

FOR LEASE | 6,300 SF / 15,000 SF AVAILABLE

RETAIL SPACE AVAILABLE



34601 Yucaipa Blvd Yucaipa, CA



Please Contact

VIC MONTALBO

310.451.8171 X230

VMONTALBO@EPSTEEN.COM

BRE LIC: 00927723

LUCAS LOSSONE

310.451.8171 X106

LLOSSONE@EPSTEEN.COM

BRE LIC: 02123985

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

PROPERTY HIGHLIGHTS

- + Located in the heart of The City, midpoint from Downtown and Historic Yucaipa
- + Diverse demographics with average incomes of \$80,000+ in a 3-mile radius
- + Prominent street-front pylon signage
- + 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



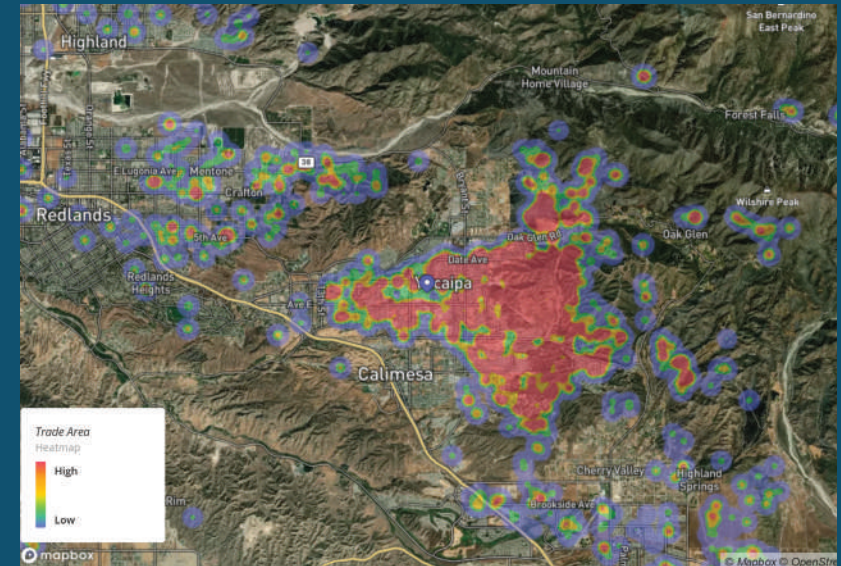
TRAFFIC COUNTS

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



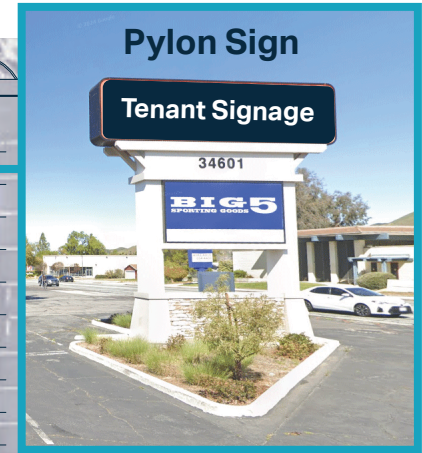
Avg. Household Income

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

Retail Aerial



Site Plan



Please Contact

VIC MONTALBO

310.451.8171 X230
 VMONTALBO@EPSTEEN.COM
 BRE LIC: 00927723

LUCAS LOSSONE

310.451.8171 X106
 LLOSSONE@EPSTEEN.COM
 BRE LIC: 02123985