

FOR LEASE | 6,500 SF AVAILABLE

RETAIL SPACE AVAILABLE

34601 Yucaipa Blvd Yucaipa, CA



Please Contact

LUCAS LOSSONE **VIC MONTALBO**

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BRE LIC: 02123985

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This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

FOUNDING
MEMBER | **CHAINLINKS**
RETAIL ADVISORS

PROPERTY HIGHLIGHTS

- + Located in the heart of The City, midpoint from Downtown and Historic Yucaipa
- + Space Divisible
- + Diverse demographics with average incomes of \$80,000+ in a 3-mile radius
- + Great visibility and access along a major east/west corridor running through the entire City



VISITS

PER MONTH: 13.98 K

PER YEAR: 158.6 K



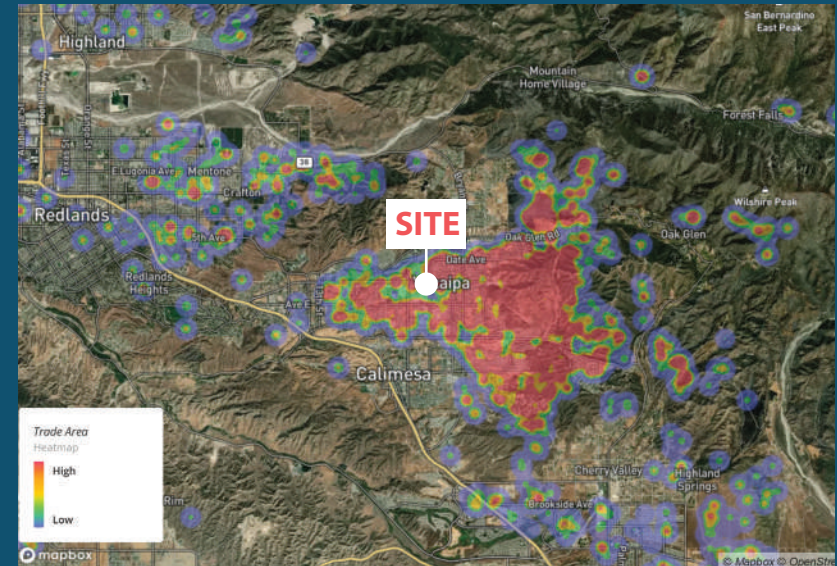
TRAFFIC COUNTS

Yucaipa Blvd | **22,765 CPD**

SURROUNDING RETAILERS:



MARKET LANDSCAPE



DEMOGRAPHICS:



Population

1 MILE	15,911
2 MILE	40,284
3 MILE	57,602



Daytime Population

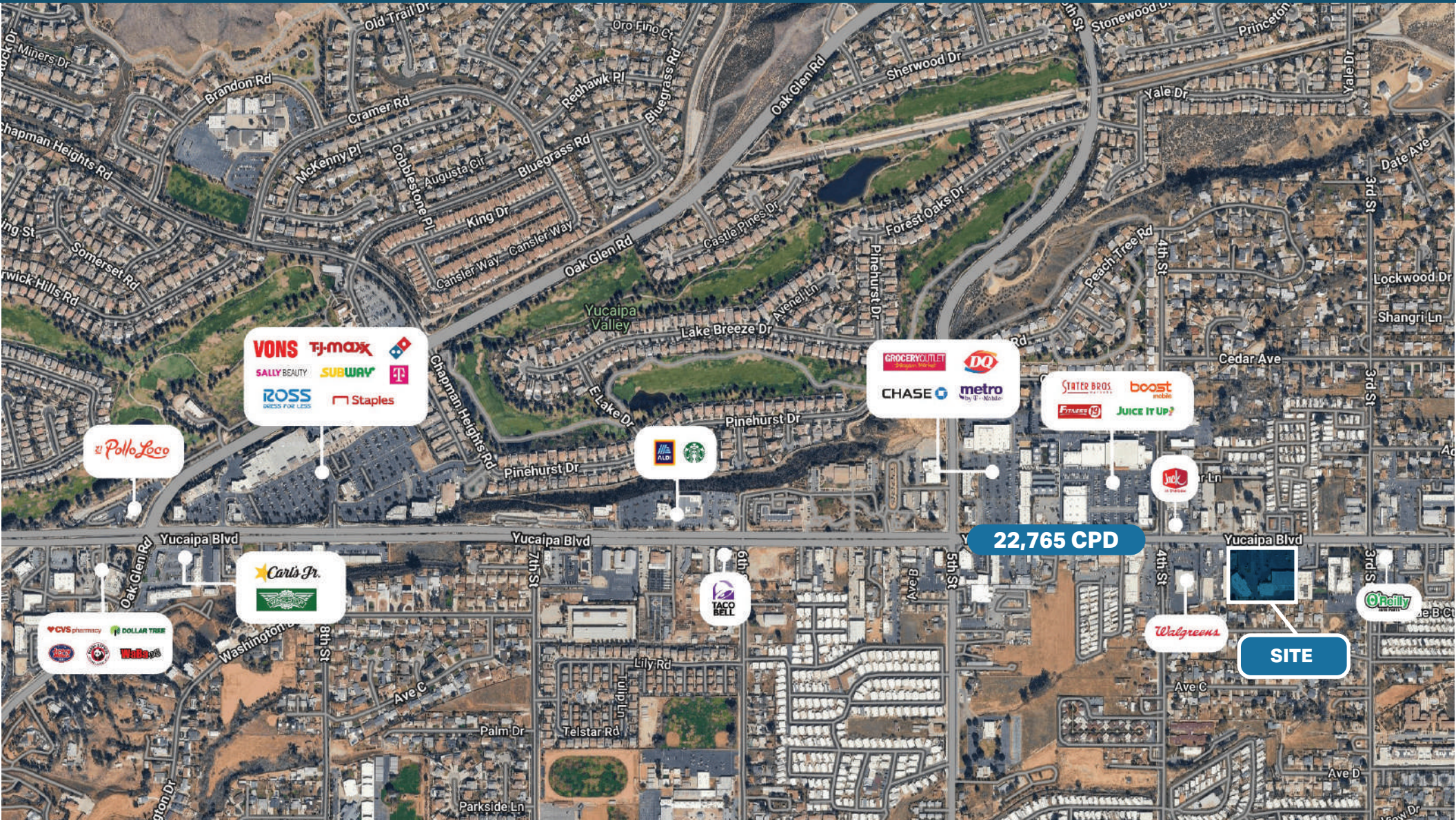
1 MILE	3,490
2 MILE	7,090
3 MILE	10,089



Avg. Household Income

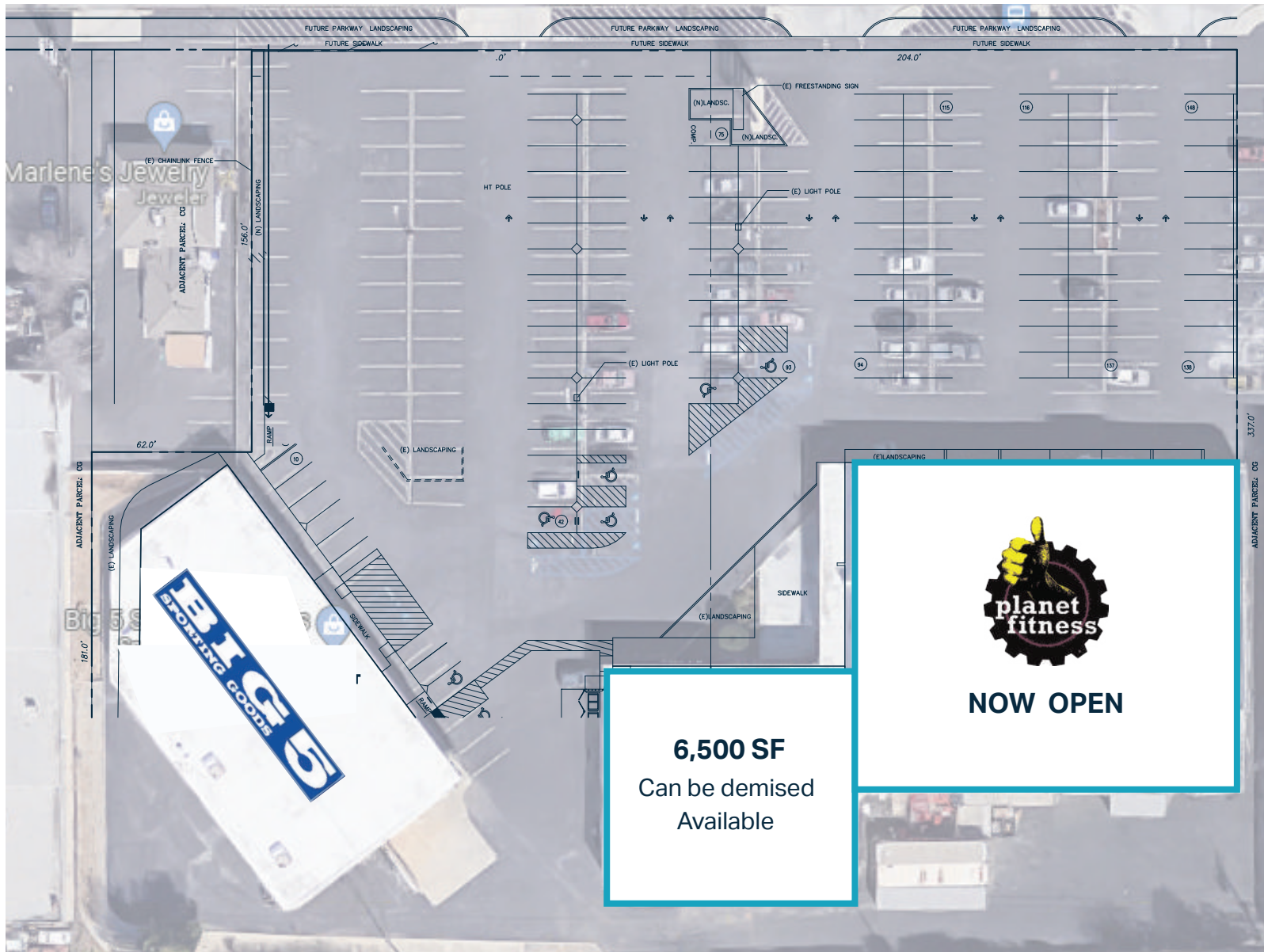
1 MILE	\$71,479
2 MILE	\$83,059
3 MILE	\$80,867

RETAIL AERIAL



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SITE PLAN



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