



# For lease

Yucaipa Valley Center | Yucaipa, CA

Lead Broker

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**Now available:  
1,217 SF with Outside Patio**



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# Property highlights

## Yucaipa Valley Center

NEC Oak Glen Road and 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

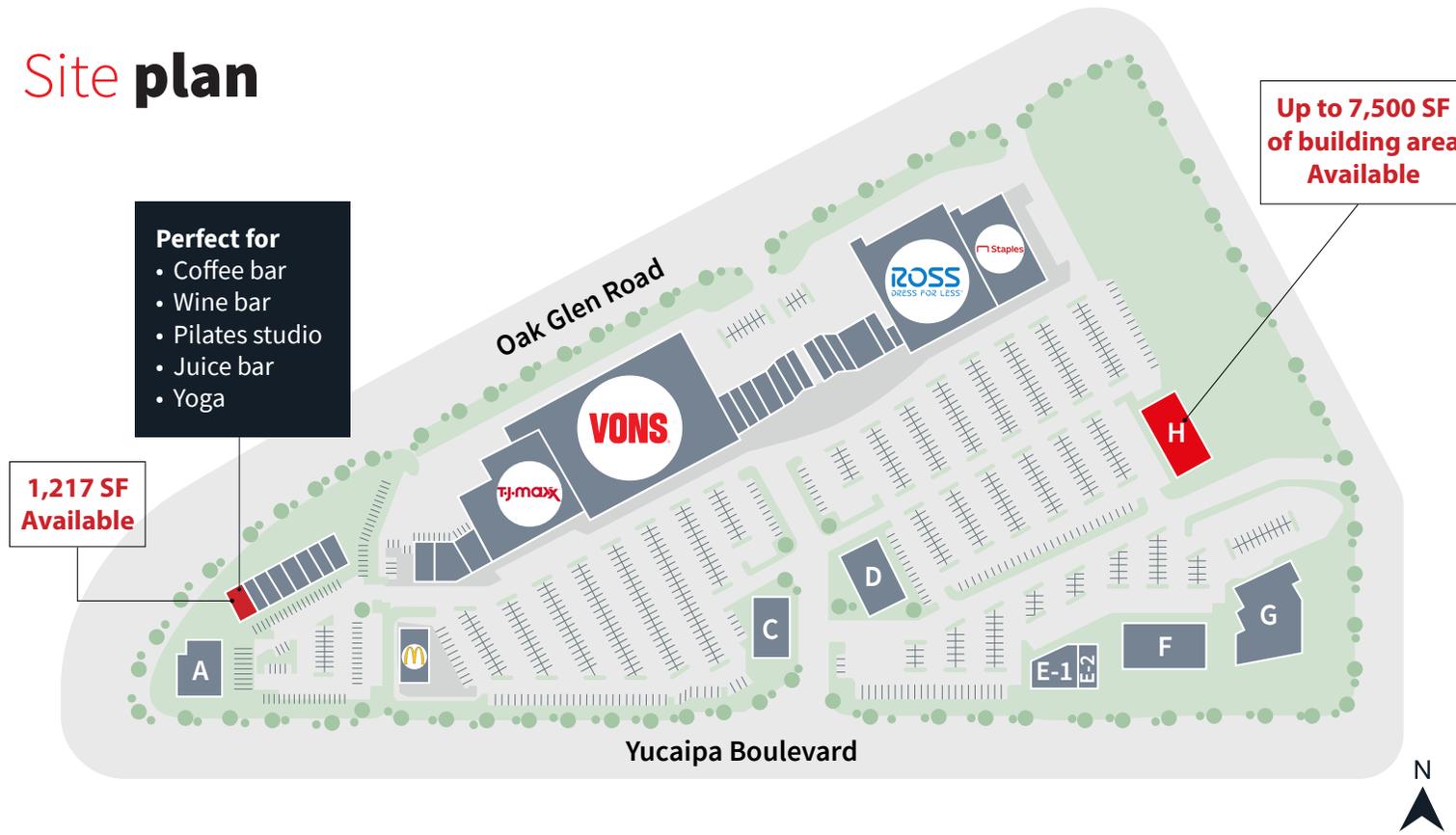
<b>Total population</b>
<b>1 Mile</b> - 11,989
<b>2 Miles</b> - 31,213
<b>3 Miles</b> - 53,446

<b>Avg. household size</b>
<b>1 Mile</b> - 2.99
<b>2 Miles</b> - 2.86
<b>3 Miles</b> - 2.80

<b>Avg. HH income</b>
<b>1 Mile</b> - \$95,517
<b>2 Miles</b> - \$76,876
<b>3 Miles</b> - \$84,178

<b>Median home value</b>
<b>1 Mile</b> - \$394,130
<b>2 Miles</b> - \$347,134
<b>3 Miles</b> - \$365,993

# Site plan



## List of tenants

Suite #	Tenant	SF	Suite #	Tenant	SF	Suite #	Tenant	SF
Shop 1-1	Available with Patio	1,217		TJ Maxx	23,227	Shop 4-6	Bath & Body Works	3,476
Shop 1-2/3	Vietnamese Sandwiches & Pho	1,783		Vons	55,702	Shop 4-8	Leased	668
Shop 1-4	Postal Annex	900	Shop 3-1	Sally Beauty	1,400		Ross Dress for Less	30,187
Shop 1-5	Smoke Shop	900	Shop 3-2	Fantastic Sams	1,400		Staples	14,588
Shop 1-6	Threading	1,020	Shop 3-3	Boba Shop	1,260	Pad A	21 Sushi House	4,800
Shop 1-7	Nail Salon	900	Shop 3-4	Dr. Sinske Learning Center	1,050	Pad B	McDonald's	4,838
Shop 1-8	Steamers Cleaners	1,800	Shop 3-5	H&R Block	1,050	Pad C	Vons Gas (Future)	6,000
Shop 1-10	Domino's Pizza	1,500	Shop 3-6	Subway	1,719	Pad D	US Bank	4,532
Shop 1-12	Lemon Shark Poke	1,500	Shop 3-7	China Bowl	2,024	Pad E-1	Mattress Firm	4,800
Shop 2-1	Arrowhead Credit Union	3,545	Shop 4-1	Bahia Fish Tacos	1,012	Pad E-2	Glaze it	1,700
Shop 2-2	Detail Garage	1,659	Shop 4-2	Yogurtland	1,012	Pad F	Medical Clinic	25,000
Shop 2-3	Yucaipa Valley Optometry	1,800	Shop 4-3	Dentist	1,719	Pad G	KinderCare	9,100
			Shop 4-5	T-Mobile	2,100	Pad H	Available	7,500

# Aerial



**VONS**  Staples  
**ROSS**   
DRESS FOR LESS

Yucaipa  
High School

Yucaipa Valley  
Golf Club

YUCAIPA BLVD - 25,000 CPD

OAK GLEN RD - 14,000 CPD



**STATER BROS.**  
markets  
**FITNESS 19**

YUCAIPA BLVD

 **CVS**  
pharmacy®  
 **DOLLAR TREE**

OAK GLEN RD  
AVENUE E

5TH STREET

**BIG 5**  
SPORTING GOODS  
 Planet  
fitness  
**Walgreens**

AVENUE E

# Thank you

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## For more information, please contact

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