

NOW PRELEASING

For 2019 Delivery



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Jeff Stanley
Senior Vice President
951.276.3612
jstanley@lee-associates.com
Lic # 01016436

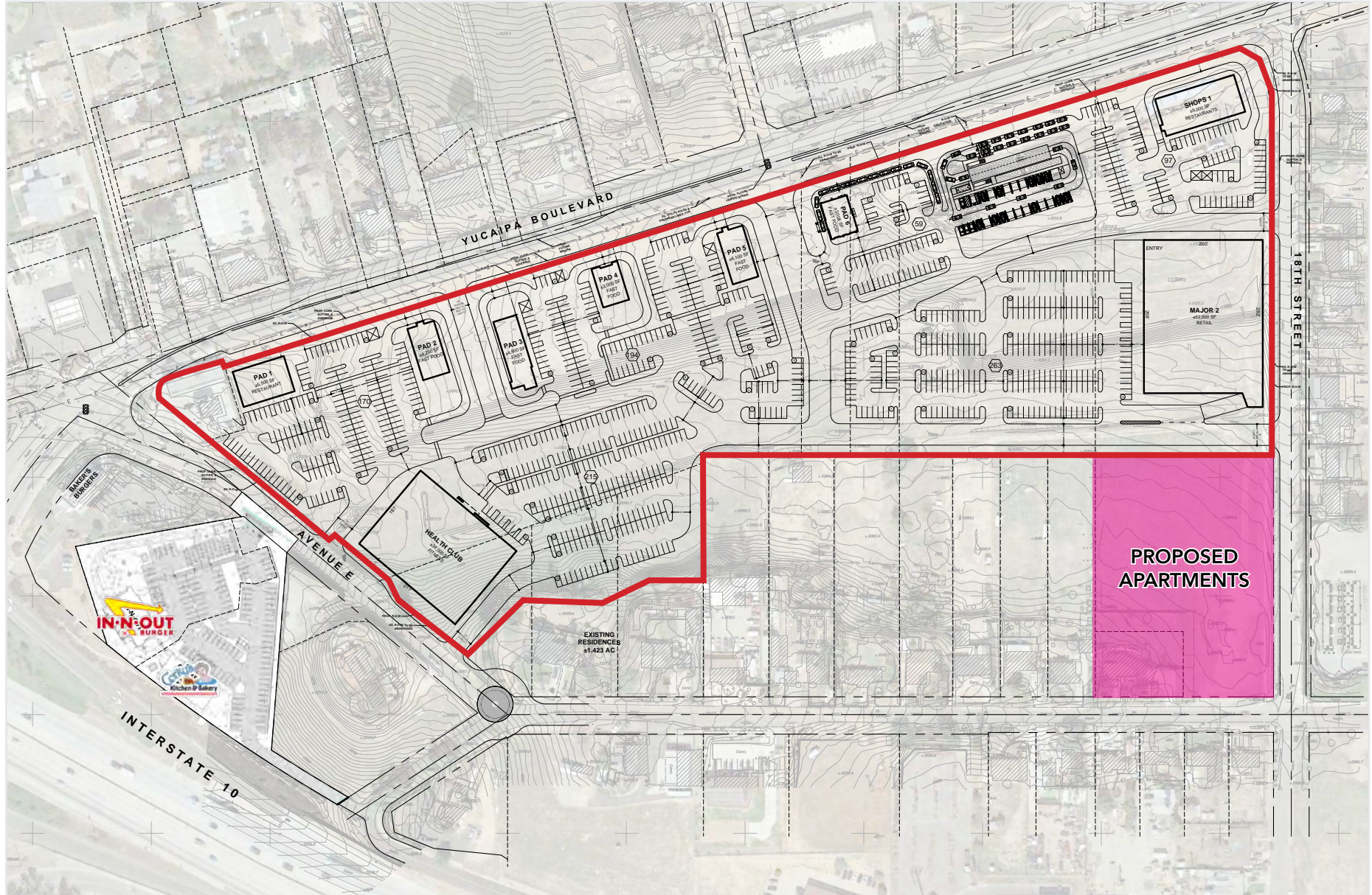
Jon Friesen
Senior Vice President
951.276.3603
jfriesen@lee-associates.com
Lic # 00913077



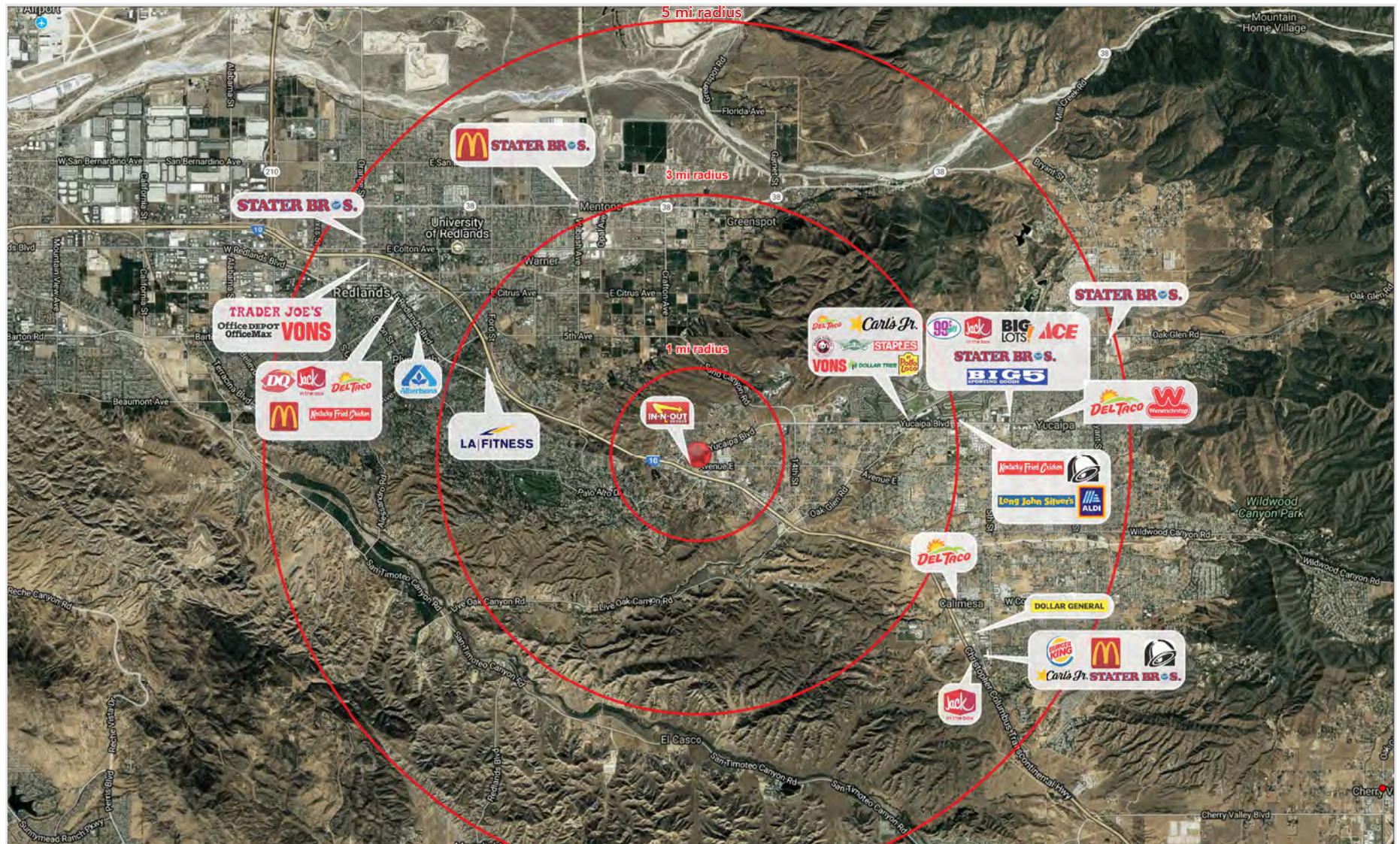
FEATURES:

- Proposed ±135,000 SF Community Shopping Center
- Estimated 3rd QTR 2019 delivery
- 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 currently being expanded to 6 lanes

03 Site Plan



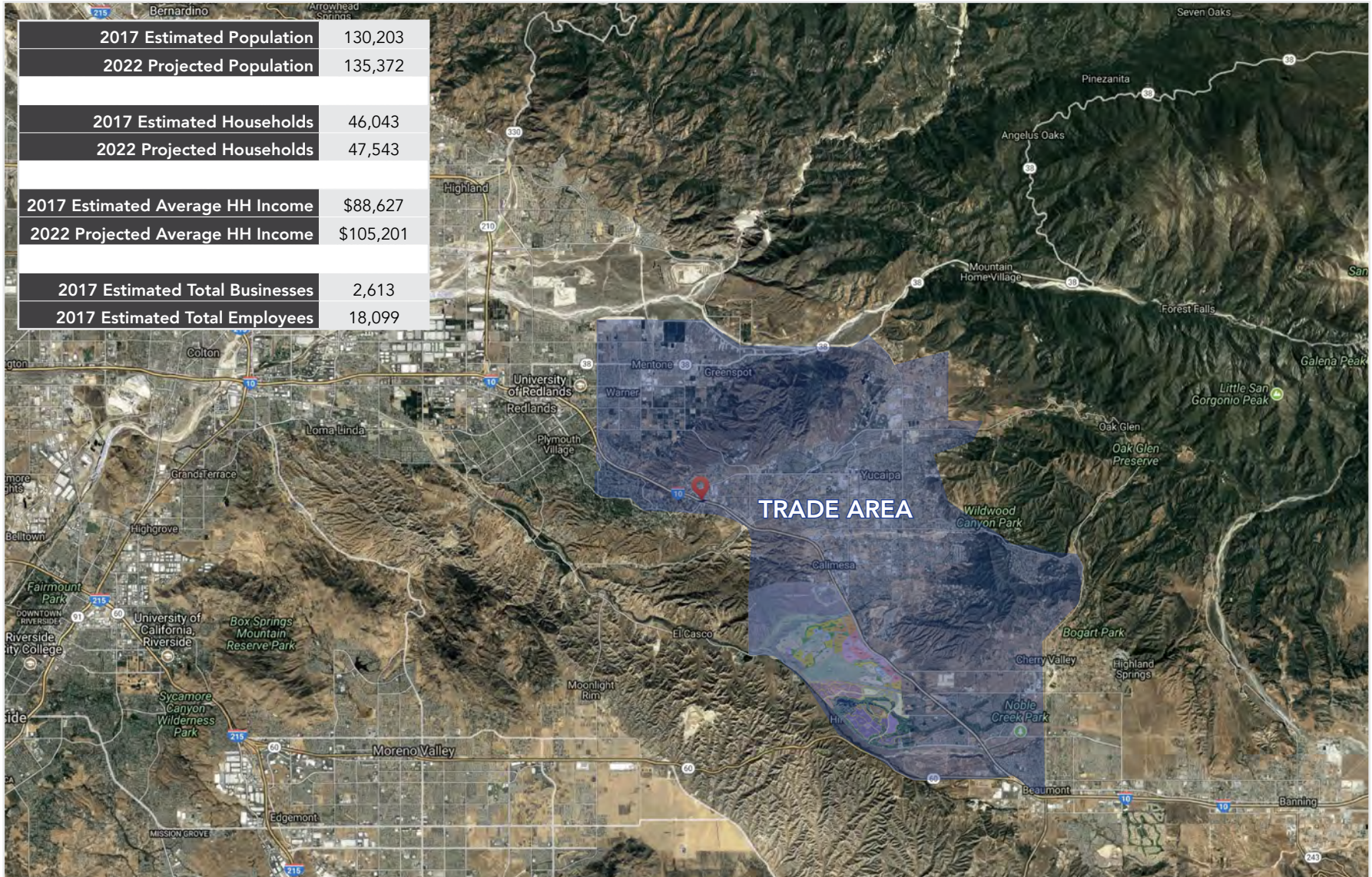
Tenant Aerial



Source: Regis Online 2018

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue - Riverside, CA 92507 | Corporate ID# 01048055

Trade Area Demographics



About Yucaipa

Yucaipa The population is estimated to be 58,187 with approximately 19,388 households.

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



Historic Yucaipa



Original Stater Bros.



Yucaipa Recreation



Crafton Hills College

Demographics



Population

With a population of 55,209 as of the 2017, 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

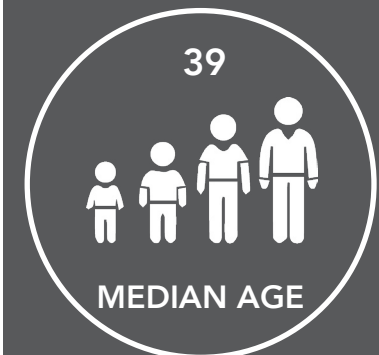
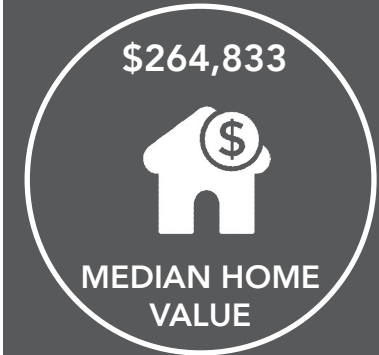
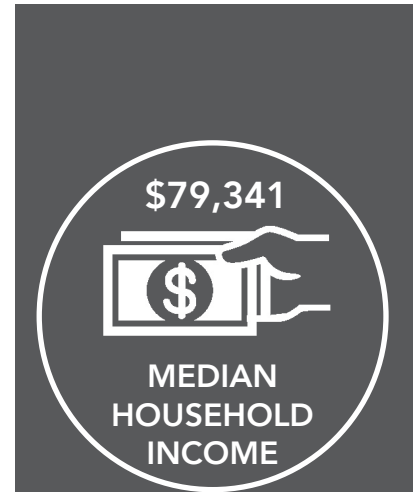
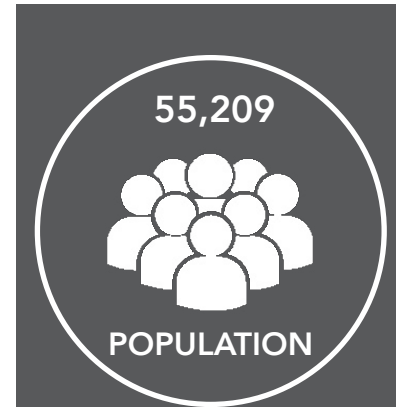
Today, the City's median age is 38 years, slightly above that of the county. Over the next several decades, Yucaipa's population should trend toward an increase in both middle-age and senior adults. These local changes are due to demographic trends in the broader region, the cost of housing, and projected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



(City of Yucaipa Demographics) Source: RegisOnline.com

08 IN PROGRESS

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.

This project also includes: storm drain system, raised center median, and under grounding of utility lines.

Highlights:

- Yucaipa Blvd. Expanded To 6 Lanes
- Two New Traffic Signals To Be Built Into Project (Yucaipa Pointe)
- Traffic Count Increase Projected To Be $\pm 29,500$ ADT in 2020
- To Be Completed Fall 2018

Source: City of Yucaipa



Source: Yucaipa.org



"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

