

GROUND LEASE

ENTITLED FOR A DRIVE THRU QSR

CHAPMAN HEIGHTS

YUCAIPA BLVD. 25,000 CPD

DEL TACO

OAK GLEN RD.

10TH STREET

0.86 ACRES
AVAILABLE

33281 Yucaipa Blvd., Yucaipa, CA. 92399

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GROUND LEASE SUMMARY

PROPERTY HIGHLIGHTS

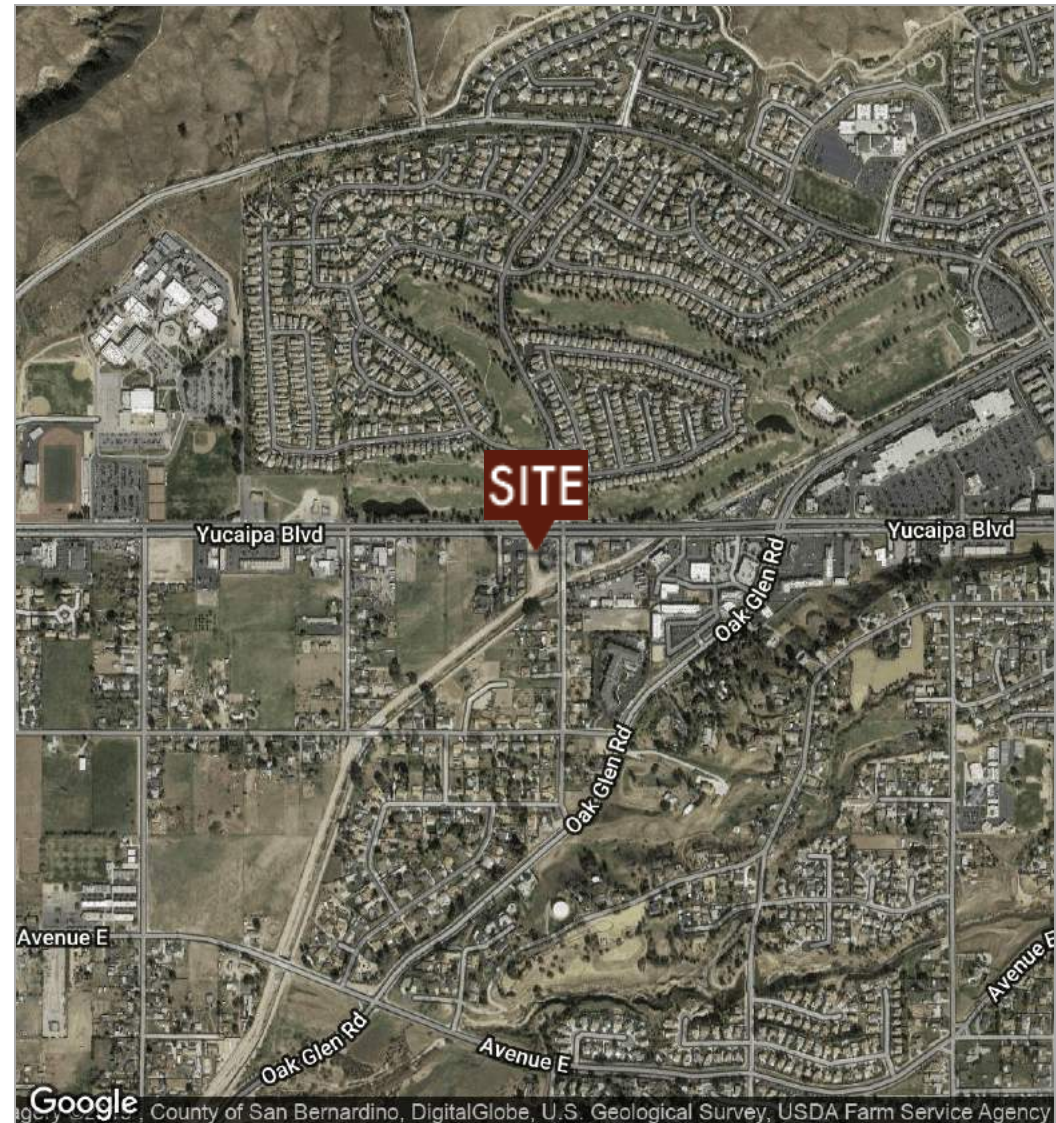
- Located next to a hard corner, signalized intersection on Yucaipa Blvd. with over 25,000 CPD. Access from Yucaipa Blvd and 10th Street.
- Conveniently located across the street from the desirable Chapman Heights master planned community with an average household income of over \$70,000 per year.
- Located down the street from Dutch Bros Coffee.
- Located down the street from Yucaipa High School that serves 2,775 students.
- Centrally located near the Historic Uptown Yucaipa where many events are hosted throughout the year such as gatherings, parades, picnics and community events for all seasons.

OFFERING SUMMARY

GROUND LEASE RENT:	UPON REQUEST
TERM:	10-20 YEARS
TOTAL LAND AREA:	.86 ACRES
ZONING:	GENERAL COMMERCIAL
AVAILABILITY:	AVAILABLE



SITE MAP | Yucaipa Blvd.



RETAILER MAP | Yucaipa Blvd.



CITY INFORMATION | Yucaipa Blvd.



Yucaipa is a city located 10 miles east of San Bernardino, in San Bernardino County with over 51,376 residents.

From 1950 to 1970, Yucaipa has had relatively steady population growth with about 5,500 new residents being added each decade. Looking forward, Yucaipa is expected to build out to a population of 75,000 residents. Approximately 33 percent of the population growth will take place within the areas of the freeway Corridor Specific Plan, which is projected to add up to 2,767 new housing units over time. Additional areas that could accommodate new residential subdivisions include Dunlap acres, north Bench areas, and portions of Chapman Heights. Infill in Central Yucaipa and other areas will also create additional housing units and population growth.

The City of Yucaipa encompasses approximately 18,000 acres (28 square miles). Its built environment is framed in part by topography, lot size, and agricultural history. Today, Yucaipa offers a mix of rural to suburban lifestyles and complementary commercial activities, public facilities, and open space and recreation opportunities, including the following highlights:

Home Of The Original Stater Bros. - Yucaipa has the distinction of being the home base of what is now Stater Bros. Markets (founded in 1936).

Yucaipa Recreation - Yucaipa's lifestyle is defined by this strong commitment to health and wellness programs and facilities; ample recreation opportunities for youth, adults, and seniors; a range of engaging community events; and a growing arts and culture awareness. There are many benefits of parks, leisure and recreation activities for people of all ages. You can find health and wellness in exercise, and in the meditation of green spaces and natural park beauty. Yucaipa provides that sanctuary experience in locations throughout the parks and open spaces in our community.

Crafton College - Crafton College offers more than 50 majors in the liberal arts and science, vocations and technical studies and currently serves 4,500 students. Students can receive multidisciplinary degrees, including Fine Arts, Health Science, Liberal Studies- Teacher Preparation, and Social Science, and the Fire Science and Emergency Medical Services- Paramedics programs are some of the finest community college programs in the state, with CHC the primary trainer for paramedics in San Bernardino and Riverside counties. CHC also has the distinction of being the top community college in the Inland Empire when it comes to degree/certificate completion rates and course retention/success rates.

Demographics



Population

With a population of 54,168 as of the 2020, Yucaipa is the 16th most populous of the 24 cities in San Bernardino County. Yucaipa has had relatively steady population growth. From 1950 to 1970, Yucaipa increased by about 5,500 residents each decade. Population growth accelerated to about 9,000 residents per decade for the next 30 years. The largest increase was between 2000 and 2010, when Yucaipa's population increased 25 percent due to the real estate boom and building of new subdivisions. Looking forward, Yucaipa is expected to build out to a population of 75,000 residents.



Age Profile

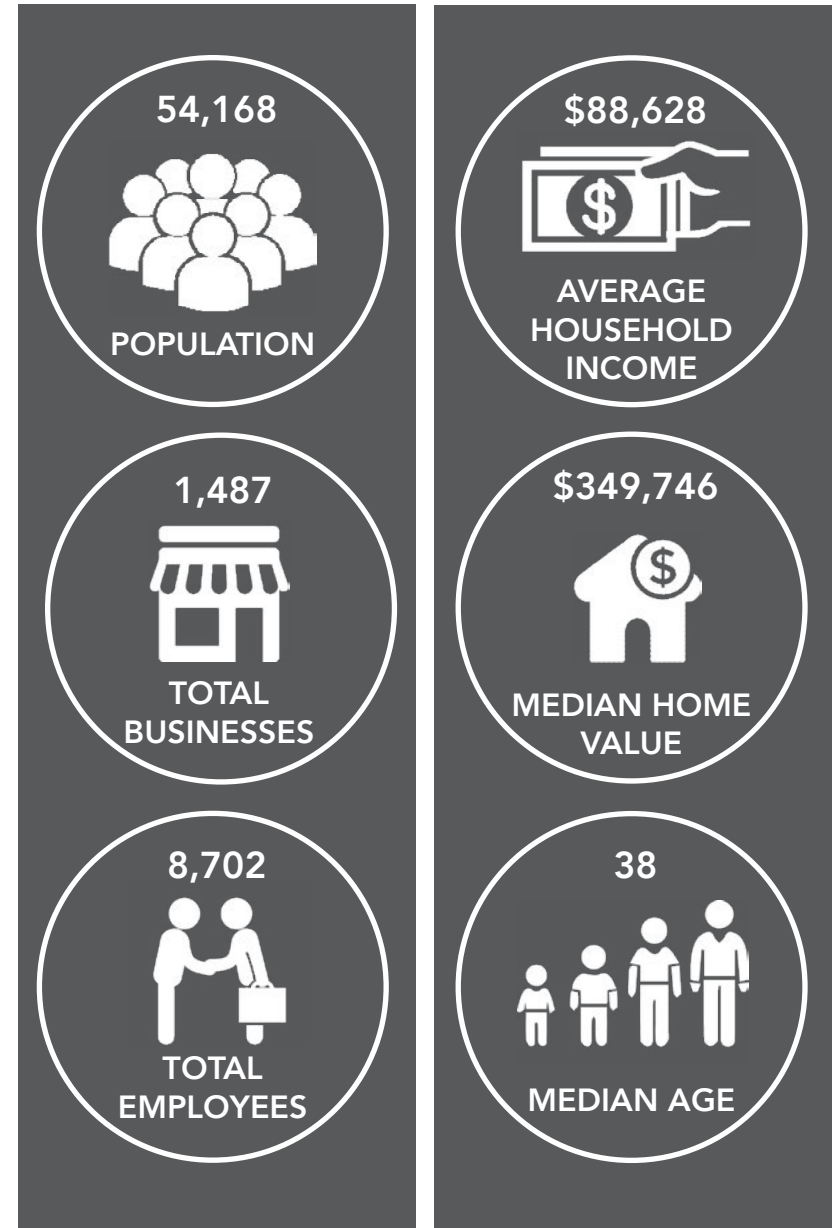
Today, the City's median age is 38 years, slightly above that of the county. Over the next several decades, Yucaipa's population should trend toward an increase in both middle-age and senior adults. These local changes are due to demographic trends in the broader region, the cost of housing, and projected residential developments in the community. These trends will influence the type of housing, jobs, and services in Yucaipa



Household Income

Another significant trend is the income of Yucaipa residents. In the 1970s, the City's median household income was only 64% of the median for San Bernardino County. This was because Yucaipa was predominantly a retirement community. The development of new residential subdivisions in the 1980s and 1990s attracted families with higher incomes seeking quality housing. By 2010, the City's median household income was \$79,341, the 9th highest in San Bernardino County and 105% of the county median. The median income for Yucaipa residents is expected to continue increasing relative to the county median income, reaching 118% by 2020. This is in part due to employment levels and a growing number of residents employed in the health, public administration, finance, and information services.

Source: yucaipa.org



(City of Yucaipa Demographics) Source: RegisOnline.com