



# For lease

Yucaipa Valley Center | Yucaipa, CA

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**Now Available:**

**- 668 SF**  
**- 1,050 SF**  
**- 1,217 SF**



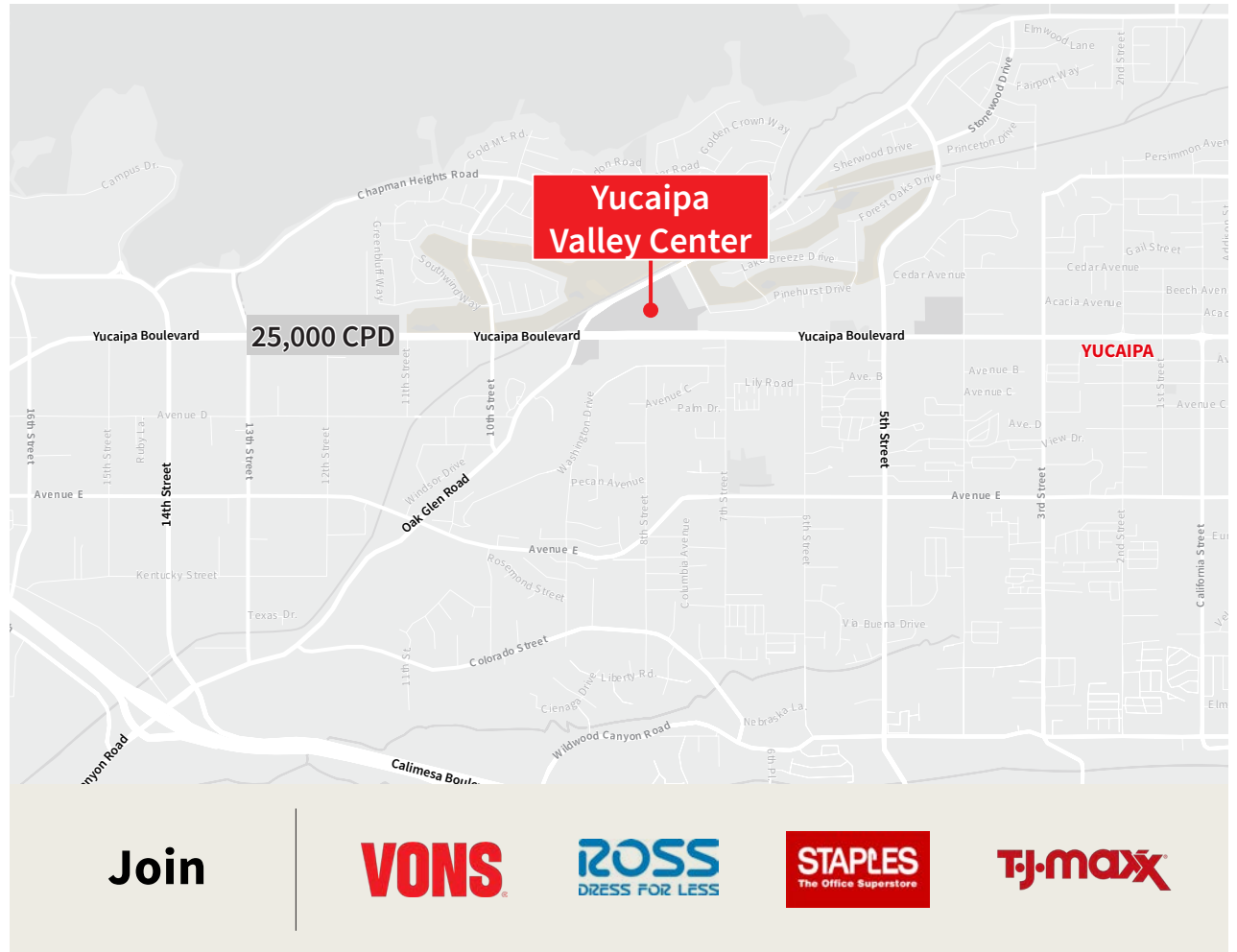
[us.jll.com/retail](https://us.jll.com/retail)

# Property highlights

## Yucaipa Valley Center

NEC Oak Glen Road & Yucaipa Valley Center

- Yucaipa Valley Center is the trade area's most diverse and dominant power center
- 250,000 sf GLA including the following anchors: Vons, Ross Dress for Less, TJ Maxx and Staples
- Outstanding location at the signalized main and main intersection
- Highly visible with frontage along Yucaipa Boulevard and Oak Glen Road
- Shop space opportunities



## Demographics



### Total population

1 Mile - 11,989  
2 Miles - 31,213  
3 Miles - 53,446



### Ave. household size

1 Mile - 2.99  
2 Miles - 2.86  
3 Miles - 2.80



### Ave. HH income

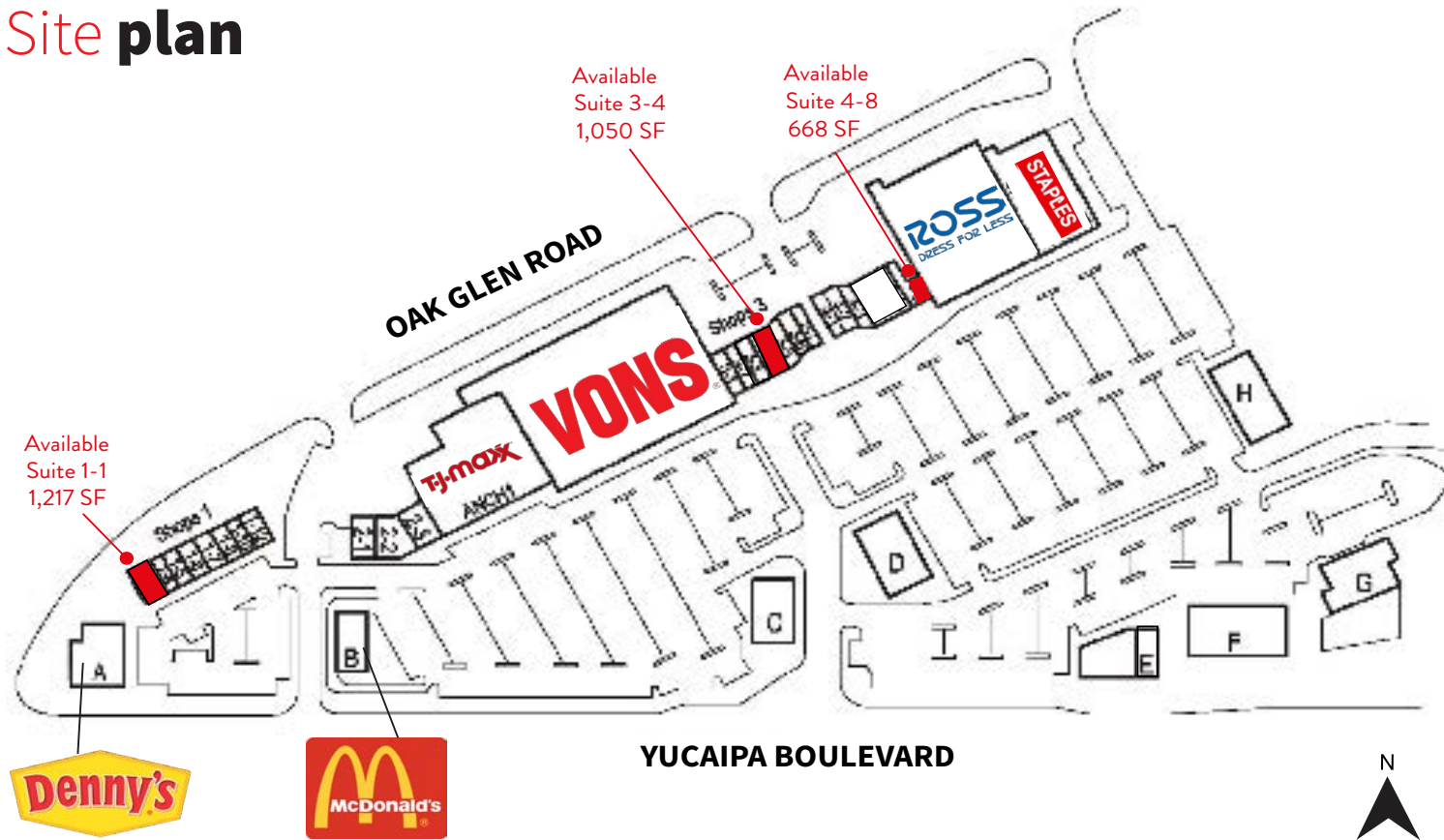
1 Mile - \$95,517  
2 Miles - \$76,876  
3 Miles - \$84,178



### Median home value

1 Mile - \$394,130  
2 Miles - \$347,134  
3 Miles - \$365,993

# Site plan



## List of Tenants

Suite #	Tenant	SF
<b>Shop 1-1</b>	Available	<b>1,217</b>
<b>Shop 1-2/3</b>	Vietnamese Sandwiches & Pho	1,783
<b>Shop 1-4</b>	Postal Annex	900
<b>Shop 1-5</b>	F&A Smoke Shop	900
<b>Shop 1-6</b>	Threading	1,020
<b>Shop 1-7</b>	Nail Salon	900
<b>Shop 1-8</b>	Steamers Cleaners	1,800
<b>Shop 1-10</b>	Domino's Pizza	1,500
<b>Shop 1-12</b>	Lemon Shark Poke	1,500
<b>Shop 2-1</b>	Arrowhead Credit Union	3,545

Suite #	Tenant	SF
<b>Shop 2-2</b>	Detail Garage	1,659
<b>Shop 2-3</b>	Valley Optometry	1,800
<b>Shop 3-1</b>	Sally Beauty	1,400
<b>Shop 3-2</b>	Fantastic Sams	1,400
<b>Shop 3-3</b>	Boba Shop	1,260
<b>Shop 3-4</b>	Available	<b>1,050</b>
<b>Shop 3-5</b>	H&R Block	1,050
<b>Shop 3-6</b>	Subway	1,719
<b>Shop 3-7</b>	China Bowl	2,024
<b>Shop 4-1</b>	Jojo's Gourmet Dogs	1,012

Suite #	Tenant	SF
<b>Shop 4-2</b>	Yogurtland	1,012
<b>Shop 4-3</b>	Dentist	1,719
<b>Shop 4-5</b>	T-Mobile	2,100
<b>Shop 4-6</b>	Bath & Body Works	3,476
<b>Shop 4-8</b>	Available	<b>668</b>
<b>Pad C</b>	Vons Gas	6,000
<b>Pad D</b>	US Bank	4,532
<b>Pad E-1</b>	Mattress Firm	4,800
<b>Pad E-2</b>	Glaze It	1,700
<b>Pad F</b>	Medical Clinic	25,000
<b>Pad G</b>	Kinder Care	9,100

Aerial

**VONS**  
ROSS  
DRESS FOR LESS

**STAPLES**  
The Office Superstore  
**TJ-maxx**

YUCAIPA VALLEY  
GOLF CLUB

YUCAIPA  
HIGH SCHOOL

YUCAIPA BLVD - 25,000 CPD

OAK GLEN RD - 14,000 CPD



**RITE  
AID**

**STATER BROS.**  
MARKETS

**FITNESS 19**

YUCAIPA BLVD

**CVS**  
pharmacy®

**DOLLAR TREE**

OAK GLEN RD  
AVENUE E

5TH STREET

**BIG  
LOTS!**

*Walgreens*

AVENUE E



**For more information, please contact**

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