



ALL-IN-ONE
REAL ESTATE SERVICES

**32223 Yucaipa Blvd,
Yucaipa, CA 92399
High-Visibility Retail
Fixer-Upper**

Asking \$275,000

822 SF - Investment or Owner-User

Property Highlights:

822 SF single-story retail building

Excellent visibility & access on Yucaipa Blvd

Zoned GC (General Commercial) – flexible uses

Current condition: Fixer-upper



Conceptual After Renovation



Ideal for:

Investors – Renovate, lease at market \$2.50/SF/mo NNN, strong cash flow + appreciation or resell

Owner-Users – Occupy your own space, eliminate rent expense, build long-term equity

Projections

\$2.50/SF/mo NNN Lease



Owner-User rent savings
\$24,660/year

Projected Stabilized Value: \$510,000 – \$575,000

Renovation Cost Estimate: \$150,000

All-In Cost: ~\$425,000 → 20-35%+ potential return

Financial Projections & Income Potential

Lease Assumption: \$2.50 per SF per month NNN

NNN Potential Income: \$24,660 / year

Renovation Budget Estimate:

Exterior façade, windows, doors, awning, signage: \$55,000

Interior build-out, HVAC, electrical, plumbing: \$65,000

Landscaping, parking, ADA compliance: \$20,000

Contingency & permits: \$10,000

Estimated Investor Returns:

Low: \$85,000 / \$425,000 ≈ 20.0%

High: \$150,000 / \$425,000 ≈ 35.3%

Owner-User Advantages:

Annual rent savings: \$24,660

Full control of your location on busy Yucaipa Blvd

Build equity while operating your business

Tax benefits (depreciation, interest if financed)

Lower effective occupancy cost than leasing

Location & Market – Why Yucaipa?

High Traffic: 22,301 – 22,712 average daily volume on Yucaipa Blvd

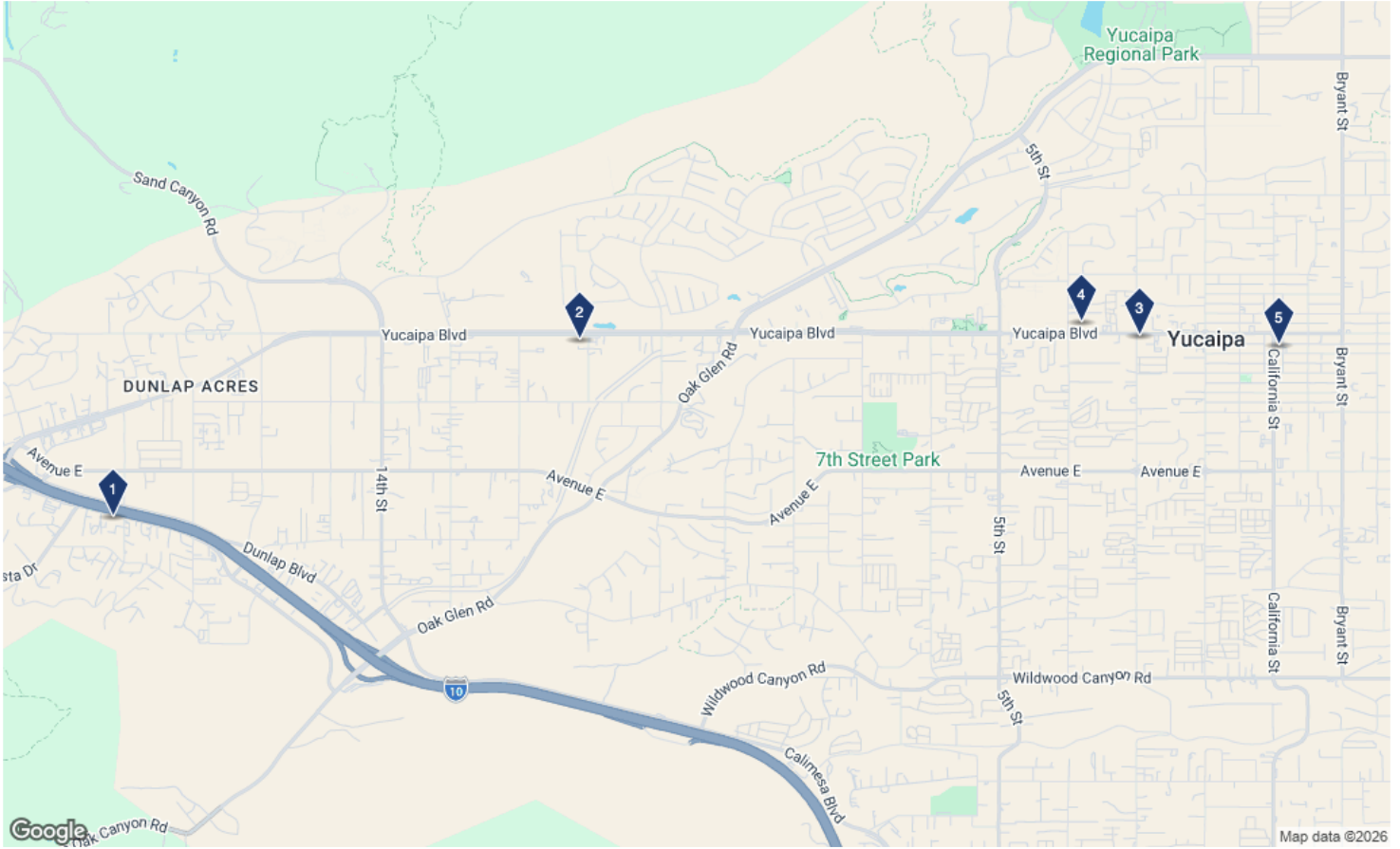
Population Growth (5-mile): 114,206 (2024) → 116,678 (2029)

Average Household Income (3-mile): \$110,857

Median Home Value (2-mile) \$554,000



Sale Comps Map & List Report



Sale Comparables Summary Statistics


Sale Attributes	Low	Average	Median	High
Sale Price	\$625,000	\$1,565,000	\$1,450,000	\$2,800,000
Sale Price Per SF	\$158	\$264	\$313	\$406
Cap Rate	4.0%	4.0%	4.0%	4.0%
Land Price Per AC	\$1,239,316	\$2,247,917	\$2,450,091	\$3,456,790
Property Attributes	Low	Average	Median	High
Building SF	1,994 SF	5,918 SF	5,014 SF	10,092 SF
Year Built	1941	1959	1950	2000
% Leased At Sale	100%	100%	100%	100%
Star Rating	★☆☆☆☆ 1	★★★★☆ 2	★★★★☆ 2	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1 31653 Outer Highway 10 South Yucaipa, CA 92399	Retail ★★★★☆	1944	9,166 SF (100%)	10/20/2025	\$1,450,000 (\$158.19/SF)	4.00% Actual

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	12118 11th St Yucaipa, CA 92399	Retail ★☆☆☆☆	1950	3.322 SF	7/9/2025	\$1,350,000 (\$406.38/SF)	-
3	Former Bank of America 34717 Yucaipa Blvd Yucaipa, CA 92399	Retail ★★☆☆☆	1962/2007	10.092 SF	4/21/2025	\$2,800,000 (\$277.45/SF)	-
4	34544 Yucaipa Blvd Yucaipa, CA 92399	Retail ★★★☆☆	2000	5.014 SF	4/15/2025	\$1,600,000 (\$319.11/SF)	-
5	12149 California St Yucaipa, CA 92399	Retail ★★☆☆☆	1941/2019	1.994 SF	4/11/2025	\$625,000 (\$313.44/SF)	-

Presented By: ALL-IN-ONE REAL ESTATE SERVICES

Who We Are:

We are a boutique real estate brokerage specializing in investment land, commercial properties, and strategic opportunities for investors and owner-users. With over 17 years of deep market expertise, we deliver focused, high-touch service faster and with greater attention to detail.

Small by design. Big on results.

When precision, experience, and personalized strategy matter most we're all in.

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CFL#60DBO66217



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