

LAST SPACES AVAILABLE FOR LEASE READY FOR DELIVERY ±1,549 - ±1,600 SF



YUCAIPA POINTE
NEQ I-10 & YUCAIPA BLVD, YUCAIPA, CA



PROPERTY FEATURES

- Join surrounding tenants: Future Kaiser Permanente 70,000 SF Regional Office, Chipotle, Panera Bread, Jack in the Box, Chick-fil-A, Quick Quack, Future Trader Joe's, Five Guys, Ono Hawaiian BBQ.
- Prime I-10 / Yucaipa Blvd Exit Location with over 296,000 annual visitors.
- Direct access to I-10 freeway on/off ramps in immediate proximity.
- Positioned to Serve Yucaipa, Redlands and all East Valley Communities.
- Property has not been offered to the Marketplace for over 40 Years.
- Yucaipa Blvd has been Expanded to 6 Lanes and has plans to continue expanding.
- Main Retail Artery; Yucaipa Blvd has almost doubled in traffic counts in the last year.
- In close proximity to at least 5 new house communities including: RC Hobbs Creekside, Stonebrook Meadows, Serrano Lake, Ascend at Mountain Gate and Artisan Yucaipa.

3 MILE RADIUS DEMOS

32,342
POPULATION



\$191,459

AVERAGE
HOUSEHOLD
INCOME

**TRAFFIC
COUNT ON YUCAIPA
BLVD & I-10 FWY**

160,301 CPD

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FOR MORE INFORMATION PLEASE CALL CHASE HARVEY OR JAY NICHOLS AT: (909) 406-4000

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: February 24, 2026 9:30 AM

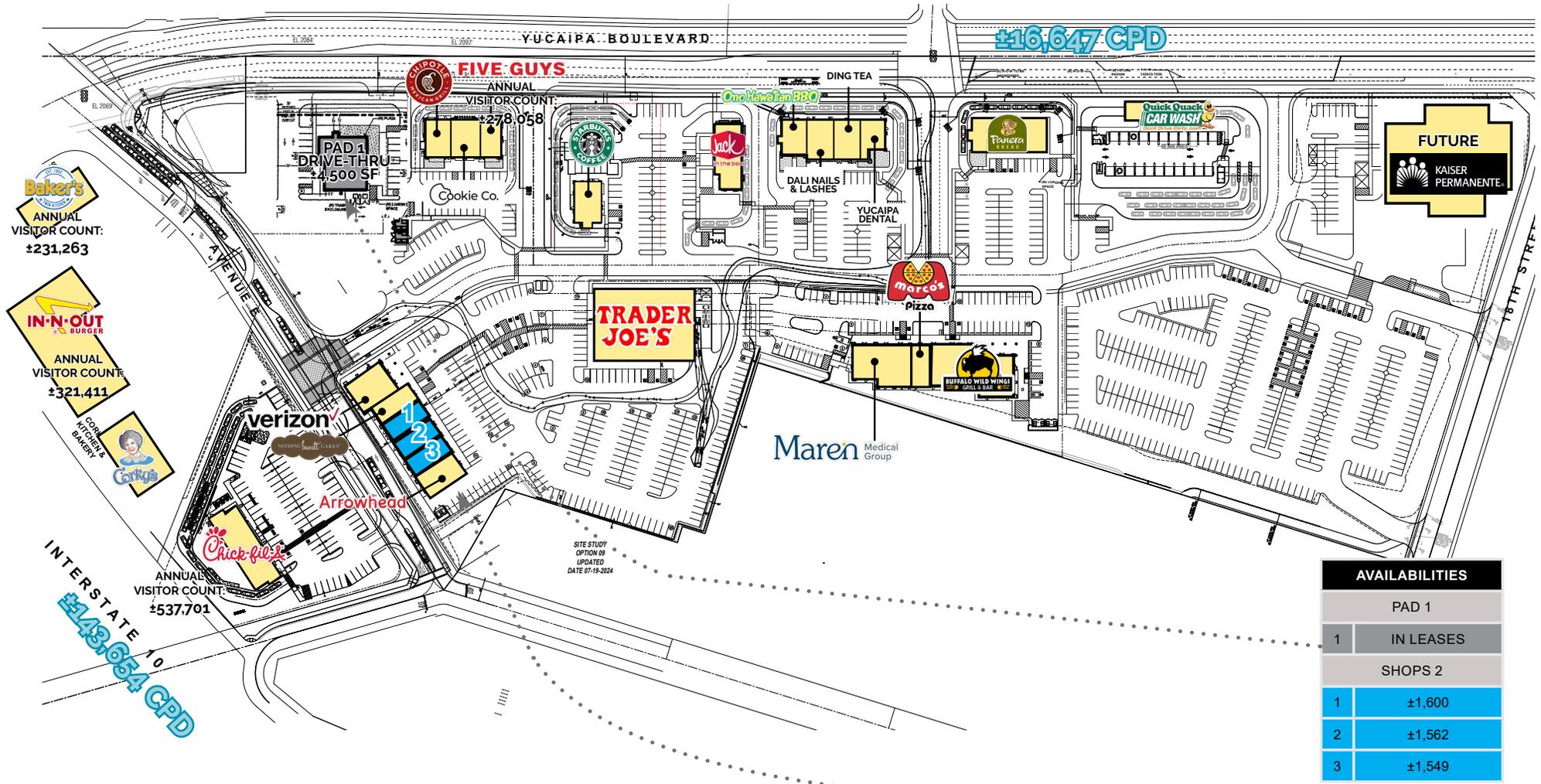
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YUCAIPA POINTE IS ONE OF THE “..QUICKEST AND MOST PROFITABLE SALES TAX RELATED PROPERTIES...”
-YUCAIPA 360 PODCAST

Site Plan



AVAILABILITIES	
	PAD 1
1	IN LEASES
	SHOPS 2
1	±1,600
2	±1,562
3	±1,549

BREAKDOWN ON NEXT PAGE

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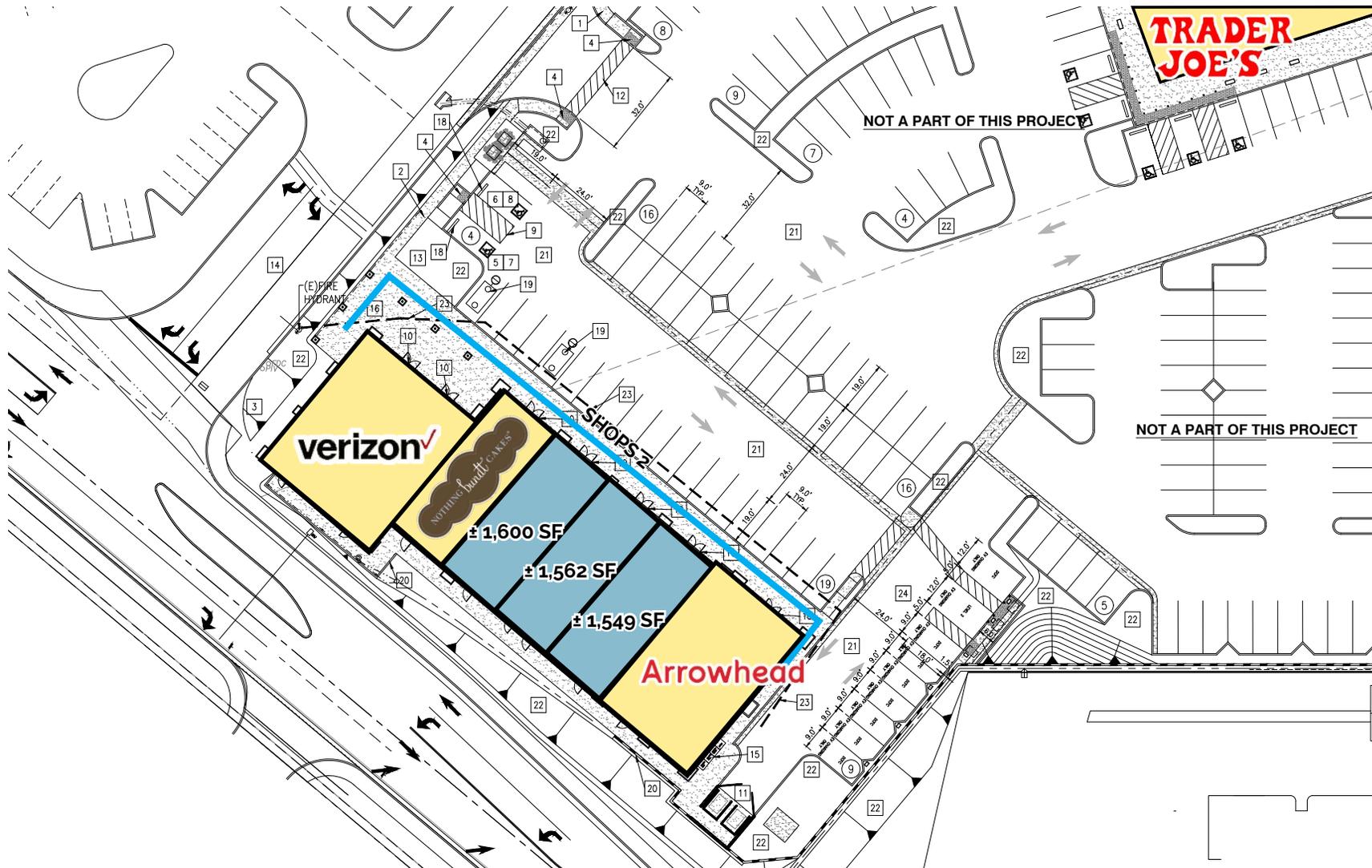
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Floor Plan - Shops 2



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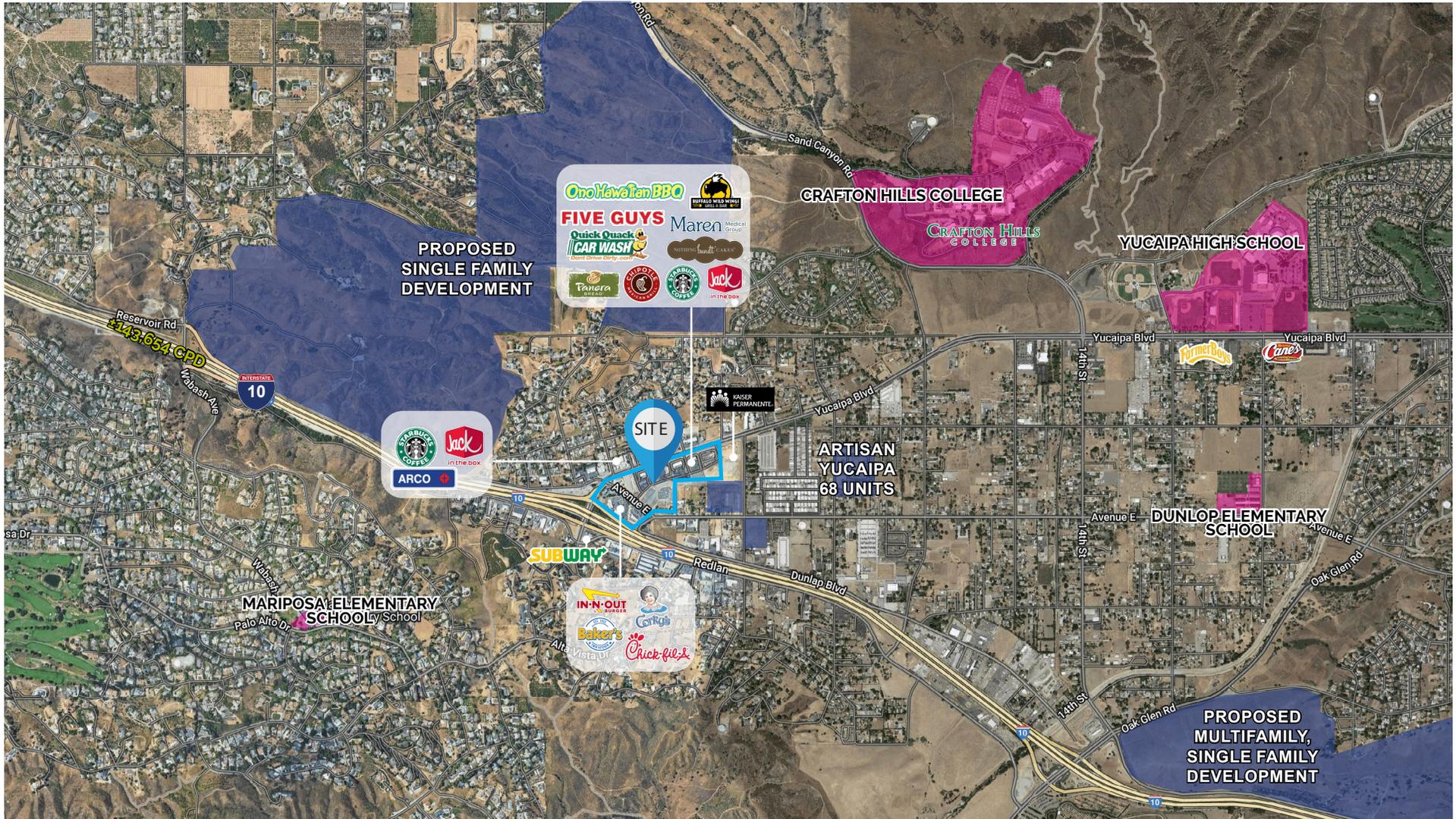
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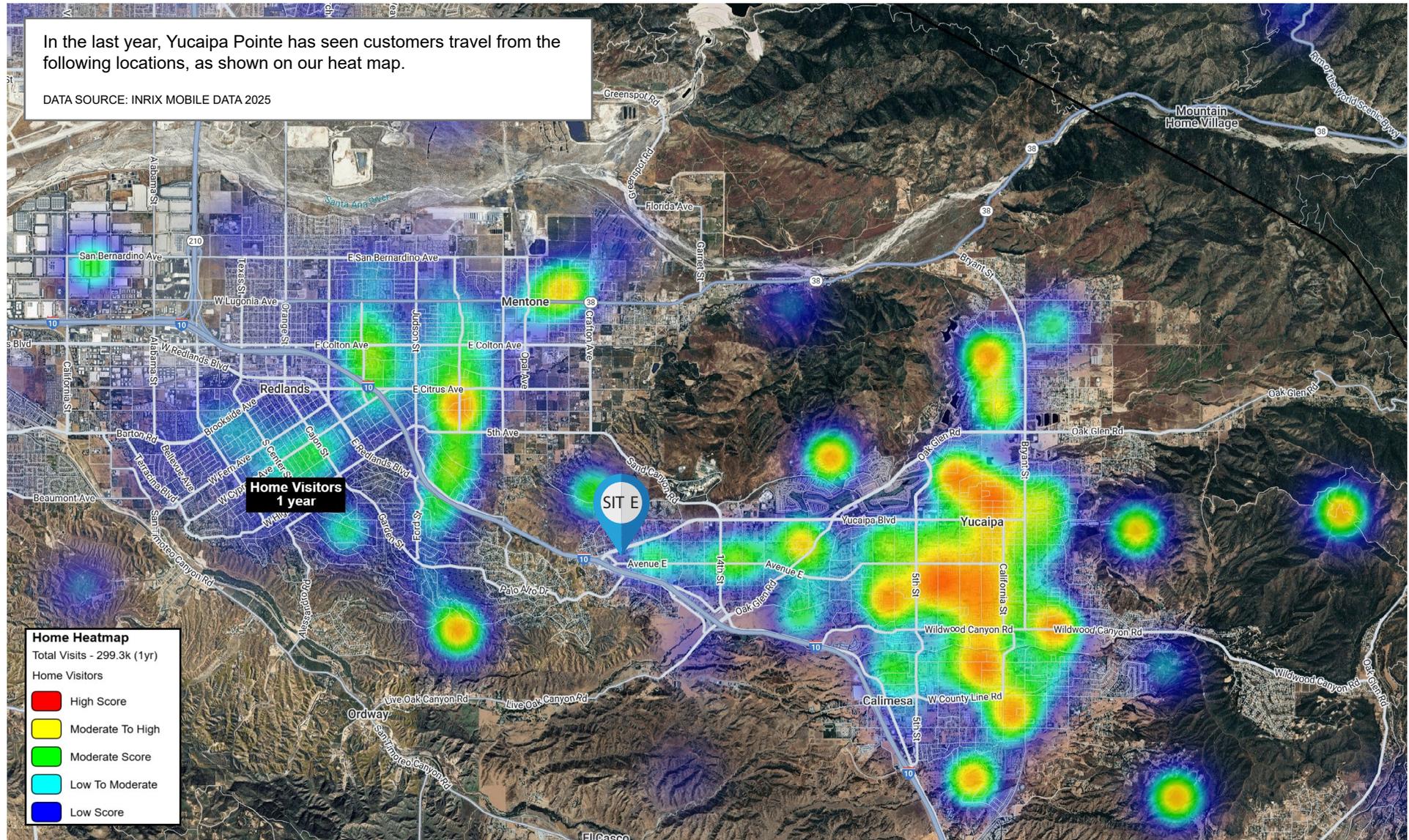
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In the last year, Yucaipa Pointe has seen customers travel from the following locations, as shown on our heat map.

DATA SOURCE: INRIX MOBILE DATA 2025



Home Heatmap
Total Visits - 299.3k (1yr)
Home Visitors

- High Score
- Moderate To High
- Moderate Score
- Low To Moderate
- Low Score

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Yucaipa Pointe Yucaipa, CA 92399	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	4,255	32,097	115,477
2029 Projected Population	4,160	31,484	113,659
2020 Census Population	4,341	32,516	116,854
2010 Census Population	4,082	30,914	109,209
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.4%
2024 Median Age	37.8	39.8	37.8
Households			
2024 Estimated Households	1,506	11,274	40,809
2029 Projected Households	1,496	11,240	40,759
2020 Census Households	1,563	11,540	41,527
2010 Census Households	1,456	10,867	39,074
Projected Annual Growth 2024 to 2029	-0.1%	-	-
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.3%
Race and Ethnicity			
2024 Estimated White	57.4%	58.4%	54.6%
2024 Estimated Black or African American	2.7%	3.8%	4.8%
2024 Estimated Asian or Pacific Islander	6.3%	8.1%	7.4%
2024 Estimated American Indian or Native Alaskan	2.0%	1.2%	1.3%
2024 Estimated Other Races	31.7%	28.5%	31.9%
2024 Estimated Hispanic	42.0%	39.1%	42.7%
Income			
2024 Estimated Average Household Income	\$147,278	\$160,383	\$129,454
2024 Estimated Median Household Income	\$129,012	\$119,343	\$100,100
2024 Estimated Per Capita Income	\$52,193	\$56,434	\$45,991
Business			
2024 Estimated Total Businesses	141	999	3,792
2024 Estimated Total Employees	935	6,126	24,205
2024 Estimated Employee Population per Business	6.7	6.1	6.4
2024 Estimated Residential Population per Business	30.3	32.1	30.5



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