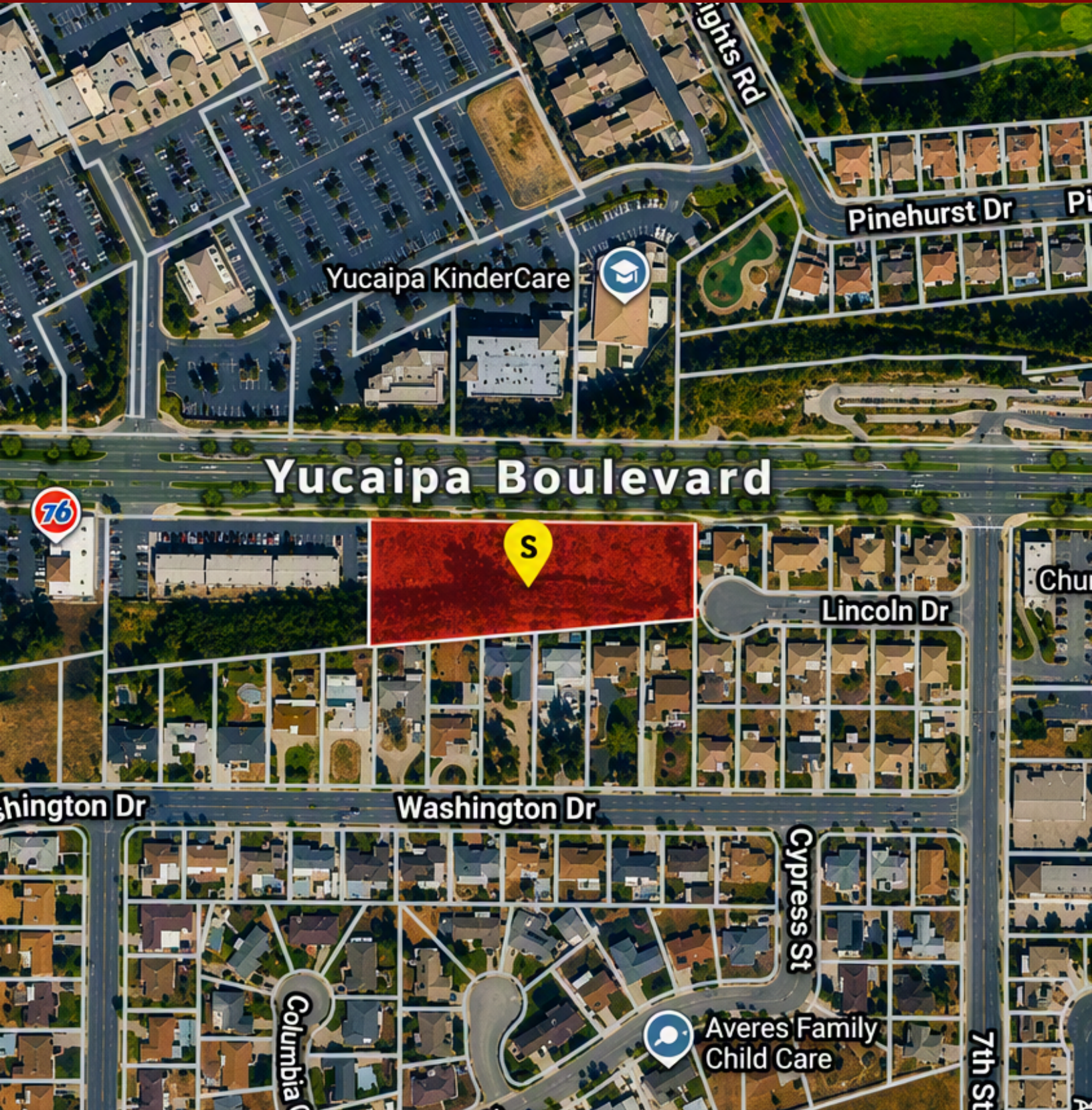


FOR SALE

± 1.79 AC Commercial Vacant Land

Yucaipa Blvd, Yucaipa, CA



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PROPERTY HIGHLIGHTS

± 1.79 Acres of Commercial Vacant Land
Yucaipa Boulevard | Yucaipa, CA 92399

02



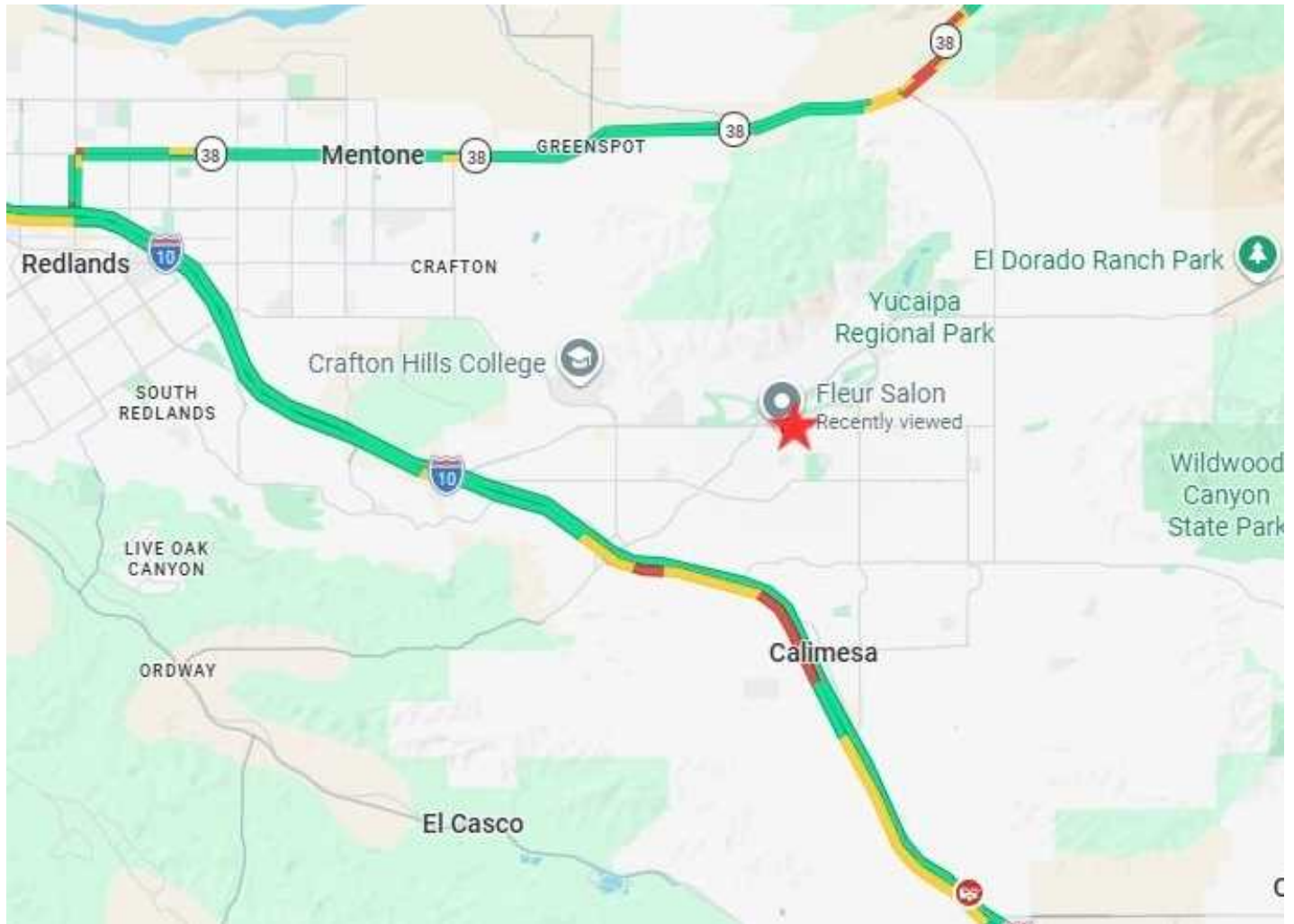
PROPERTY HIGHLIGHTS

- ± 1.79 Acres of Commercial Vacant Land
- Traffic Count: 25,797 Vehicles (24-hour period)
- General Commercial (CG) Zoning
- Ideal for Owner-Users, Investors, and Developers
- High-Visibility Yucaipa Boulevard Location
- Convenient Access to Interstate 10 and Regional Transportation Routes
- Planned Development Opportunities available, allowing flexibility for larger scale projects and redevelopment

AREA DESCRIPTION

± 1.79 Acres of Commercial Vacant Land
Yucaipa Boulevard | Yucaipa, CA 92399

03



Located along Yucaipa's primary commercial corridor, the property offers excellent visibility and access within one of the Inland Empire's fastest-growing communities. Surrounded by established retail, dining, and service businesses, the area benefits from strong demographics, ongoing investment, and convenient access to Interstate 10, making it an ideal location for commercial and mixed-use development.

The **General Commercial (CG) District** shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Accessory Uses as Specified by Chapter 5 of this Division

(b) Land Uses Subject to Conditional Use Permit

- (1) Professional Services
- (2) Retail Trade/Personal Services I and II
- (3) Lodging Services
- (4) Recreational/Entertainment Services I and II
- (5) Repair Services I, II, and III
- (6) Convenience/Support Services
- (7) Open Lot Services I
- (8) Wholesale/Warehouse Services I
- (9) Contract/Construction Services
- (10) Transportation Services I
- (11) Primary Signs as Specified by Division 7, Chapter 7
- (12) Agricultural Support Services
- (13) Additional Uses as Specified by Chapter 4 of this Division
- (14) Manufacturing Operations I
- (15) Parolee Homes

(c) Land Uses Subject to a Planned Development Review

- (1) Planned Development
- (2) Dwelling Units in Conjunction with a Commercial Use

CHAPTER 5: ACCESSORY USES

Uses Accessory to Primary Commercial

The following uses shall be permitted as accessory uses to primary commercial uses which are allowed by a land use district.

- (a) Accessory residential dwellings as specified by section 84.0550 of this chapter.
- (b) Parking structures and lots
- (c) Accessory signs as specified by Division 7 and the Land Use District
- (d) Recycling facilities subject to Special Use Permit
- (e) Exterior storage shall be fully and solidly screened and kept below the level of the fence or other screening mechanism.

84.0550 Accessory Residential Dwellings.

The following residential dwellings are allowed subject to Land Use Compliance Review as an accessory use to a primary agricultural, commercial, industrial, or institutional use where such use demonstrates the need for on-site residency of one or more people to maintain, operate, and/or secure the primary non-residential land use on the property.

(a) Caretaker Housing

Caretaker housing is the residential occupancy of a dwelling unit by the owners, operators, or caretaker employed to guard or operate part or all of the property on which the caretaker dwelling is located as an accessory use. The caretaker dwelling unit may be located either above the first floor or behind a primary commercial use.

(b) Labor Quarters

Labor quarters refers to the residential occupancy of single or multiple dwelling units with individual, shared, or no kitchen facilities to provide housing for the employees and their families of agricultural, mining, logging, major construction, scientific exploration, or other remote land uses.

84.0410 List of Additional Uses.

The following uses may be allowed in any official land use district except the RL, RS, RM, RM-24, and PD zones, subject to the reviews.

- (a) Temporary and permanent government facilities and enterprises (federal, state, and local) where buildings and/or property are publicly owned or leased.
- (b) Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.
- (c) Transportation facilities principally involved in the movement of people, together with the necessary buildings, apparatus, or appurtenances incidental thereto, including, but not limited to, airports, heliports, train stations, bus stations, and car pool facilities.
- (d) Institutional uses including, but not limited to, schools, colleges and universities, conference centers, hospitals, churches, rehabilitation centers, and organizational camps.
- (e) Museums, art galleries, and libraries.
- (f) Planetariums, aquariums, zoos, botanical gardens, and arboretums.
- (g) Historic and monument sites.
- (h) Cemeteries, including pet cemeteries, subject to Design Standards and the mapping requirements specified by this Code, Conditional Use Permit and Tentative Tract Map required to be filed concurrently.
- (i) Solid waste disposal sites, rubbish incinerators, and recycling centers (recycling centers limited to certain land use districts as described in Section [84.0625](#) of this division).
- (j) Sewer plants and sewage disposal sites.
- (k) (1) Electrical generating stations.
(2) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communications offices, microwave and repeater huts, and towers and satellite receiving stations (a multiple site network may be submitted as one project).
- (l) Radio and television stations and towers.
- (m) Racetracks or stadiums.
- (n) Campgrounds not exceeding a density of four sites per acre.
- (o) Sports-oriented recreational uses requiring remote locations including, but not limited to, rifle, pistol and archery ranges, sky diving jump sites, off-road and recreational vehicle parks, marines, golf courses, hunting and fishing clubs, ski resorts, and recreational camps.
- (p) Gas pressure control stations, water treatment plants (purification), water storage tanks, gas production plants, petroleum pipelines, and pressure control stations.
- (q) Development of natural resources including, but not limited to, mineral deposits, extraction, natural vegetation, and energy sources, together with the necessary buildings, apparatus or appurtenances incidental thereto.
- (r) Correctional institutions.
- (s) Bail bond operation located within one mile of a correctional institution.
- (t) Arenas, field houses, auditoriums, and rodeo facilities.
- (u) Recreation and community centers, gymnasiums, and athletic clubs.
- (v) Wildlife and nature preserves, lakes, general recreation, leisure and ornamental parks open to the general public.
- (w) Industrial uses requiring extensive buffering from other land uses for the preservation of the health, safety, and welfare of the general public, restricted to areas designated as Improvement Level 4 or 5 as defined by the City's General Plan.
- (x) Hazardous Waste Operations
Hazardous waste operations are those establishments involved in the transfer, storage, treatment, incineration, recycling, or disposal of waste material that could pose a threat to human health or the environment if not handled properly. These establishments include, but are not limited to, treatment, incineration, recycling, storage, transfer, residual repository and land disposal facilities.
- (y) Recreational vehicle storage.

Executive Summary

Yucaipa Blvd, Yucaipa, CA 92399



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	10,528	51,416	78,181
2020 Population	11,684	55,181	84,876
2025 Population	11,784	56,377	87,254
2030 Population	11,960	57,151	88,730
2010-2020 Annual Rate	1.05%	0.71%	0.83%
2020-2025 Annual Rate	0.16%	0.41%	0.53%
2025-2030 Annual Rate	0.30%	0.27%	0.34%

Age

2025 Median Age	38.8	39.8	40.6
U.S. median age is 39.1			

Race and Ethnicity

White Alone	58.7%	59.4%	58.8%
Black Alone	1.8%	1.6%	2.4%
American Indian Alone	1.5%	1.6%	1.5%
Asian Alone	6.0%	3.4%	4.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	15.4%	18.0%	15.9%
Two or More Races	16.5%	15.9%	16.6%
Hispanic Origin	37.7%	39.4%	37.3%
Diversity Index	78.8	78.5	78.6

Households

2010 Total Households	3,576	18,530	27,885
2020 Total Households	3,962	19,863	30,171
2025 Total Households	4,050	20,574	31,432
2030 Total Households	4,166	21,148	32,368
2010-2020 Annual Rate	1.03%	0.70%	0.79%
2020-2025 Annual Rate	0.42%	0.67%	0.78%
2025-2030 Annual Rate	0.57%	0.55%	0.59%
2025 Average Household Size	2.90	2.72	2.76
Wealth Index	96	98	117

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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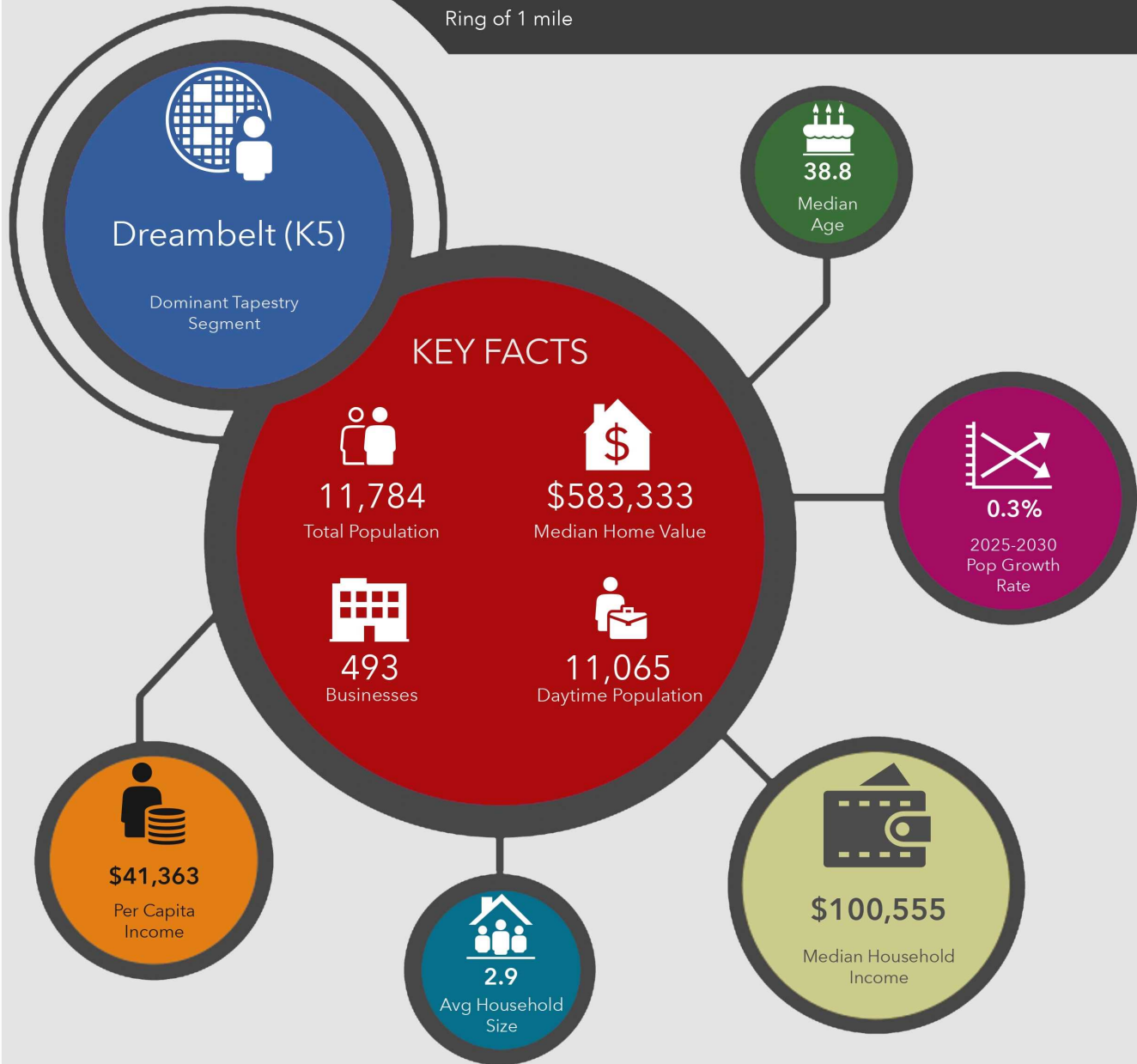
Executive Summary | Yucaipa Blvd, Yucaipa, CA 92399 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	36.3%	36.0%	35.3%
Median Household Income			
2025 Median Household Income	\$100,555	\$90,971	\$101,792
2030 Median Household Income	\$108,717	\$101,868	\$110,985
2025-2030 Annual Rate	1.57%	2.29%	1.74%
Average Household Income			
2025 Average Household Income	\$119,244	\$112,012	\$125,658
2030 Average Household Income	\$130,787	\$122,072	\$135,893
Per Capita Income			
2025 Per Capita Income	\$41,363	\$40,656	\$45,348
2030 Per Capita Income	\$45,959	\$44,941	\$49,653
2025-2030 Annual Rate	2.13%	2.02%	1.83%
Income Equality			
2025 Gini Index	42.4	43.0	42.5
Socioeconomic Status			
2025 Socioeconomic Status Index	48.0	46.9	49.0
Housing Unit Summary			
Housing Affordability Index	66	66	68
2010 Total Housing Units	3,879	20,036	30,132
2010 Owner Occupied Hus (%)	74.7%	72.5%	75.0%
2010 Renter Occupied Hus (%)	25.3%	27.5%	25.0%
2010 Vacant Housing Units (%)	7.8%	7.5%	7.5%
2020 Housing Units	4,132	20,606	31,399
2020 Owner Occupied HUs (%)	73.8%	71.4%	74.0%
2020 Renter Occupied HUs (%)	26.3%	28.6%	26.0%
Vacant Housing Units	3.5%	3.7%	3.8%
2025 Housing Units	4,222	21,339	32,691
Owner Occupied Housing Units	74.4%	72.0%	74.8%
Renter Occupied Housing Units	25.6%	28.0%	25.2%
Vacant Housing Units	4.1%	3.6%	3.9%
2030 Total Housing Units	4,335	21,924	33,660
2030 Owner Occupied Housing Units	3,156	15,442	24,528
2030 Renter Occupied Housing Units	1,010	5,706	7,840
2030 Vacant Housing Units	169	776	1,292

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Yucaipa Blvd, Yucaipa, CA 92399
Ring of 1 mile



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Ring of 1 mile

K5

Dreambelt

Yucaipa Blvd, Yucaipa, CA 92399

Ring of 1 mile



ArcGIS
TAPESTRY
The Fabric of US Neighborhoods

DOMINANT TAPESTRY SEGMENT



977 households are *Dreambelt*

24.1% of households are in this segment

Dreambelt: *Suburban Shine* LifeMode

This segment is characterized by middle-aged Western suburbanites with high rent and home prices.

[Learn more about this segment...](#)

ABOUT THIS SEGMENT



Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.



They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.



Many residents hold passports, but they tend to travel domestically by plane.



Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine.

ABOUT THIS AREA

Household Type:

Single Family

Employment:

Prof, Industrial, Sales/Admin

Median Age:

38.8

Median Household Income:

\$100,555

Education:

40.0% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

11,784

Population

4,050

Households

2.90

Avg Size Household

96

Wealth Index

66

Housing Affordability Index

79

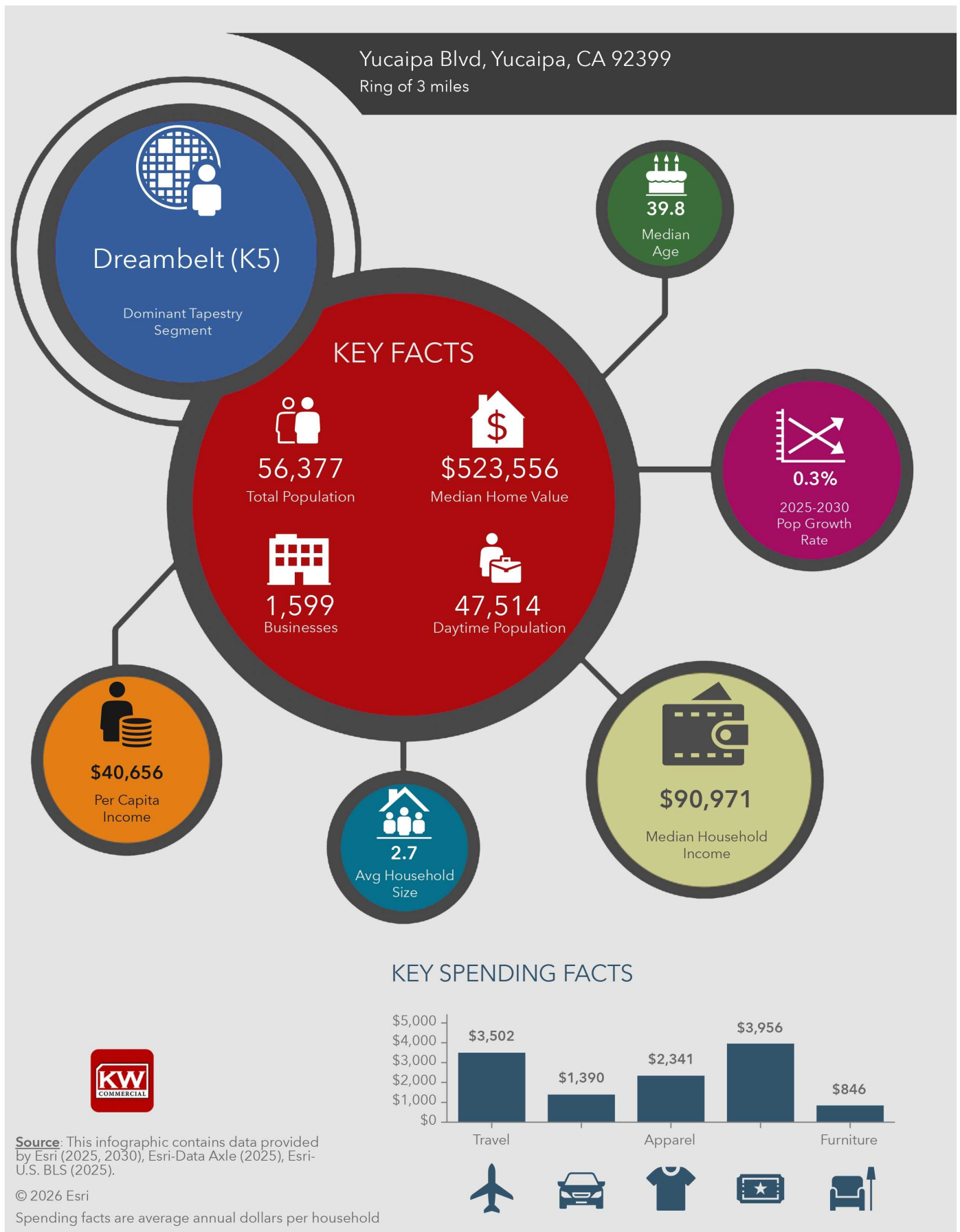
Diversity Index

\$583,333

Median Home Value

0.30%

Forecasted Annual Growth Rate



Ring of 3 miles

K5

Dreambelt

Yucaipa Blvd, Yucaipa, CA 92399

Ring of 3 miles



ArcGIS
TAPESTRY
The Fabric of US Neighborhoods

DOMINANT TAPESTRY SEGMENT



5,320 households are *Dreambelt*

25.9% of households are in this segment

Dreambelt: *Suburban Shine* LifeMode

This segment is characterized by middle-aged Western suburbanites with high rent and home prices.

[Learn more about this segment...](#)

ABOUT THIS SEGMENT



Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.



They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.



Many residents hold passports, but they tend to travel domestically by plane.



Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine.

ABOUT THIS AREA

Household Type:

Single Family

Employment:

Prof, Industrial, Sales/Admin

Median Age:

39.8

Median Household Income:

\$90,971

Education:

37.4% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

56,377

Population

20,574

Households

2.72

Avg Size Household

98

Wealth Index

66

Housing Affordability Index

79

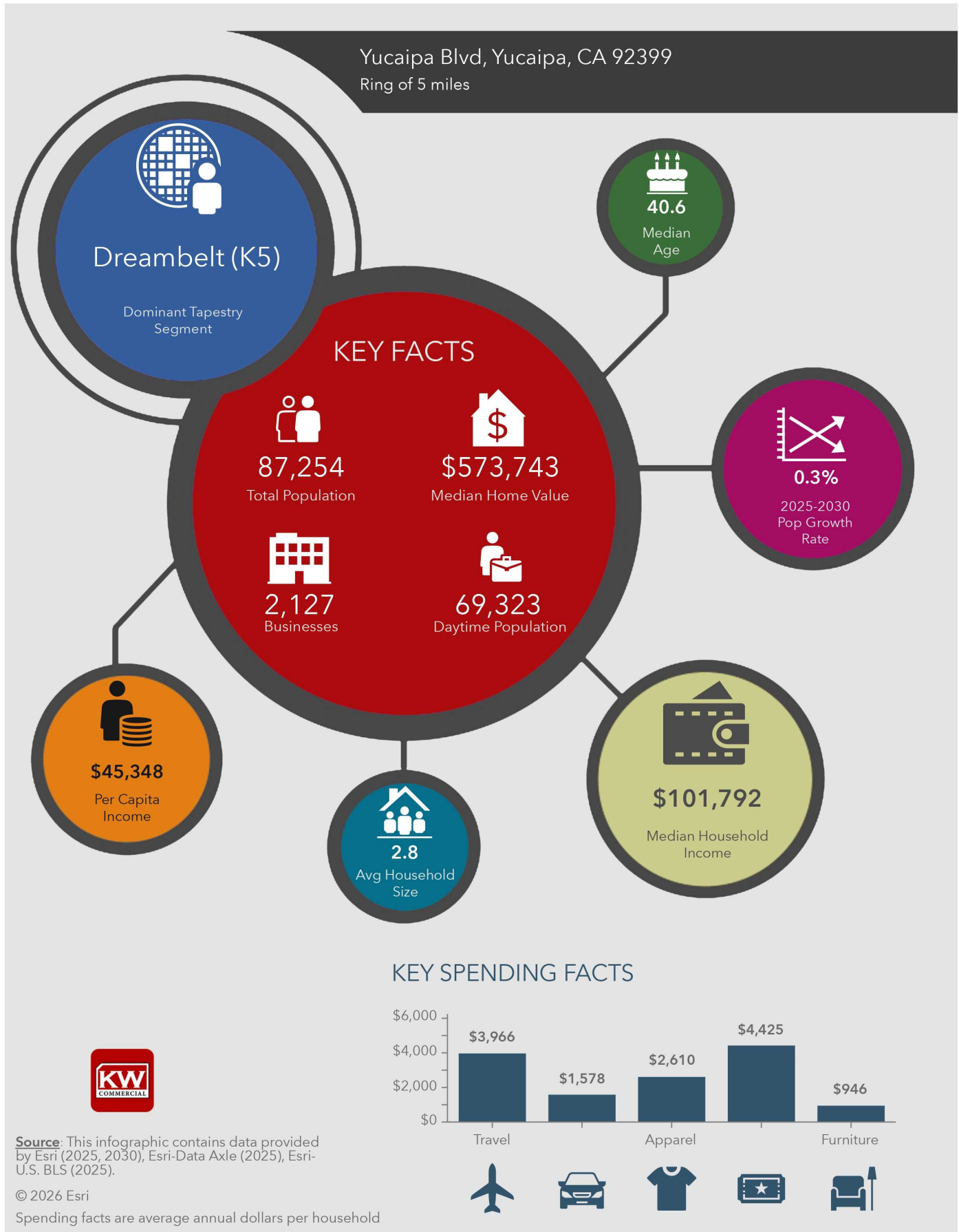
Diversity Index

\$523,556

Median Home Value

0.27%

Forecasted Annual Growth Rate



Ring of 5 miles



Dreambelt
Yucaipa Blvd, Yucaipa, CA 92399
Ring of 5 miles



ArcGIS
TAPESTRY
The Fabric of US Neighborhoods

DOMINANT TAPESTRY SEGMENT



7,490 households are *Dreambelt*

23.8% of households are in this segment

Dreambelt: *Suburban Shine* LifeMode

This segment is characterized by middle-aged Western suburbanites with high rent and home prices.

[Learn more about this segment...](#)

ABOUT THIS SEGMENT



Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.



They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.



Many residents hold passports, but they tend to travel domestically by plane.



Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof, Industrial, Sales/Admin

Median Age:
40.6

Median Household Income:
\$101,792

Education:
41.7% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

87,254

Population

31,432

Households

2.76

Avg Size Household

117

Wealth Index

68

Housing Affordability Index

79

Diversity Index

\$573,743

Median Home Value

0.34%

Forecasted Annual Growth Rate