

32357 Yucaipa Blvd.
Yucaipa, CA 92399



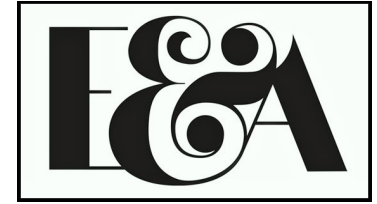
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PROPERTY INFORMATION

| | |
|----------------------------|---|
| LOCATION: | 32353 Yucaipa Boulevard Yucaipa, CA 92399 |
| BUILDING SIZE: | Building A:± 9,804 SF 8 Units Building B:± 13,713 SF 11 Units |
| BUILDING STRUCTURE: | Concrete Block |
| LAND SIZE: | ± 5 acres |
| PARKING: | ± 159 spaces |
| APN: | #0301-041-44 & #0301-041-45 |
| ZONING: | Retail, Medical & Restaurant |
| YEAR BUILT: | Opening Nov 2015 |
| LEASE PRICE: | Leases starting at \$1.00 PSF |
| SPACING: | Min Div: 685 SF Max Cont: 9,804 SF |
| COMMENTS: | <ul style="list-style-type: none">• Brand New Construction• Low Starting Rates• Excellent Curb Appeal |



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe are reliable.

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PROPERTY HIGHLIGHTS:

This is a fantastic opportunity to lease a brand new building on the main street of Yucaipa Blvd. This property is comprised of two beautifully appointed retail buildings, a plethora of parking, and excellent visibility. Already medically approved, be the first to put in a dental or optical office.

The construction will be completed during the last quarter of 2015 .

32353 Yucaipa Blvd is ideal for any startup, second locations and established tenant with its very low starting rates.

ABOUT YUCAIPA:

Yucaipa is a city within San Bernardino County, California and home to nearly 59,000 residents. Yucaipa has the distinction of being the former, longtime home of the largest population of Serano Indians and was also known for being the home base for what is now Stater Bros. Markets.



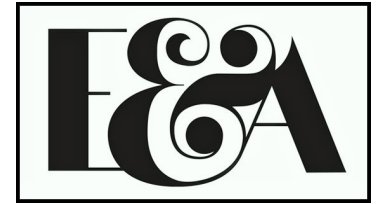
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AERIAL



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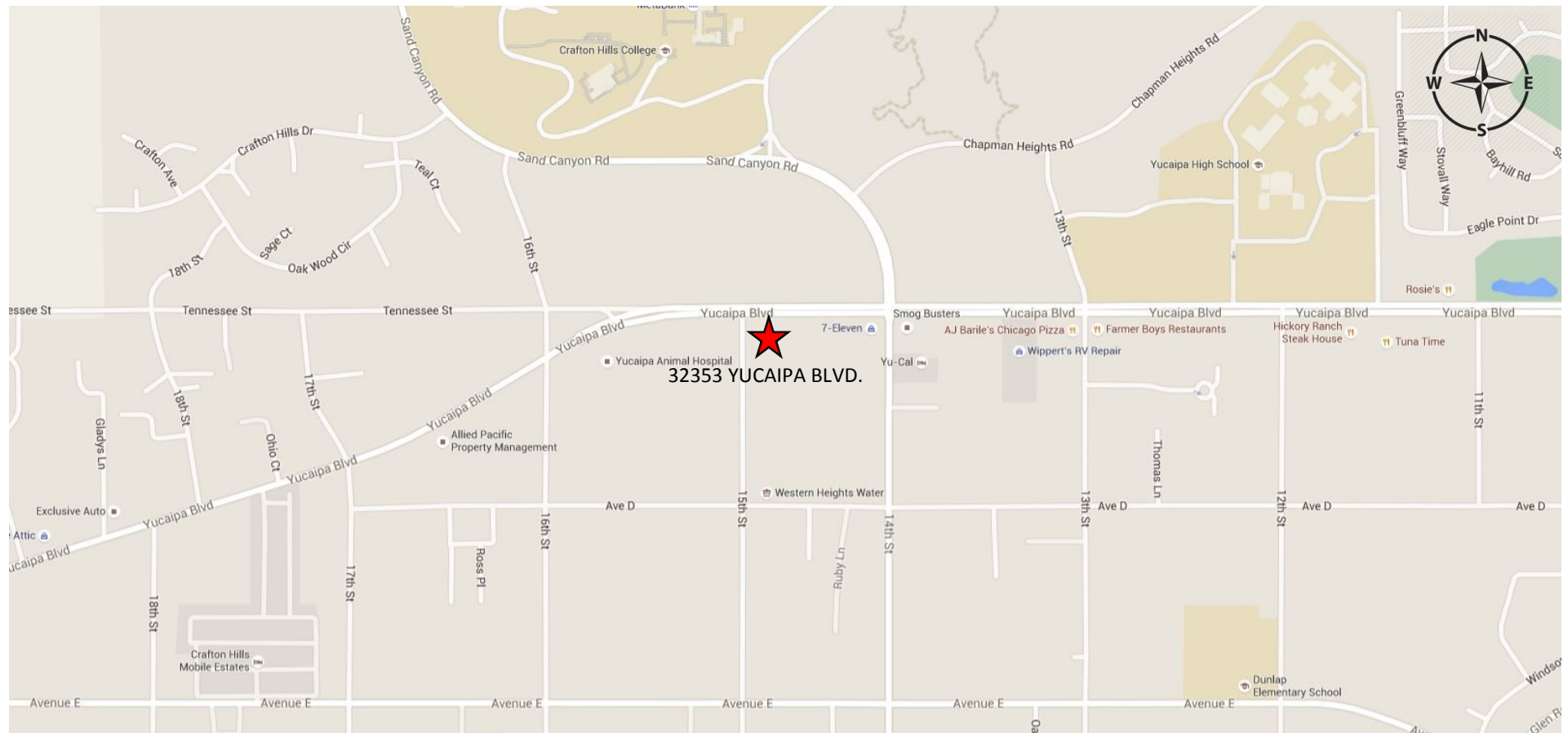
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AREA MAP



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Shop Space Available—Up to ± 13,713 SF

Pad A

| | |
|-----------|---------------|
| Retail A1 | Lease Pending |
| Retail A2 | Lease Pending |
| Retail A3 | 1,115 SF |
| Retail A4 | 1,115 SF |
| Retail A5 | 1,115 SF |
| Retail A6 | 984 SF |
| Retail A7 | 795 SF |
| Retail A8 | 685 SF |

Pad B

| | |
|------------|---------------|
| Retail B1 | Lease Pending |
| Retail B2 | 1,191 SF |
| Retail B3 | 1,195 SF |
| Retail B4 | 1,191 SF |
| Retail B5 | 1,195 SF |
| Retail B6 | 1,191 SF |
| Retail B7 | 1,195 SF |
| Retail B8 | 1,191 SF |
| Retail B9 | 1,195 SF |
| Retail B10 | 1,191 SF |
| Retail B11 | 1,075 SF |



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