

MGR
Real Estate



**34448 Yucaipa Blvd
Yucaipa CA 92399**

Retail Opportunities available at Chapman Heights Shopping Center!

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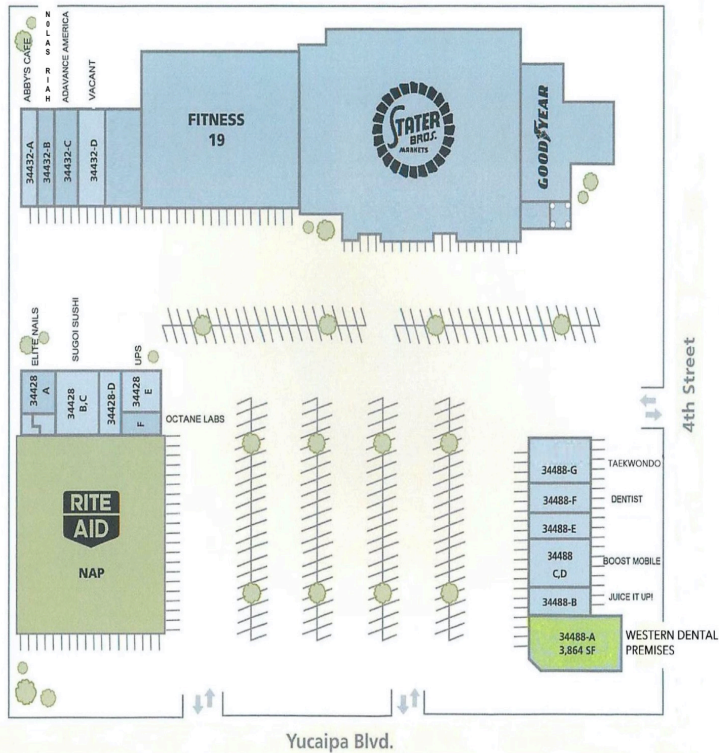
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- Servicing
- The Inland Empire
 - High and Low Desert Areas
 - Riverside County
 - San Bernardino County
 - Orange County
 - San Diego County

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Excellent Leasing Opportunities!

SITE PLAN



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Unit 34432 - D 2988 Square Feet Former Radio Shack



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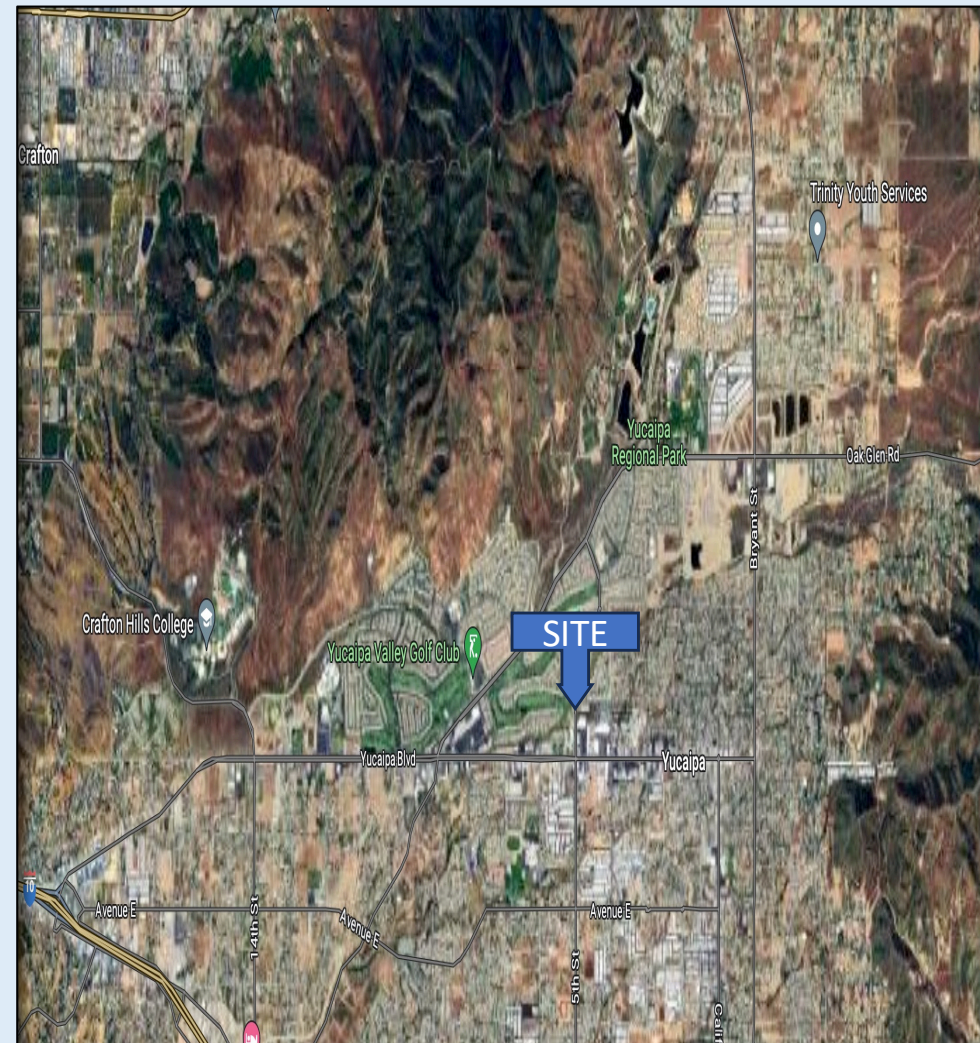
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Only 1 Suite Remaining



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Features and Demographic Information

| Population | 2 Miles | 5 Miles | 10 Miles |
|--|----------------------|----------------|---------------|
| 2010 Population | 36,258 | 68,413 | 208,551 |
| 2023 Populations | 39,128 | 75,207 | 240,146 |
| 2028 Population Projection | 39,578 | 76,154 | 244,372 |
| Households | 2 Miles | 5 Miles | 10 Miles |
| 2010 Households | 13,018 | 24,493 | 73,092 |
| 2023 Households | 13,944 | 26,662 | 82,845 |
| 2028 Household Projection | 14,085 | 26,952 | 84,093 |
| Income | 2 Miles | 5 Miles | 10 Miles |
| AVG Household Income | 87,094 | 98,245 | 106,559 |
| Media, Household Income | \$71,441 | \$78,376 | \$86,786 |
| Total Specified Consumer Spending (\$) | \$448.4 M | \$996.7 M | \$3.1 B |
| Traffic | | | |
| Street | Cross Street | Traffic Volume | Count Year |
| Yucaipa Blvd | 3 rd St E | 22,795 | 2022 |
| Yucaipa Blvd | 6 th ST E | 25,376 | 2022 |
| Yucaipa Blvd | California St E | 20,079 | 2022 |
| Total Consumer Spending Details | 2 Miles | 5 Miles | 10 Miles |
| Apparel | \$24,400,402 | \$48,883,409 | \$157,239,326 |
| Entertainment Hobbies & Pets | \$73,019,714 | \$149,377,166 | \$458,399,131 |
| Household | \$78,959,896 | \$163,707,984 | \$519,026,196 |

Features:

- +/- 71,473 SF Free standing Multi- Tenant Retail Center
- Each unit has Back door loading capabilities
- Strategically located in Downtown Yucaipa
- Anchor By Major Retailers such as: Stater Bros, CVS Pharmacy as well as UPS
- Available Suites
 - +/- 1592 to +/- 2988
- Ask about Free Rent
- Triple Net Lease
- Secure your Exclusivity
- Super Busy Shopping Center
- Great Leasing Terms

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