

**FOR LEASE** | 6,300 SF AVAILABLE

# RETAIL SPACE AVAILABLE

34601 Yucaipa Blvd Yucaipa, CA



## Please Contact

**VIC MONTALBO**

310.451.8171 X230

[VMONTALBO@EPSTEEN.COM](mailto:VMONTALBO@EPSTEEN.COM)

BRE LIC: 00927723

**LUCAS LOSSONE**

310.451.8171 X106

[LLOSSONE@EPSTEEN.COM](mailto: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.

FOUNDING  
MEMBER | **CHAINLINKS**  
RETAIL ADVISORS



## 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**



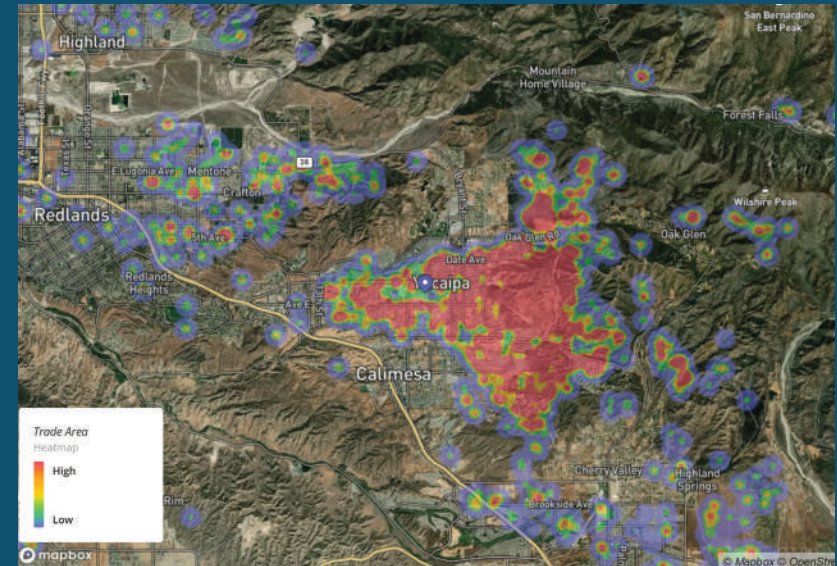
### TRAFFIC COUNTS

Yucaipa Blvd | **22,765 CPD**

### SURROUNDING RETAILERS:



## MARKET LANDSCAPE



## DEMOGRAPHICS:



### Population

<b>1 MILE</b>	15,911
<b>2 MILE</b>	40,284
<b>3 MILE</b>	57,602



### Daytime Population

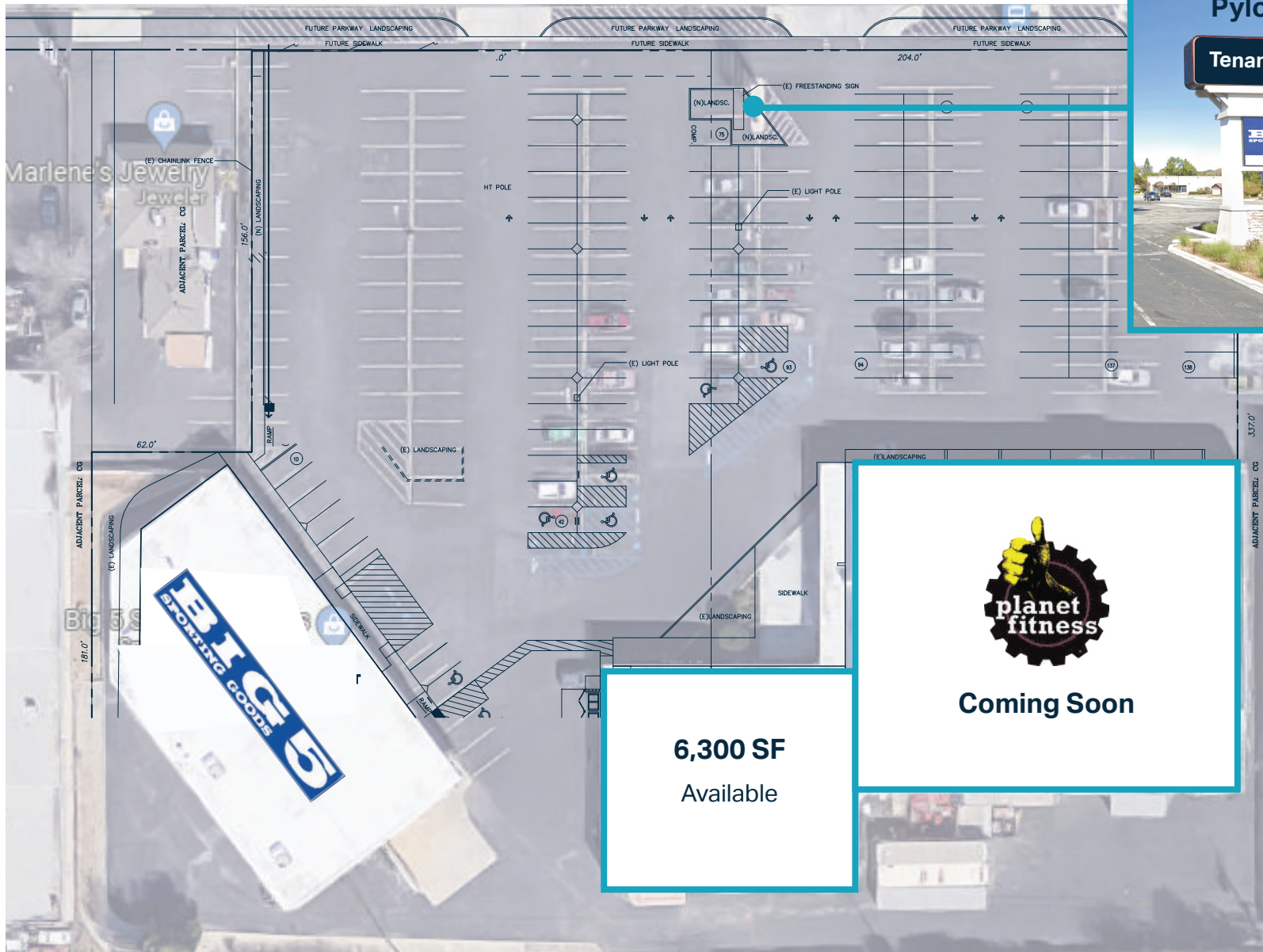
<b>1 MILE</b>	3,490
<b>2 MILE</b>	7,090
<b>3 MILE</b>	10,089



### Avg. Household Income

<b>1 MILE</b>	\$71,479
<b>2 MILE</b>	\$83,059
<b>3 MILE</b>	\$80,867

# Site Plan



**6,300 SF**  
Available

**Coming Soon**

**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