

0.86 ACRES ON YUCAIPA BLVD.

CHAPMAN HEIGHTS

YUCAIPA BLVD. 25,000 CPD

DEL TACO

FOR SALE

33281 Yucaipa Blvd., Yucaipa, CA. 92399
Offered At: \$499,000

PROGRESSIVE

REAL ESTATE PARTNER

0.86 ACRES
AVAILABLE

OAK GLEN RD.

10TH STREET

PRESENTED BY



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

INVESTMENT SUMMARY | 0.86 Acres on Yucaipa Blvd.

PROPERTY HIGHLIGHTS

- Located at a hard corner, signalized intersection on Yucaipa Blvd. with over 25,000 CPD. Access from Yucaipa Blvd and 10th Street.
- Conveniently located across the street from the desirable Chapman Heights master planned community with an average household income of over \$70,000 per year
- Located down the street from Yucaipa High School serves 2,775 students
- Centrally located near the Historic Uptown Yucaipa where many events are hosted throughout the year such as gatherings, parades, picnics and community events for all seasons

OFFERING SUMMARY

Sale Price: \$499,000

Total Land Area: 0.86 Acres

Price/SF: \$15.99

Zoning: CG- General Commercial

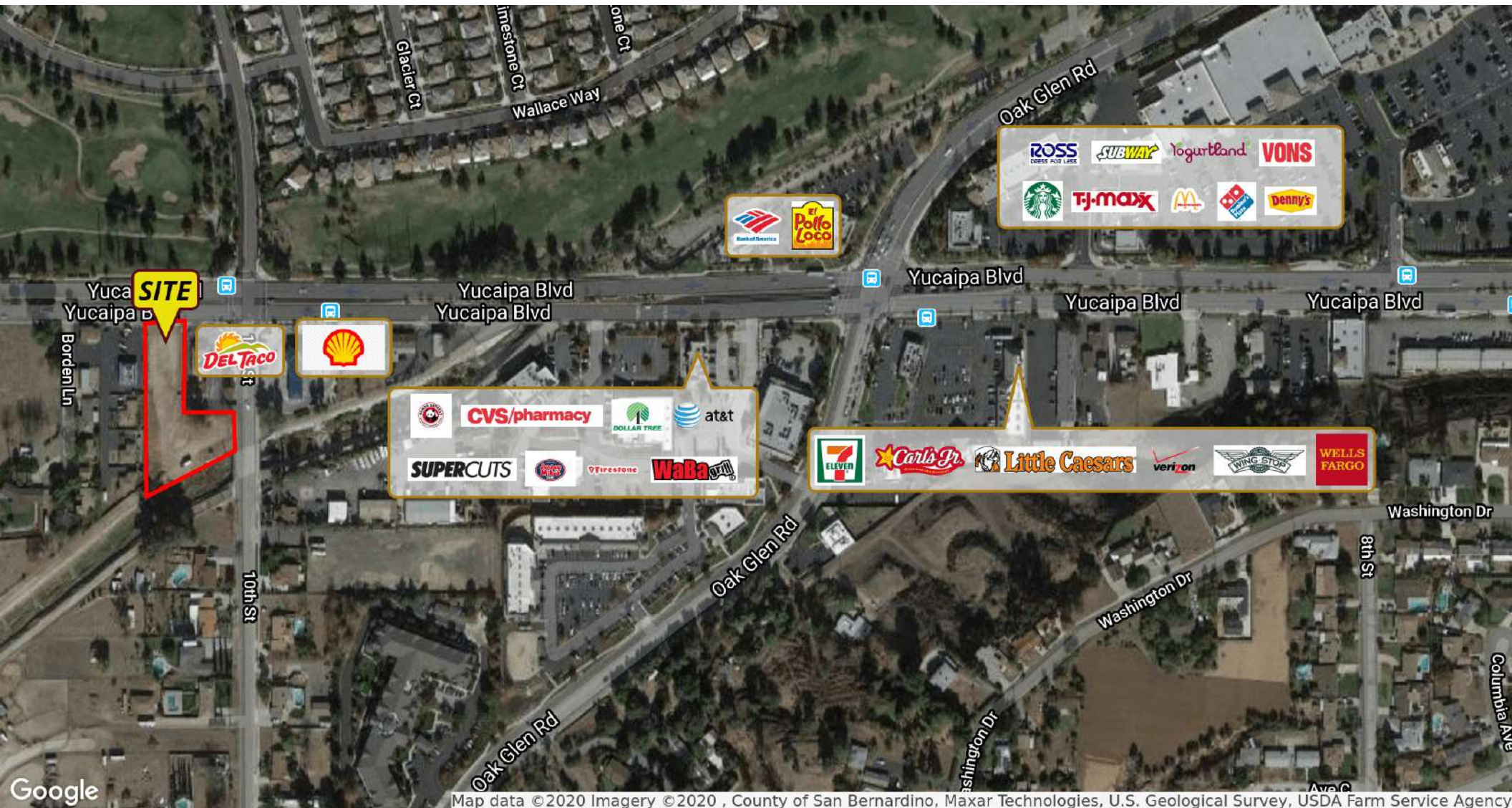


LOCATION MAPS | 0.86 Acres on Yucaipa Blvd.

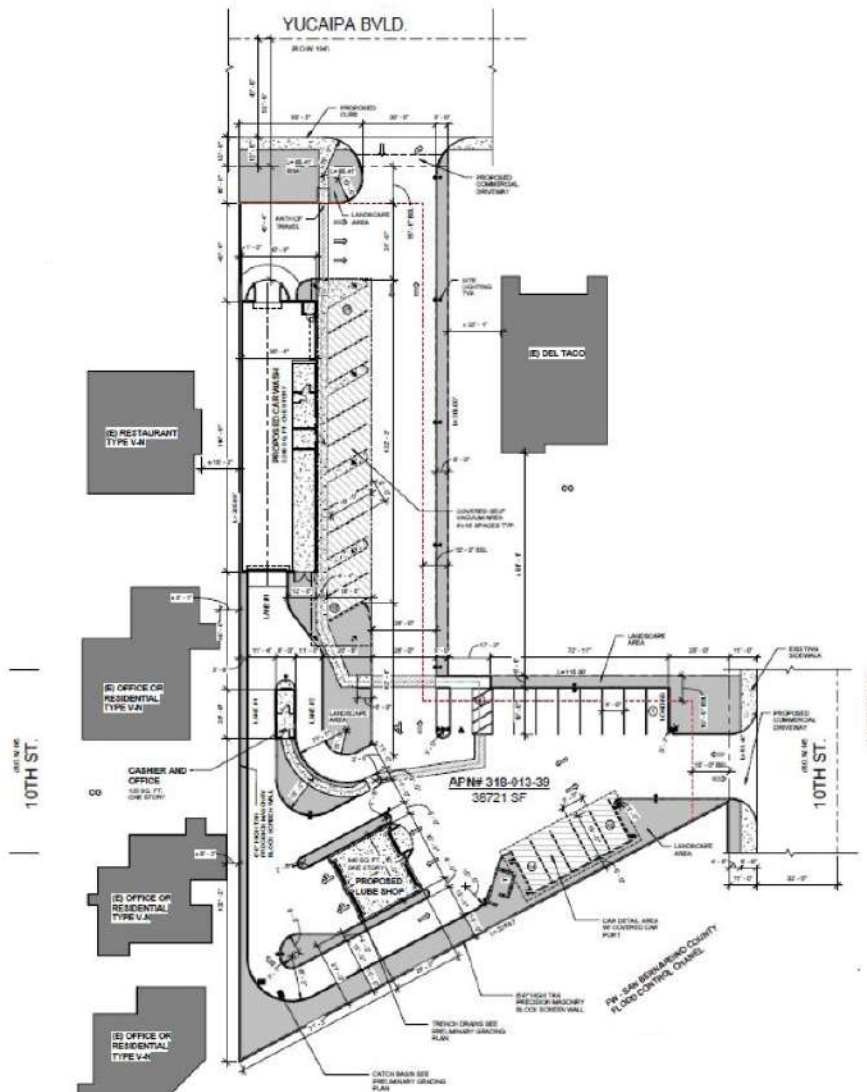
VISIT INTERACTIVE MAP



RETAILER MAP | 0.86 Acres on Yucaipa Blvd.



SITE PLAN & RENDERING | 0.86 Acres on Yucaipa Blvd.



**SITE DESIGN FOR CAR WASH
REPRESENTS ONE POSSIBLE WAY
THIS SITE MAY BE DEVELOPED.**

**PROPERTY IS NOT CURRENTLY
ENTITLED. OTHER IDEAL USES
INCLUDE GAS STATION AND QSR.**

CITY INFORMATION | 0.86 Acres on Yucaipa Blvd.



YUCAIPA

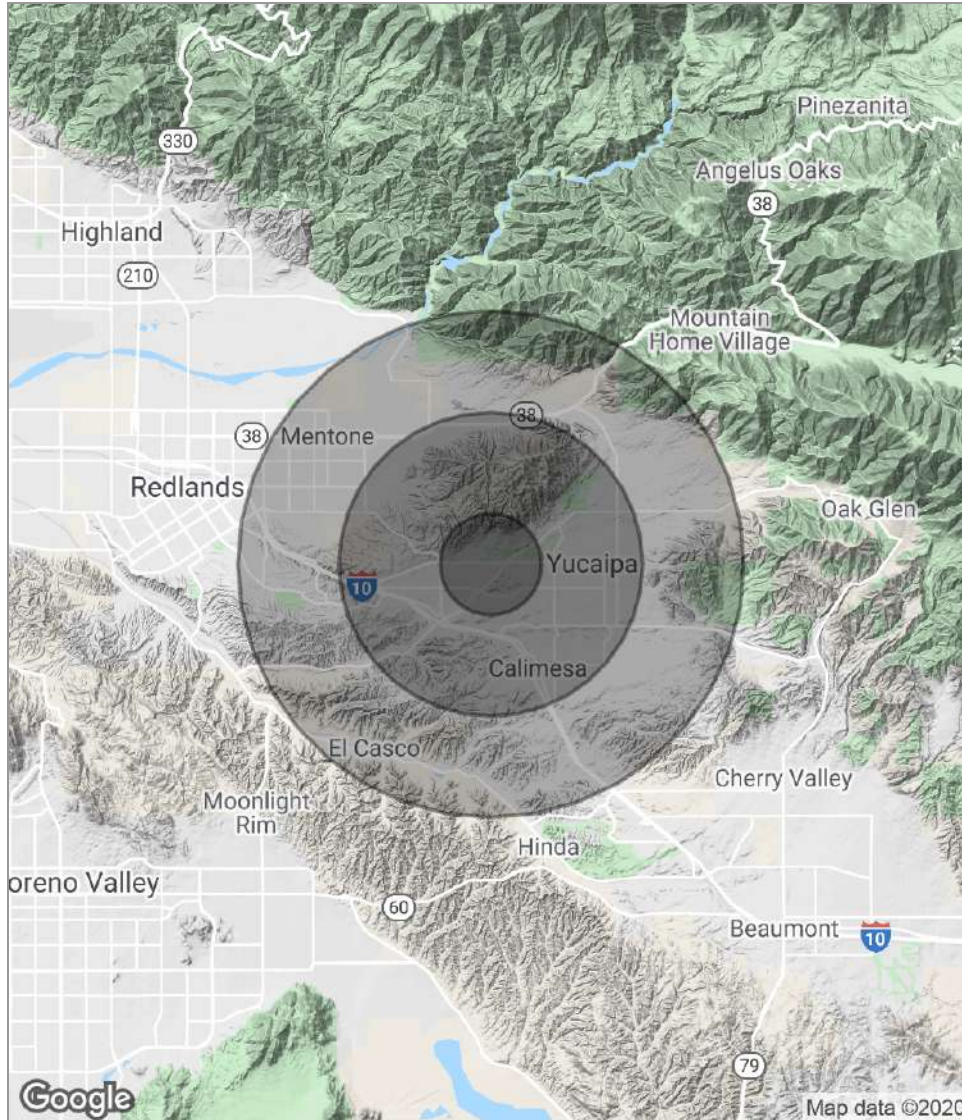
Yucaipa is a city located 10 miles east of San Bernardino, in San Bernardino County with over 51,376 residents.

From 1950 to 1970, Yucaipa has had relatively steady population growth with about 5,500 new residents being added each decade. Looking forward, Yucaipa is expected to build out to a population of 75,000 residents. Approximately 33 percent of the population growth will take place within the areas of the freeway Corridor Specific Plan, which is projected to add up to 2,767 new housing units over time. Additional areas that could accommodate new residential subdivisions include Dunlap acres, north Bench areas, and portions of Chapman Heights. Infill in Central Yucaipa and other areas will also create additional housing units and population growth.

The City of Yucaipa encompasses approximately 18,000 acres (28 square miles). Its built environment is framed in part by topography, lot size, and agricultural history. Today, Yucaipa offers a mix of rural to suburban lifestyles and complementary commercial activities, public facilities, and open space and recreation opportunities.

Crafton College offers more than 50 majors in the liberal arts and science, vocations and technical studies and currently serves 4,500 students. Students can receive multidisciplinary degrees, including Fine Arts, Health Science, Liberal Studies-Teacher Preparation, and Social Science, and the Fire Science and Emergency Medical Services- Paramedics programs are some of the finest community college programs in the state, with CHC the primary trainer for paramedics in San Bernardino and Riverside counties. CHC also has the distinction of being the top community college in the Inland Empire when it comes to degree/certificate completion rates and course retention/success rates.

DEMO MAP & DATA | 0.86 Acres on Yucaipa Blvd.



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,990	45,677	88,754
Median age	37.1	36.1	36.6
Median age (Male)	34.4	34.2	34.9
Median age (Female)	39.0	37.6	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,375	15,966	30,884
# of persons per HH	2.9	2.9	2.9
Average HH income	\$70,339	\$70,602	\$77,430
Average house value	\$283,281	\$297,846	\$339,380
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	25.7%	27.4%	25.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	78.5%	79.1%	79.0%
Black	1.4%	1.6%	2.5%
Asian	3.7%	3.7%	4.5%
Hawaiian	0.1%	0.0%	0.0%
American Indian	1.5%	0.9%	0.6%
Other	7.8%	9.7%	8.6%

** Demographic data derived from 2010 US Census*