



34420 Yucaipa Blvd., Yucaipa, CA 92399

34420 YUCAIPA BLVD | RETAIL PROPERTY

FOR LEASE | 21,440 SF

\$13.95 PSF



Property Description

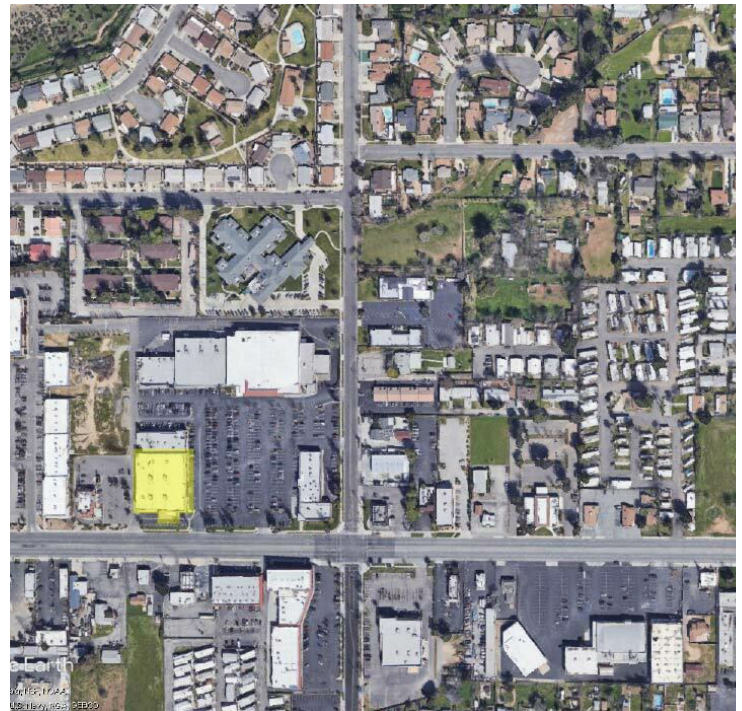
This jr anchor box is formerly a Rite-Aid and located within a shopping center anchored by Stater Brothers and Fitness 19.

Property Highlights

- Large Pylon Sign
- End-cap building with 170' frontage
- Avg Traffic counts of 17,000 vehicles on Yucaipa Blvd.

OFFERING SUMMARY

Available Size:	21,440 SF
Lot Size:	65,223 SF
Lease Rate:	\$13.95 PSF
Tax Rate:	\$1.35



Jeff Ross

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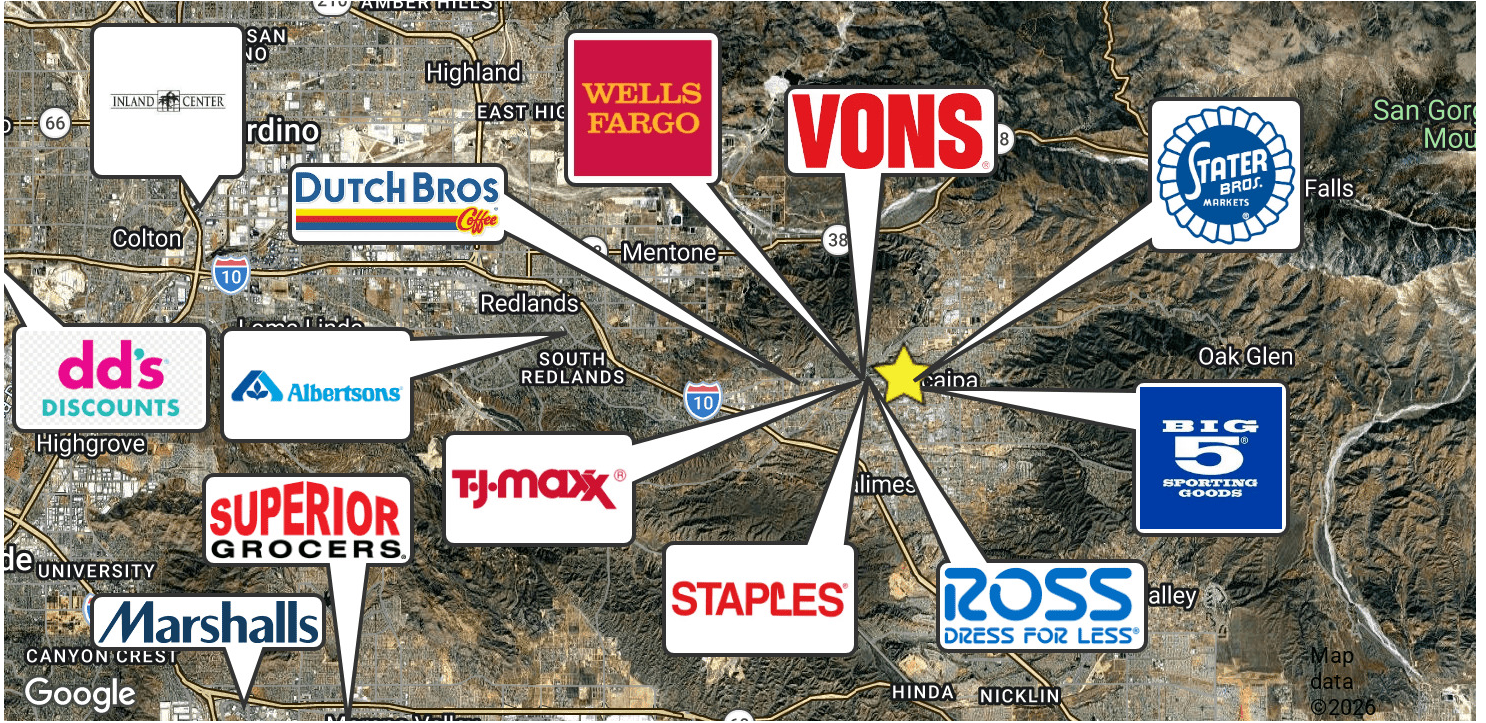
Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.



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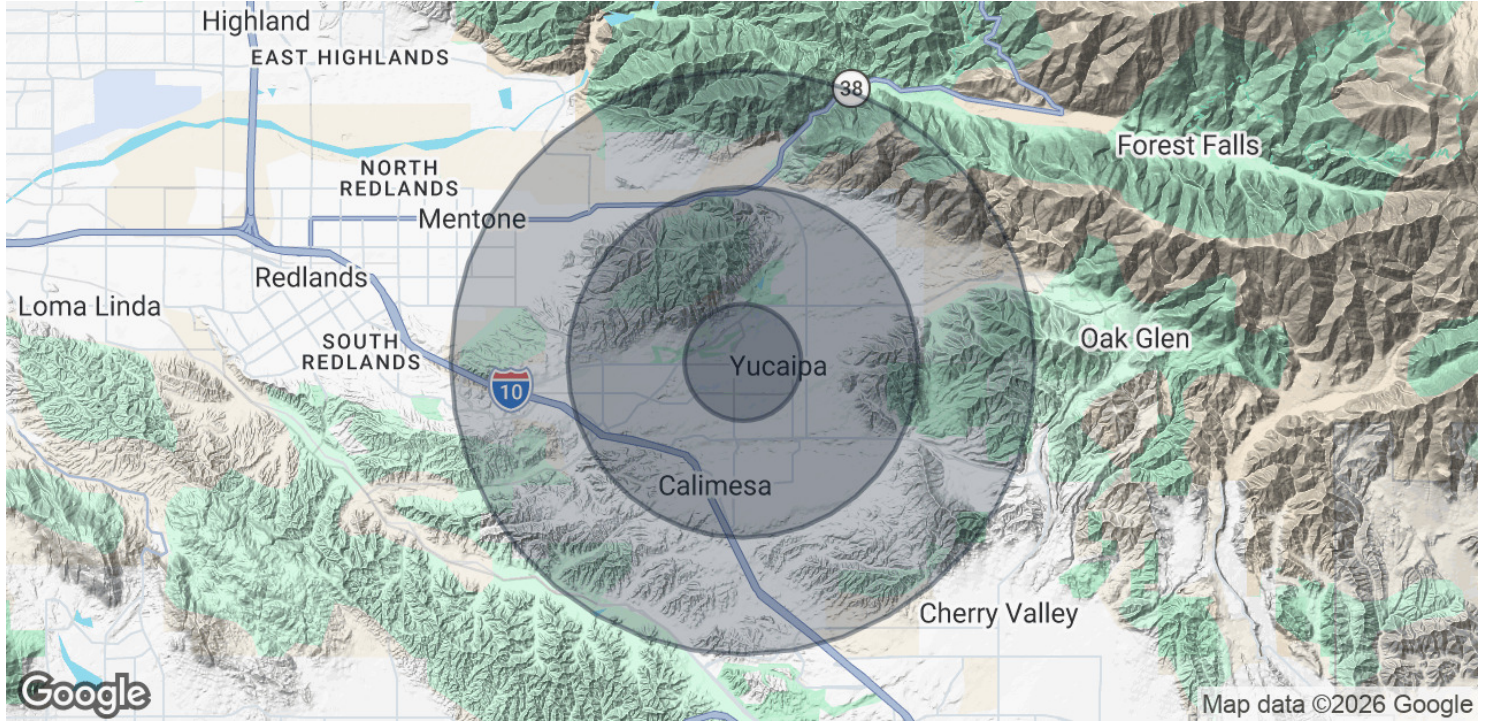
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,859	54,402	75,274
Average Age	36.4	37.5	38.5
Average Age (Male)	36.8	37.1	37.9
Average Age (Female)	36.3	38.0	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,721	18,248	25,157
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$86,355	\$108,071	\$118,646
Average House Value	\$365,569	\$429,537	\$473,580

2023 American Community Survey (ACS)

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