

For Sale!



12149 California St, Yucaipa, CA 92399

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



Offered for: \$675,000.00

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BREWCAIPA

YUCAIPA PERFORMING ARTS

SUVEG CELLARS



SITE



Prime Uptown Corner.

Located within the Historic Uptown Yucaipa District, this property consists of a large 1104sf Metal building and a 890sf Single Family Residence, ideal for owner user/investor with live/work potential.

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Approved Plans Pending..

The current ownership has commissioned architectural plans to develop a new 1400sf metal building for conversion to a tap house concept with kitchen, marquee signage, hardscape and outdoor patio. Other uses are possible with Buyer to verify own zoning/use.

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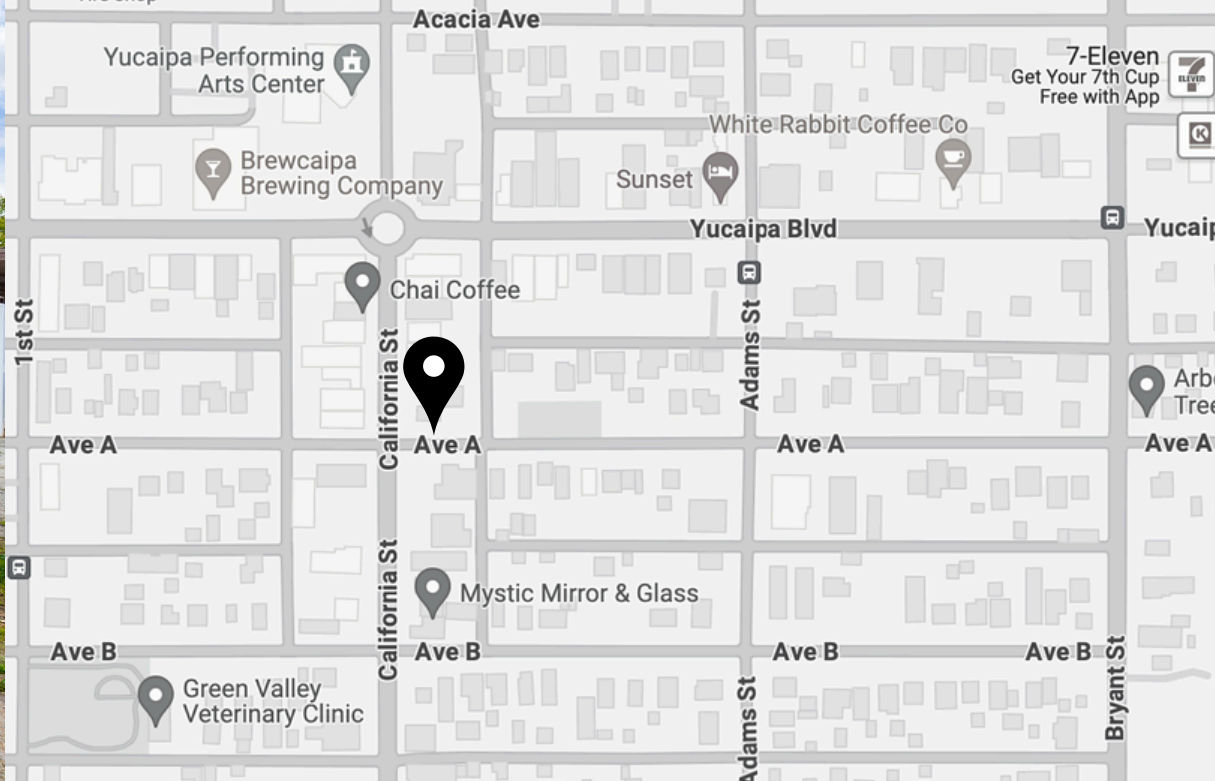


Traffic Counts:

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

CPD: ± 9,839 - @ Bryant St / Beech Ave

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- Total Available Space: 1,994sf Retail/Office; 9467sf Lot/.22ac *with Existing SFR Single-Family Residential
- Zoned: CG (General Commercial)
- APN: 0319-061-36-0000
- 2023 Median Household Income Within 2-Miles: \$70,724
- The City of Yucaipa is witnessing a surge in RE Development and YPAC is one block away which opened in the Spring of 2019 having a 16,200sf facility and 10,500sf multi-purpose theater which has retractable seating for up to 291 people, 500 standing. YPAC is host to numerous concerts and events. The Uptown District is at the center of Annual Events and Music & Arts Festivals in which locals and tourists frequent the services offered by nearby businesses. An opportunity awaits!

Local Map & Summary:

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