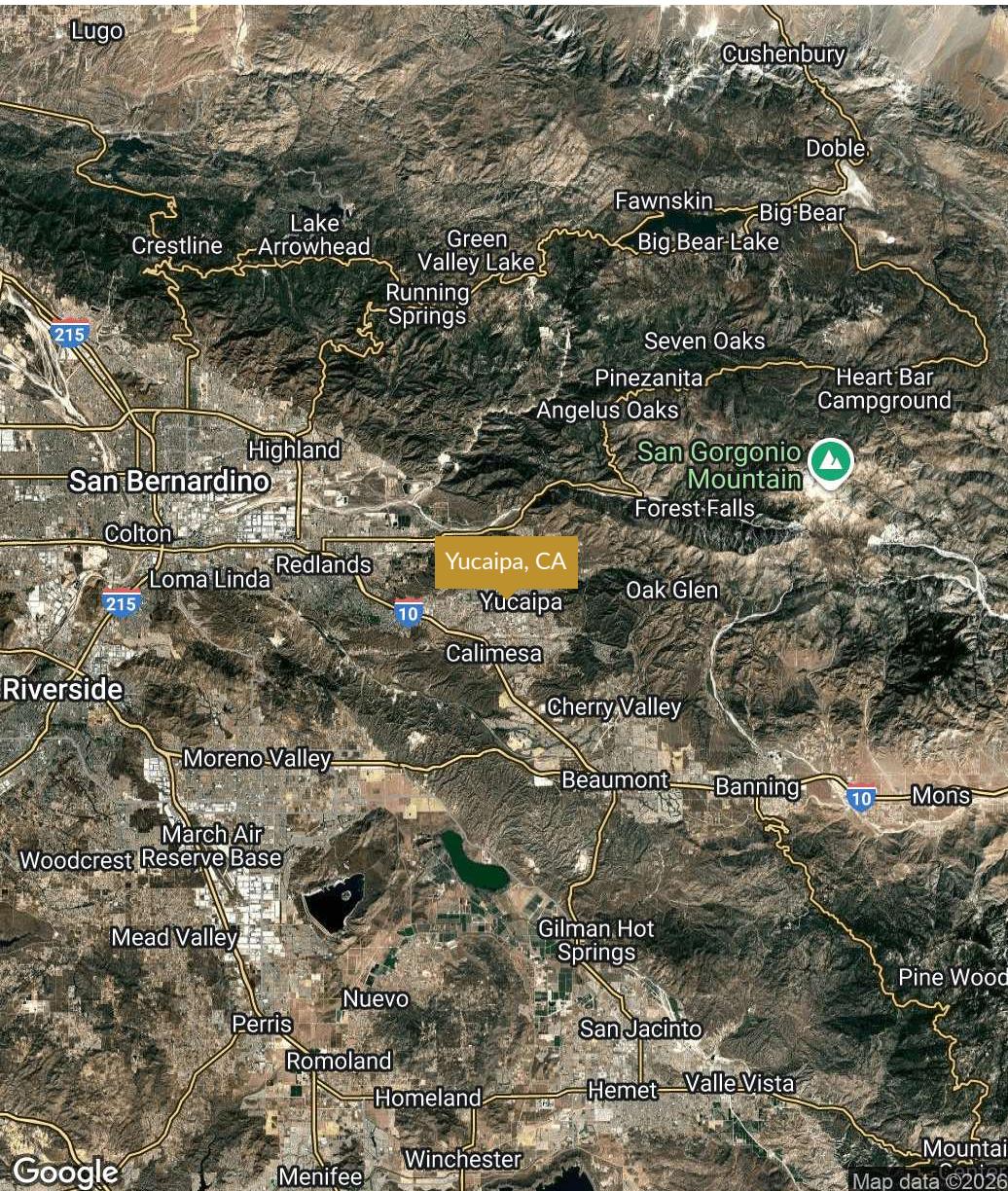


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TRAFFIC COUNT



REGIONAL AND LOCATION MAPS



ADDITIONAL PHOTOS



DEMOGRAPHICS

	5 mi	10 mi	15 mi
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POPULATION

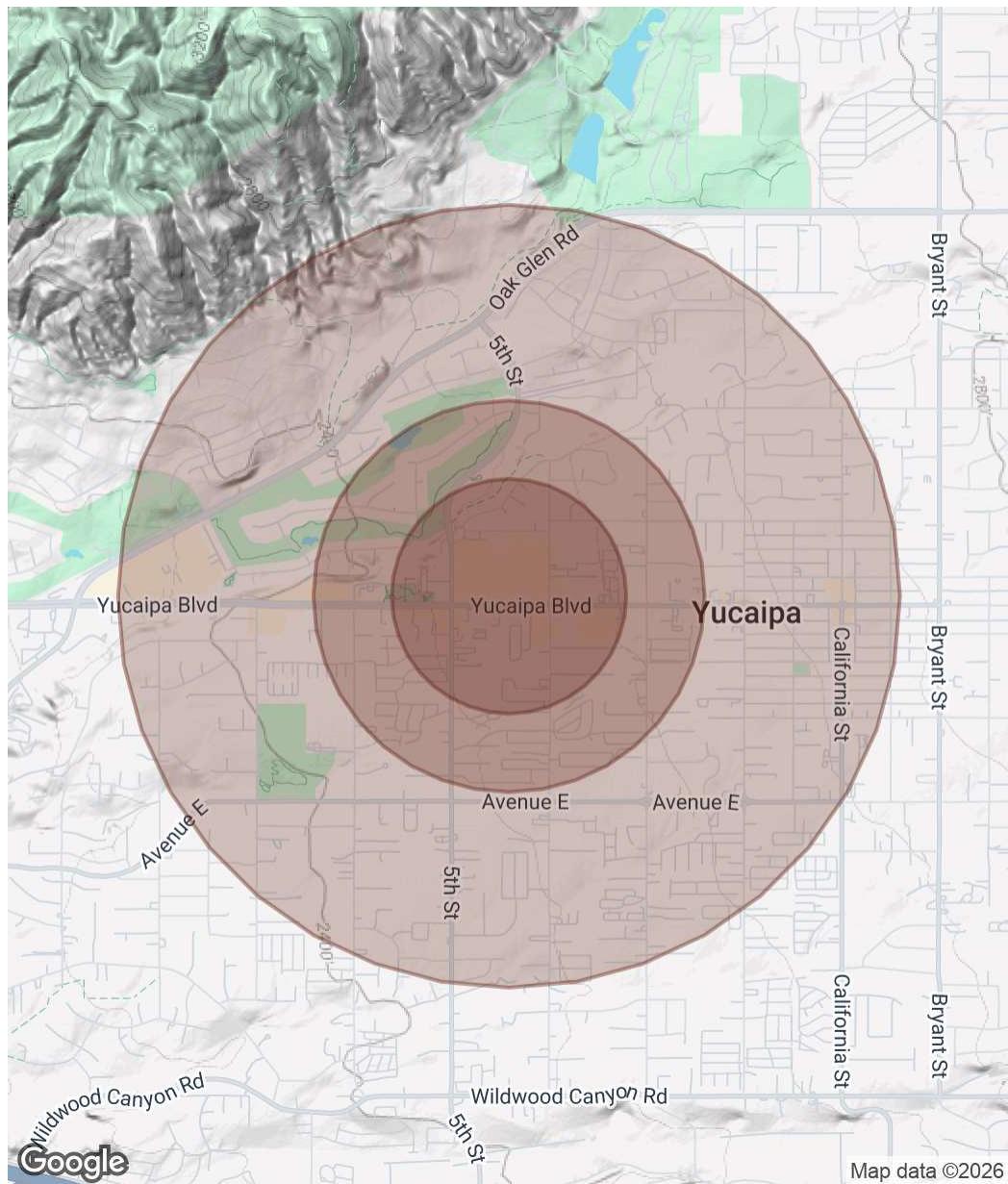
	2025 Total Population	2025 Median Age	2025 Total Households	2025 Average Household Size
2025 Total Population	76,238	38.9	243,516	26,938
2025 Median Age	38.2	35.1	83,692	2.8
2025 Total Households	678,894	213,383	3.1	
2025 Average Household Size				

INCOME

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

BUSINESS SUMMARY

2025 Total Businesses	2,154	8,089	18,996
2025 Total Employees	12,930	71,091	170,755



Map data ©2026