

FOR LEASE | 2,500 SF / 6,300 SF AVAILABLE

RETAIL/DRIVE-THRU PAD AVAILABLE



34601 Yucaipa Blvd Yucaipa, CA



Please Contact

VIC MONTALBO

310.451.8171 X230

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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.

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
- + 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**



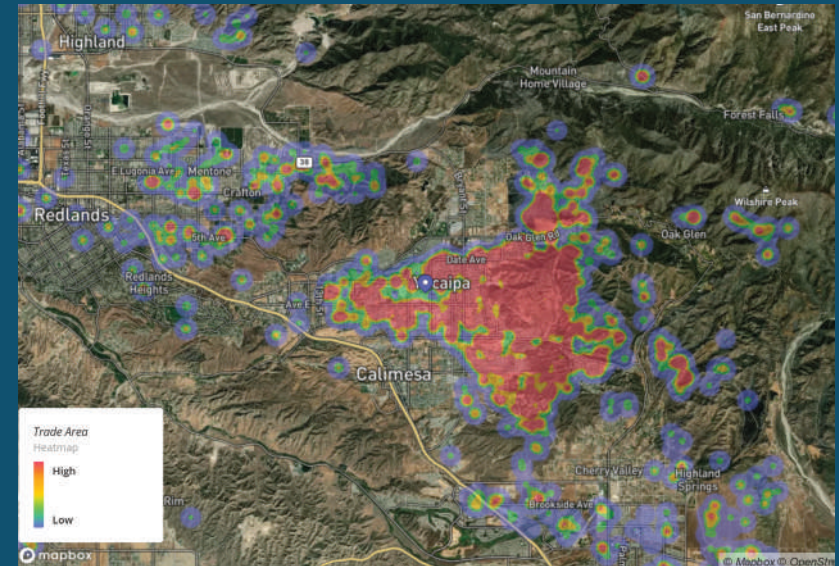
TRAFFIC COUNTS

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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