



RETAIL PROPERTY FOR SALE
35115 YUCAIPA BLVD
YUCAIPA, CA 92399

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

ALLIED 
COMMERCIAL REAL ESTATE

Presented By:

TONY M. GUGLIELMO, CCIM

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EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$750,000
Building Size:	3,958 SF
Lot Size:	5,351 SF
Price / SF:	\$189.49
Cap Rate:	5.82%
NOI:	\$43,677
Year Built:	1960
Renovated:	2003
Zoning:	CG

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PROPERTY OVERVIEW

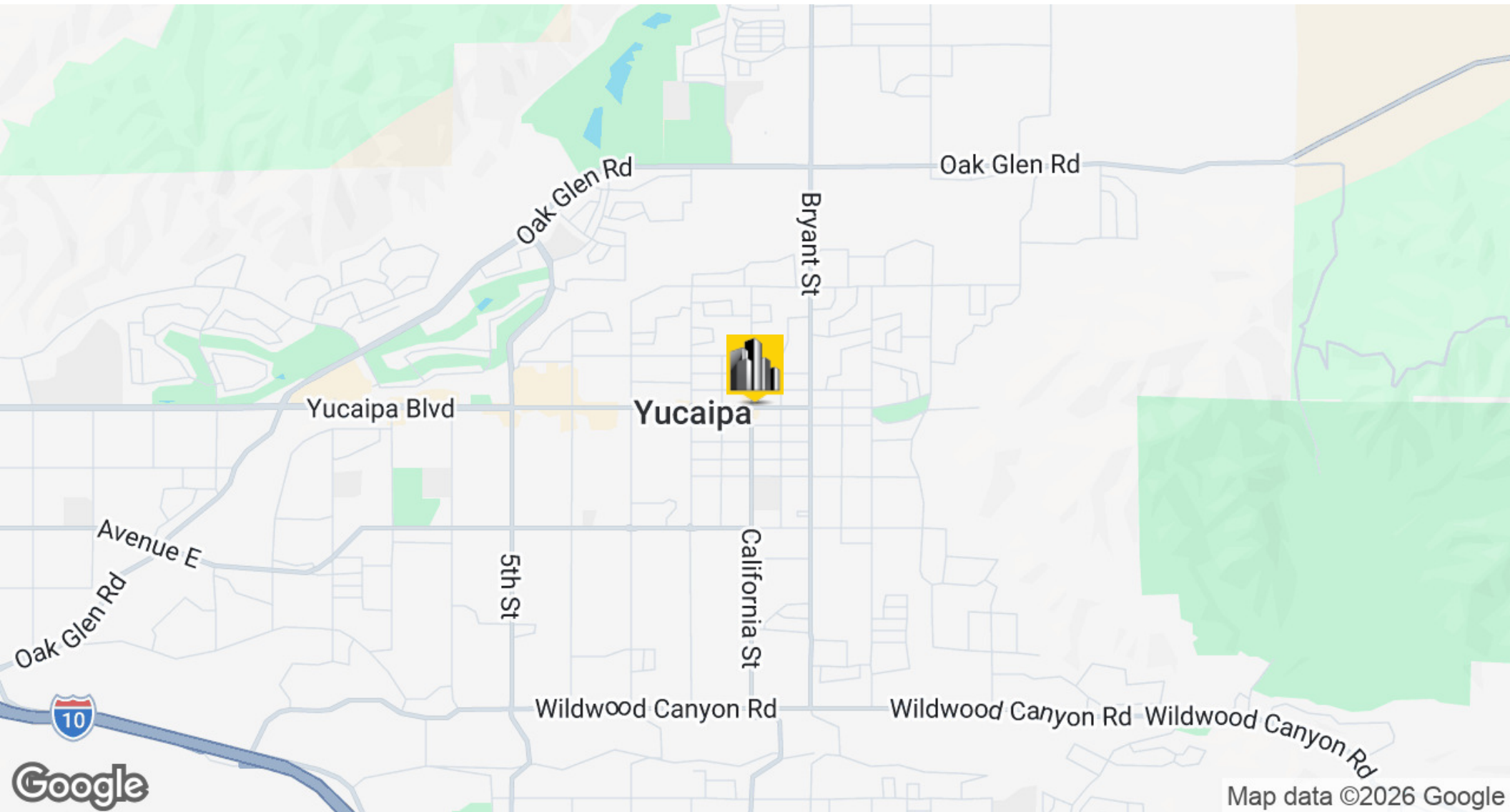
Discover an exceptional investment opportunity at 35115 Yucaipa Blvd, Yucaipa, CA. This prime property boasts a 3,958 SF building with 4 units, offering an ideal Retail/Street Retail investment prospect. Built in 1960 and thoughtfully renovated in 2003, it's a testament to enduring quality and modern updates. Zoned CG, this versatile space is poised for a range of retail uses in the vibrant Yucaipa area. Don't miss this chance to make a savvy investment in a well-established and thriving community.

PROPERTY HIGHLIGHTS

- Excellent 1031 Exchange Opportunity
- Fully occupied with established tenants
- Prime location in the Downtown Yucaipa area
- Two new HVAC's installed

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LOCATION MAP



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ADDITIONAL PHOTOS



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