

FREESTANDING FORMER BANK | ±10,428 SF Total Building on ±1.52 AC

34580 Yucaipa Blvd., Yucaipa, CA 92399

FEATURES

- Located on major arterial (Yucaipa Blvd.) with ±24,000 cars per day
- Surrounding co-tenants include: Walgreen's, Jack in the box, Big 5 sporting goods
- Large monument sign in place
- Ground floor is ±5,904 SF
- Basement is ±4,524 SF
- Property available for Sale or Lease



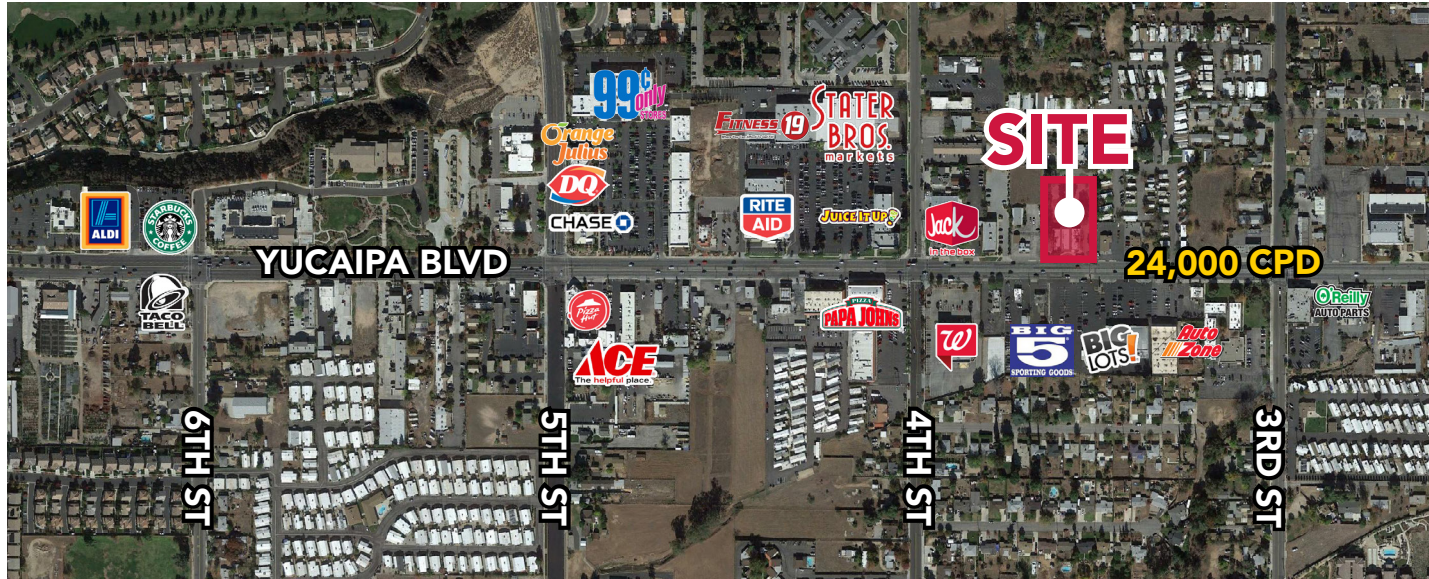
5 MILE PROPERTY DEMOGRAPHICS

ESTIMATED POPULATION
 **71,810**

AVERAGE HOUSEHOLD INCOME
\$85,725 

ADJ. DAYTIME DEMOGRAPHICS
 **34,983**

TRAFFIC COUNTS ON YUCAIPA BLVD.
24,000 CPD 



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