



# NOW LEASING PHASE 2

NEQ I-10 & Yucaipa Blvd., Yucaipa, CA



## FEATURES:

- Join Kaiser Permanente, Chipotle, Panera Bread, Jack in the Box, Chick-fil-A, Quick Quack, Ono Hawaiian BBQ, Five Guys Burgers, 7-Eleven Gas
- One Drive-Thru Pad Remaining
- Anchor- Pads-Shops for Lease or Ground Lease
- Prime I-10 / Yucaipa Blvd Exit Location
- Positioned to Serve Yucaipa, Redlands and all East Valley Communities
- Property has not been offered to the Marketplace for over 40 Years
- Yucaipa Blvd has been Expanded to 6 Lanes



NEQ I-10 & Yucaipa Blvd., Yucaipa, CA



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AVAILABILITIES	
SUITE	SF
PAD 1	4,500
PAD 3	3,000
PAD 8	13,350
MAJOR 1	43,300

Available  
for ground  
lease  
\$175k

Phase 2  
1,200 - 8,000 SF  
\$4.00 psf + nnn

Phase 2  
Grocery  
tenant



NOT A PART

Approved  
Apartments  
NOT A PART



Recently Expanded to

18TH STREET

INTERSTATE 10

AVENUE E

MAJOR 1  
43,300 SF

PAD 3  
3,000 SF

PAD 1  
4,500 SF

PAD 5B  
1,543 SF

PAD 8  
13,350 SF

DALI NAILS  
AND LASH

4 Tanara

Car Wash

HAUSER PERMANENTE

AREA A

RM-10M  
DISTRICT  
(SINGLE-FAMILY  
RESIDENTIAL)  
EXISTING  
REQUIREMENTS

AREA B

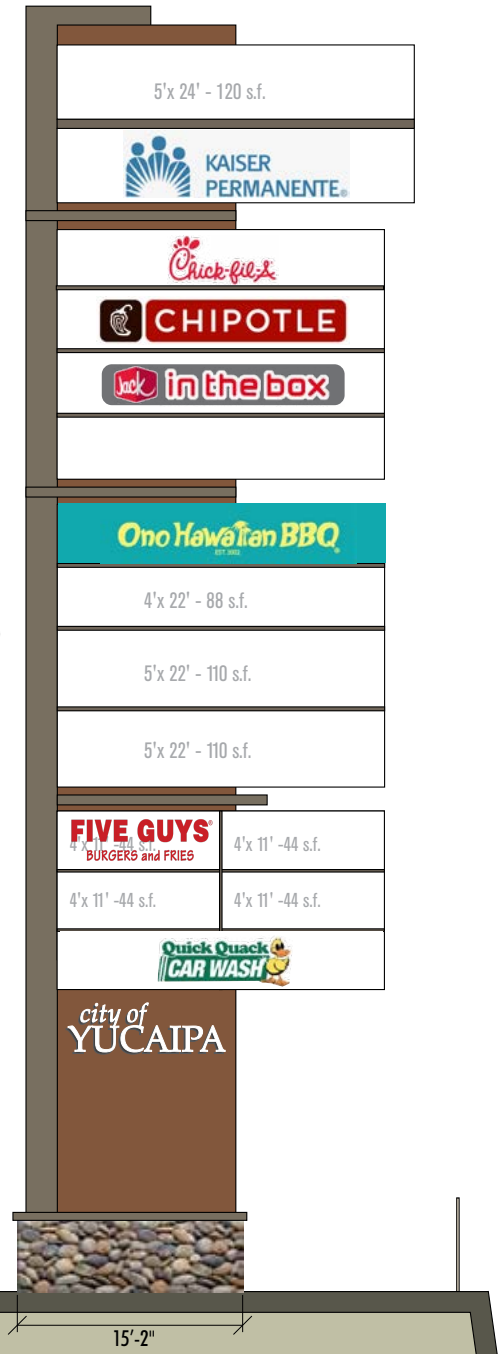
# Elevations & Signage



110'  
ABOVE I-10  
FREEWAY

20'-0"

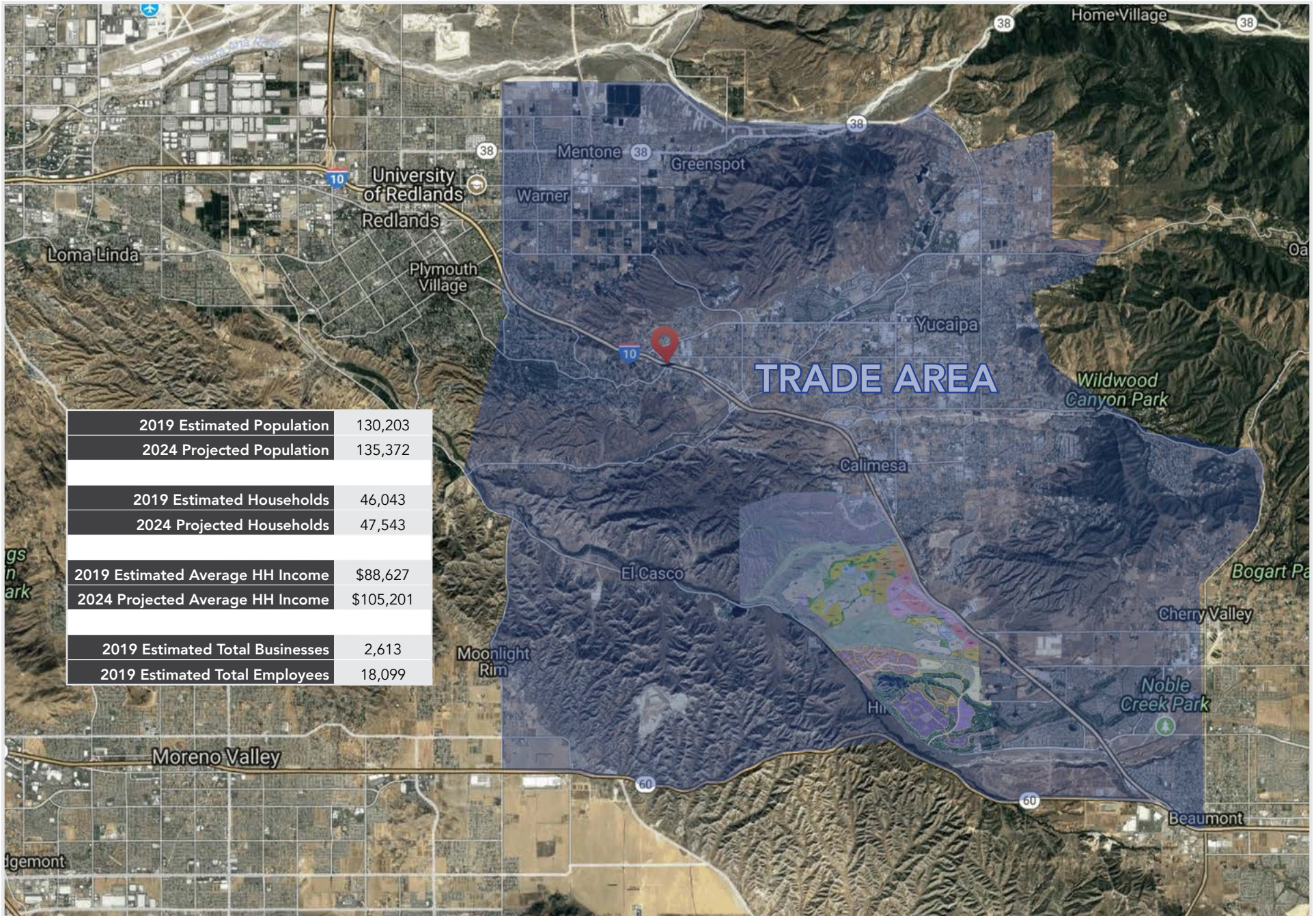
E: 3/32" = 1'-0"



# Aerial Overview



# Trade Area



# About Yucaipa

**Yucaipa** The population is estimated to be 54,168 with approximately 19,388 households. The overall trade area contains a population of over 101,000.

## Home Of The Original Stater Bros.

Yucaipa has the distinction of being the home base of what is now Stater Bros. Markets (founded in 1936).

## Yucaipa Recreation

Yucaipa's lifestyle is defined by this strong commitment to health and wellness programs and facilities; ample recreation opportunities for youth, adults, and seniors; a range of engaging community events; and a growing arts and culture awareness. There are many benefits of parks, leisure and recreation activities for people of all ages. You can find health and wellness in exercise, and in the meditation of green spaces and natural park beauty. Yucaipa provides that sanctuary experience in locations throughout the parks and open spaces in our community.

## Crafton Hills College

Crafton Hills College is a community college in Yucaipa which hosts approximately 8,000 students. Students attending Crafton may choose to earn an associates degree, transfer to a four-year college or university or earn a career certificate that prepares them to enter the workforce. Crafton maintains strong programs in liberal arts, the sciences and performing arts. Crafton Hills offers 37 degree programs and 35 occupational certificate plans. The college is accredited by the Western Association of Schools and Colleges, the accrediting body for California and the Western Pacific.

Source: wikipedia.com & RegisOnline



Historic Yucaipa



Original Stater Bros.



Yucaipa Recreation



Crafton Hills College

# Demographics



## Population

With a population of 54,168 as of the 2020, Yucaipa is the 16th most populous of the 24 cities in San Bernardino County. Yucaipa has had relatively steady population growth. From 1950 to 1970, Yucaipa increased by about 5,500 residents each decade. Population growth accelerated to about 9,000 residents per decade for the next 30 years. The largest increase was between 2000 and 2010, when Yucaipa's population increased 25 percent due to the real estate boom and building of new subdivisions. Looking forward, Yucaipa is expected to build out to a population of 75,000 residents.



## Age Profile

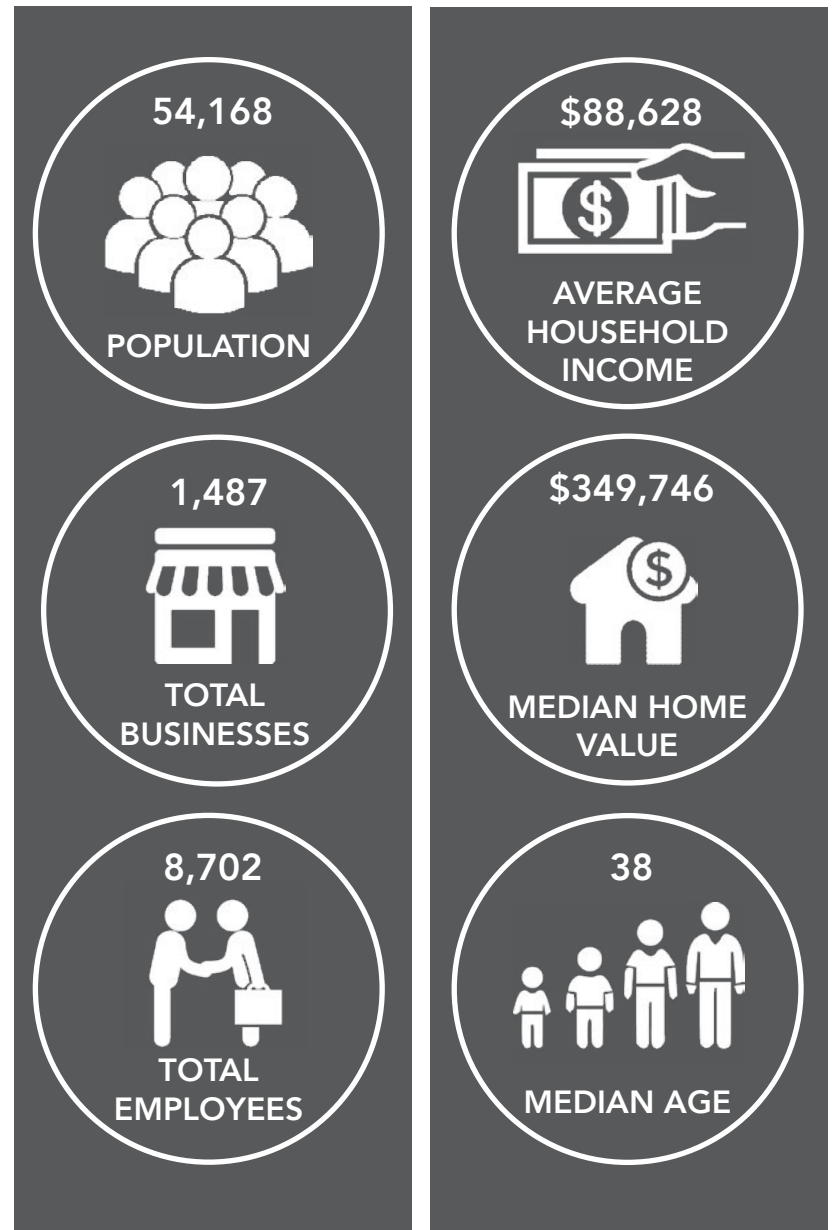
Today, the City's median age is 38 years, slightly above that of the county. Over the next several decades, Yucaipa's population should trend toward an increase in both middle-age and senior adults. These local changes are due to demographic trends in the broader region, the cost of housing, and projected residential developments in the community. These trends will influence the type of housing, jobs, and services in Yucaipa



## Household Income

Another significant trend is the income of Yucaipa residents. In the 1970s, the City's median household income was only 64% of the median for San Bernardino County. This was because Yucaipa was predominantly a retirement community. The development of new residential subdivisions in the 1980s and 1990s attracted families with higher incomes seeking quality housing. By 2010, the City's median household income was \$79,341, the 9th highest in San Bernardino County and 105% of the county median. The median income for Yucaipa residents is expected to continue increasing relative to the county median income, reaching 118% by 2020. This is in part due to employment levels and a growing number of residents employed in the health, public administration, finance, and information services.

Source: [yucaipa.org](http://yucaipa.org)



(City of Yucaipa Demographics) Source: [RegisOnline.com](http://RegisOnline.com)

# Newly Completed Street Improvement & Traffic Counts

## Yucaipa Blvd Street Improvements Phase I & Phase II

The city of Yucaipa has funded an expansion of Yucaipa Blvd. to handle the ever growing amount of traffic on the main entry to the city.

### Highlights:

- Yucaipa Blvd. Expanded To 6 Lanes
- New Traffic Signal To Be Built Into Project (Yucaipa Pointe)
- Traffic Count Increase Projected To Be  $\pm 29,500$  ADT in 2020

Source: City of Yucaipa



"If a city had increased its road capacity by 10 percent between 1980 and 1990, then the amount of driving in that city went up by 10 percent. If the amount of roads in the same city then went up by 11 percent between 1990 and 2000, the total number of miles driven also went up by 11 percent."

-Adam Mann (wired.com)



# Housing Aerial

