

34622 YUCAIPA BLVD

Yucaipa, CA 92399

LEASING BROCHURE



±54,450 SF OF LAND AVAILABLE FOR GROUND LEASE

MATTHEWS™

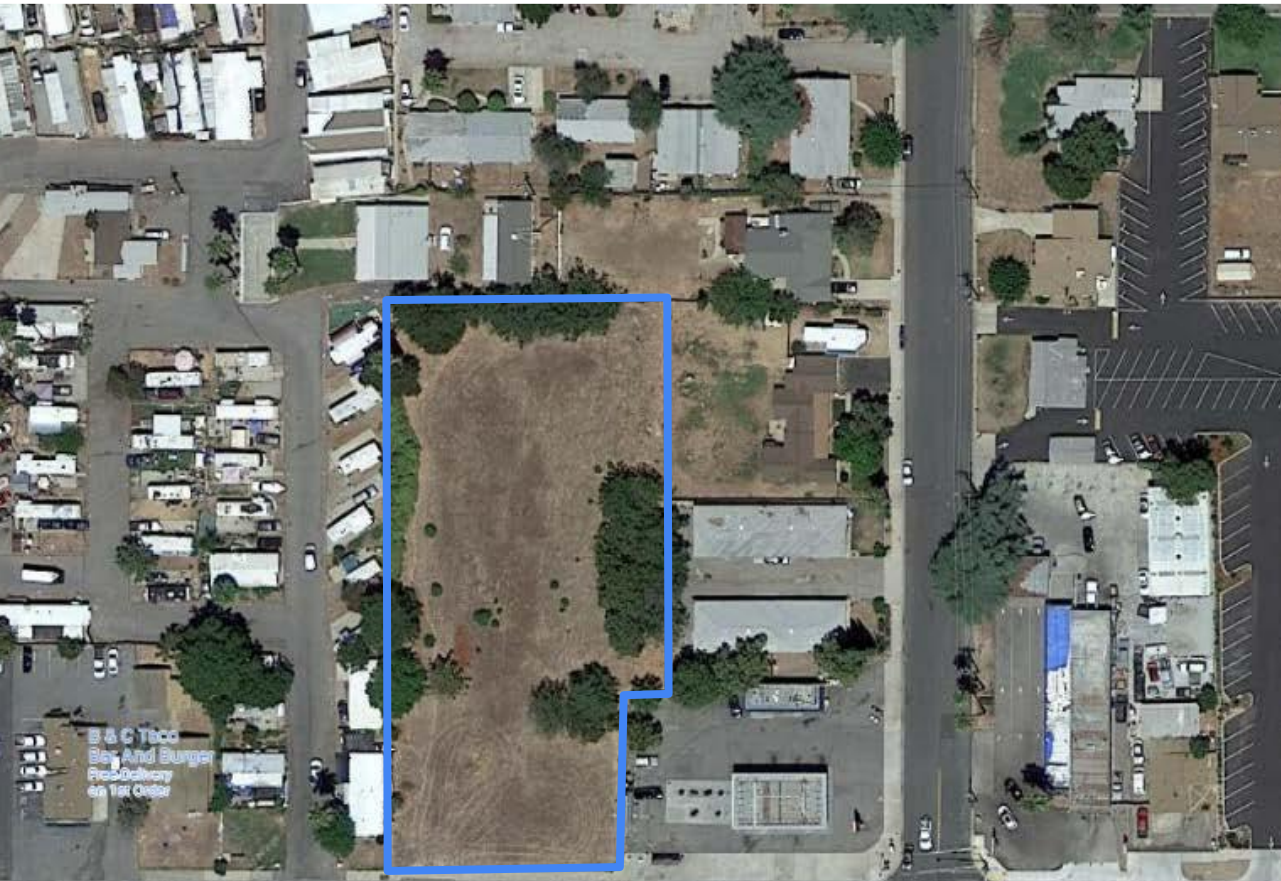
PROPERTY HIGHLIGHTS

Commercial
Zoning

±29,000 VPD
Traffic Count

±54,450 SF
Land Area

\$175,000/YEAR NNN
Asking Rent



Yucaipa Blvd ±27,000 VPD

THE OPPORTUNITY

Drive-thru capacity on massive
±54,450 SF lot

Average annual retail consumer
spending is \$265M within a
1-mile radius

Dense trade area surrounded by
established retailers



Yucaipa Regional Park

 Chapman Heights Elementary
±610 Students

 Yucaipa High School
±2,786 Students

Oak Glen Rd ±15,500 VPD

STATER BROS. markets.

DUTCH BROS

BANK OF AMERICA
Pollo Loco
Domino's Pizza
McDonald's

Bath & Body Works
VONS
T.J. MAXX
STAPLES
Starbucks
ROSS
DRESS FOR LESS

ALDI

GROCERY OUTLET
bargain market
DQ

STATER BROS. markets.
ups Jack
in the box

Valvoline.
7 ELEVEN
Sinclair

 Subject Property

Yucaipa Blvd ±16,000 VPD

FarmerBoys
BREAKFAST. BURGERS & MORE
Sinclair

WING-STOP
Carl's Jr.

KFC
LONG JOHN SILVERS
TACO BELL

ACE Hardware
Pizza hut

BIG 5 SPORTING GOODS
70
planet fitness
Auto Zone
PIZZA PAPA JOHN'S

DEL TACO
O'Reilly AUTO PARTS
ARCO

DOLLAR TREE
CVS pharmacy
DEL TACO
Jersey Mike's
FIRESTONE

Google Earth

YUCAIPA, CA

Located in eastern San Bernardino County near the foothills of the San Bernardino Mountains, Yucaipa benefits from its position within one of Southern California's expanding inland economies. The city sits about twenty miles east of Downtown San Bernardino and roughly seventy miles from Los Angeles, placing it within reach of major Southern California employment and distribution networks. This location allows residents and businesses to connect efficiently to regional job centers, logistics facilities, and transportation corridors serving the Inland Empire. The surrounding region supports a broad economic base shaped by logistics, healthcare services, education, retail activity, and light manufacturing. Yucaipa itself has developed into a suburban community with an established workforce population and a growing housing supply. Local commercial centers and neighborhood retail corridors serve a population of roughly 55,000 residents and benefit from commuter movement throughout the eastern Inland Empire. Continued investment in housing development, roadway improvements, and community services has strengthened the city's role as a residential hub between Redlands, Beaumont, and the San Bernardino Valley. Its accessibility, workforce profile, and connection to the wider Inland Empire economy contribute to consistent demand for residential, neighborhood retail, and service-based commercial real estate.

MARKET OVERVIEW



\$95,786 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

20,848 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

58,201 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$790M CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

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EXCLUSIVELY LISTED BY

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