

±0.91 ACRE VACANT LAND FOR SALE

YUCAIPA BLVD & 13TH STREET
YUCAIPA, CA 92399



FEATURES

- Excellent Yucaipa Blvd. Visibility
- Adjacent to Yucaipa High School with ±2,831 Students Enrolled
- Zoned Commercial
- Traffic in Excess of ±17k CPD



ESTIMATED 2019 POPULATION

3 Mile Radius

40,175



DAYTIME POPULATION

3 Mile Radius

8,622



AVERAGE HOUSEHOLD INCOME

3 Mile Radius

\$82,727



TRAFFIC COUNTS

Yucaipa Blvd at 13th Street

±17,000 CPD

*Source: Regis Online 2019



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DRE# 01016436

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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