

For Sale!



34657 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 Email: info@sqftlocal.com



Offered for: \$2.1M

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Mixed Use:

With 96' frontage on busy Yucaipa Blvd, generating income from three tenants. 1594sf Aibeto's Mexican Food drive-thru with pylon signage, a 920sf private residential retreat with luxury living & resort vibes and a new batting cage, mini-sports complex in the rear of the property.

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Turnkey: The perfect blend of comfort & entertaining featuring laminate wood floors, ceiling fans, recessed lighting, gas fireplace, shutters, granite kitchen countertops, modern upgrades and upscale finishes.

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Modern Design: 3-Bedrooms, 2-Bathrooms, central air conditioning.

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Backyard Oasis:

Custom designed, complete with a rock waterfall pool, jacuzzi, palapa structures and covered patio areas, wet bar, a large concrete tiled bar with BBQ, outdoor restrooms, shower - all within a spacious secured yard that eludes top notch hardscape for relaxing or enteraining.

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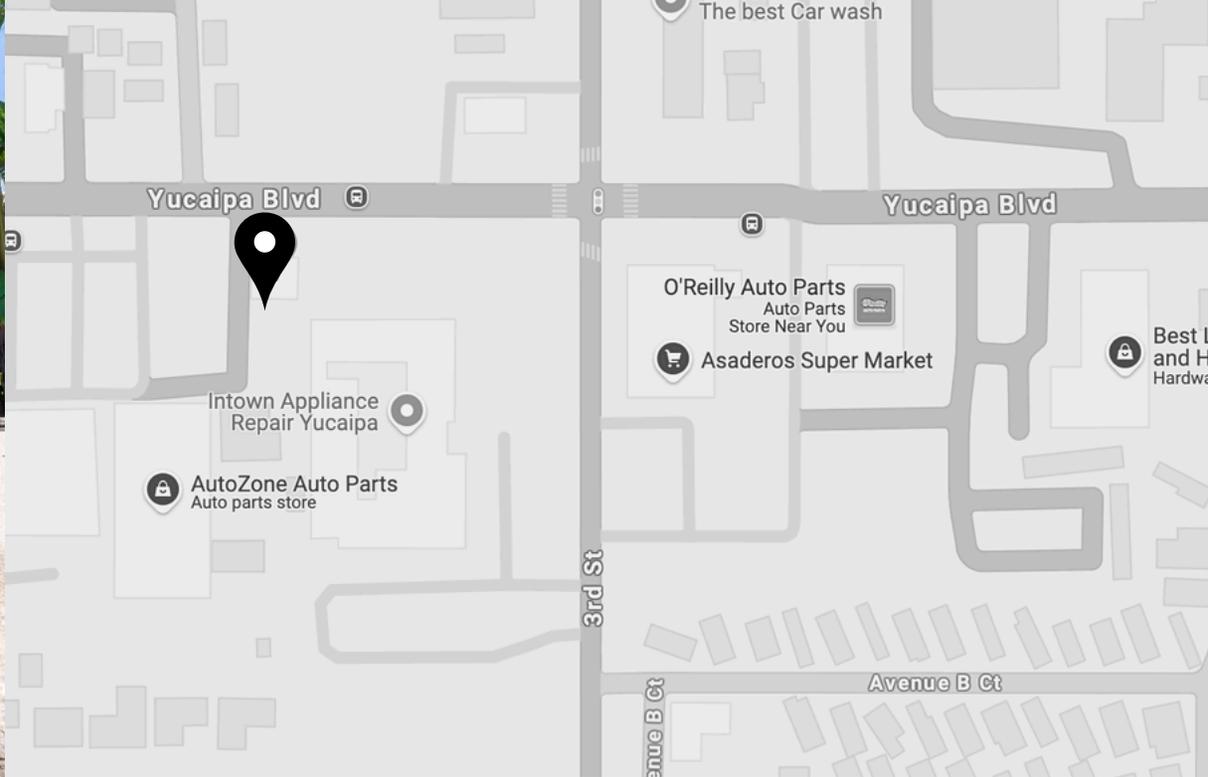


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Traffic Counts: CPD: ± 25,452 - @ Yucaipa Blvd / 6th St
CPD: ± 22,882 - @ Yucaipa Blvd / 3rd St

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- Total Available Space: 2,514sf Fast-Food/Single Family Residential; 32,160sf Lot/.74ac (Mini-Sports Complex Batting Cages - Rear)
- Zoned: CG (General Commercial)
- APN: 0319-021-28
- 2024 Median Household Income Within 3-Miles: \$93,384
- Opportunity Zone
- Ample parking lot and located in a bustling centralized hub area of town, close to all local amenities. Minutes from growing Uptown Yucaipa with restaurants, bars, retail - and home to annual festivals & events, Yucaipa Performing Arts Center Venue for concerts and live outdoor performances.

Local Map & Summary:

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