



**35261-35283 Yucaipa Blvd, Yucaipa, CA 92399**

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790



*Historic Uptown!* Host to a number of annual festivals, food, drinks, retail shopping and entertainment, with Yucaipa Performing Arts Center for events and live performances. A small town experiencing big growth, year after year.

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*Offered for:* \$925,000

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*5-Parcels!*

Five, .14acre contiguous Commercial parcel lots located within the LMU Limited Mixed-Use District/Uptown Specific Plan and zoned CG General Commercial. Of the five lots, 1 of 2 Single-Family Residential units are tenant-occupied with prime street frontage on Yucaipa Blvd near a busy signalized intersection at Bryant Street. Buyer to verify own zoning/use.

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## *Street Improvements!*

The offered parcels are located within the Streetscape Improvement area which includes reverse angled street parking and hanging flowers on street lamp posts from Yucaipa Boulevard West of Bryant Street. In close proximity to local area amenities.

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*Ideal location for!* Pedestrian friendly, mixed-use activities with a combination of Commercial and Residential uses; QSR, lodging, retail food/entertainment and professional services.

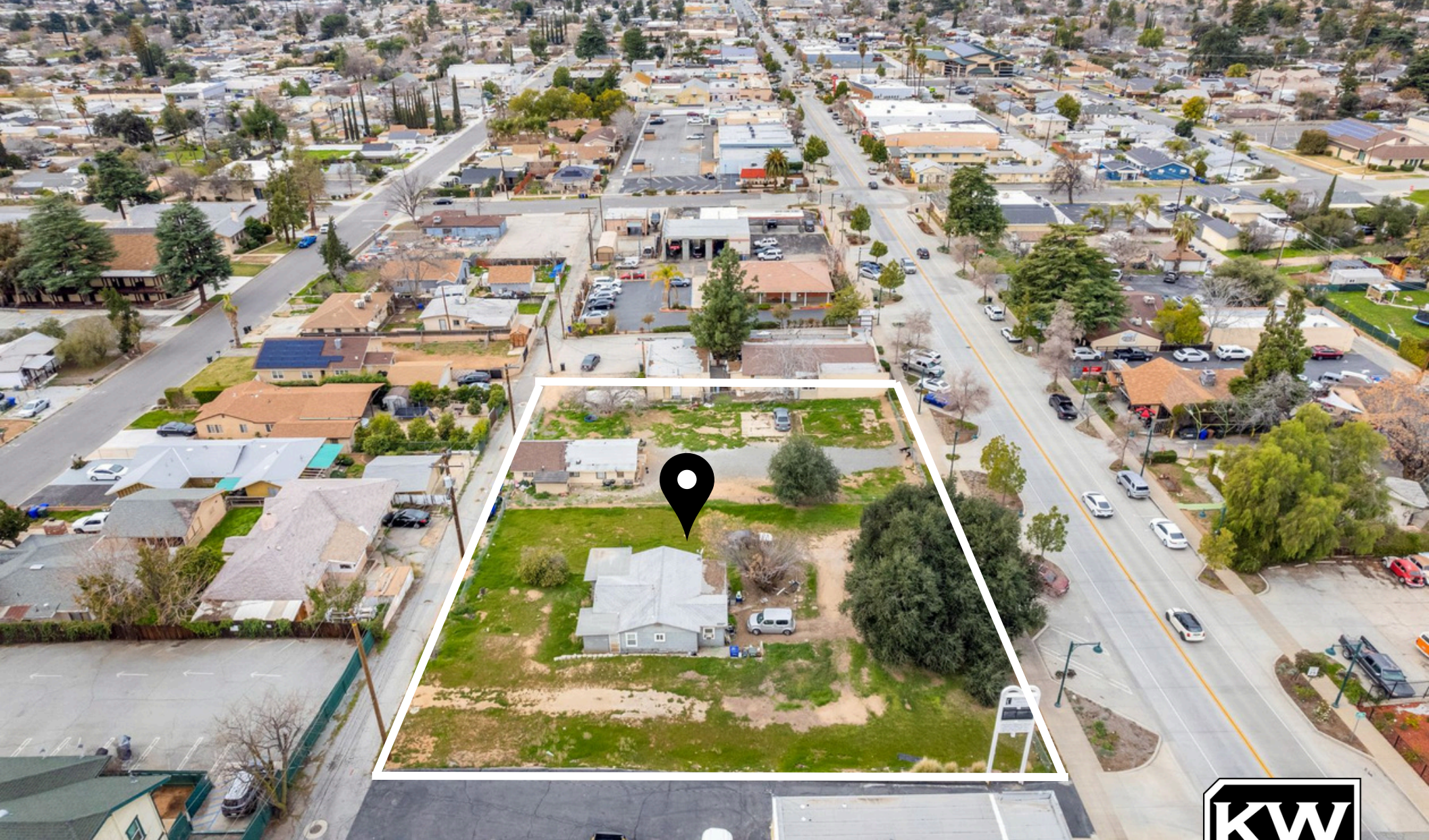
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\*\* Parcel boundaries are depicted for illustration purposes only and must be verified.

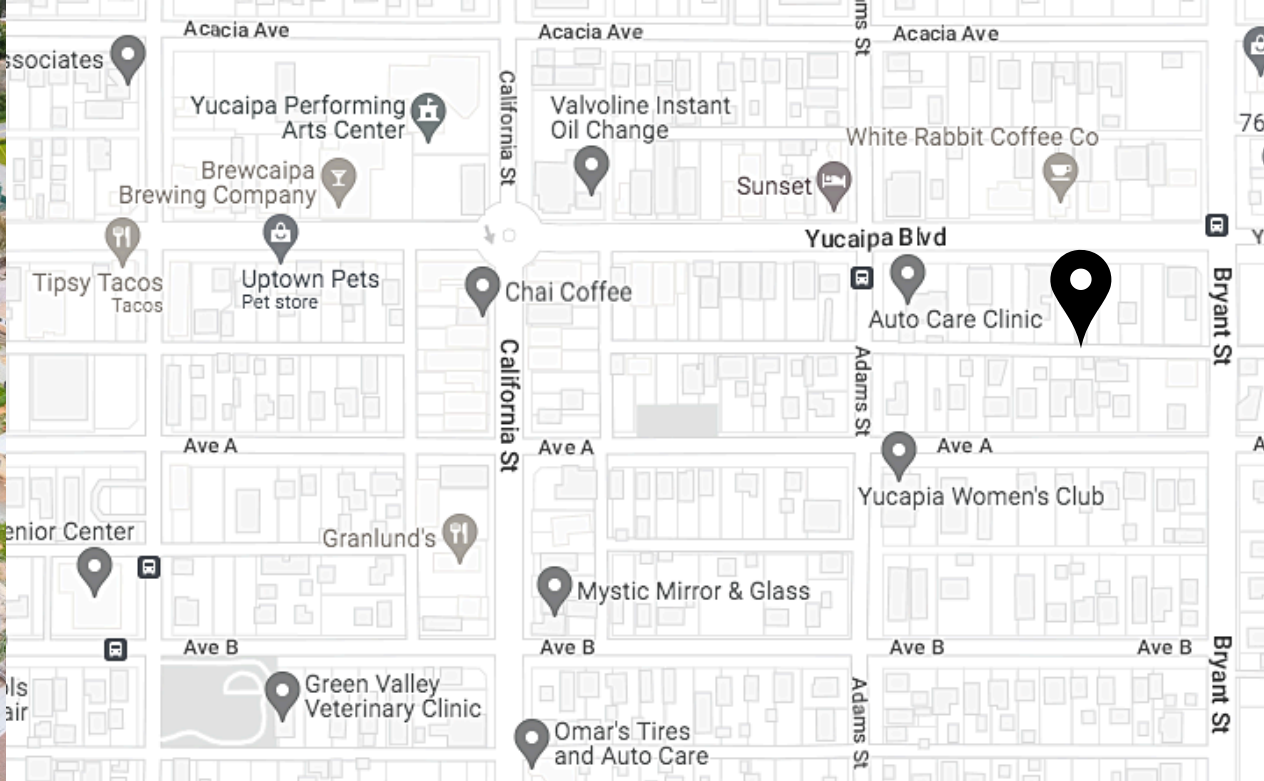
*Traffic Counts:*

CPD: ± 20,079 - @ Yucaipa Blvd/California St.

CPD: ± 9,839 - @ Bryant St/Beech Ave.

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- Total Available Space: 30,000sf Land/.69ac; 1,546sf 2-Single-Family Residential Units Each with 2-Bedrooms 1-Bath (648sf/898sf)
- Built in 1925/1940; Renovated 1952
- Zoned: CG (General Commercial) LMU-Limited Mixed Use/ Uptown Specific Plan ; City of Yucaipa
- APNs: 0319-063-09; 10; 11; 12; 13
- 2023 Median Household Income Within 3-Miles: \$79,528
- Located within the Uptown Business District

## *Local Map & Summary:*

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