



Pharmacy 

WALB

For Lease

Yucaipa Valley Center | Yucaipa, CA

Austin Bettar
Senior Vice President
License # 00808334
Tel +1 310 694 3194
austin.bettar@am.jll.com

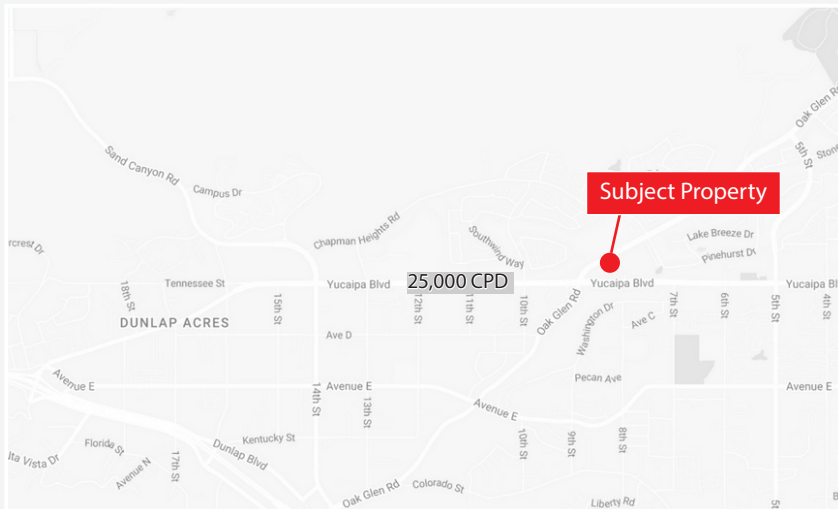
Scott Burns
Managing Director
License #1237652
Tel +1 310 694 3188
scott.burns@am.jll.com

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 and restaurant opportunities



AREA RETAILERS



DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



9,788

Total Population

29,369

Total Population

51,611

Total Population



3.10

Ave. Household Size

2.88

Ave. Household Size

2.81

Ave. Household Size



\$96,090

Ave. HH Income

\$74,829

Ave. HH Income

\$78,394

Ave. HH Income



\$363,170

Median Home Value

\$305,157

Median Home Value

\$315,562

Median Home Value

OPPORTUNITY FOR RETAIL OFFICE OR MEDICAL



Site Plan

List of Tenants

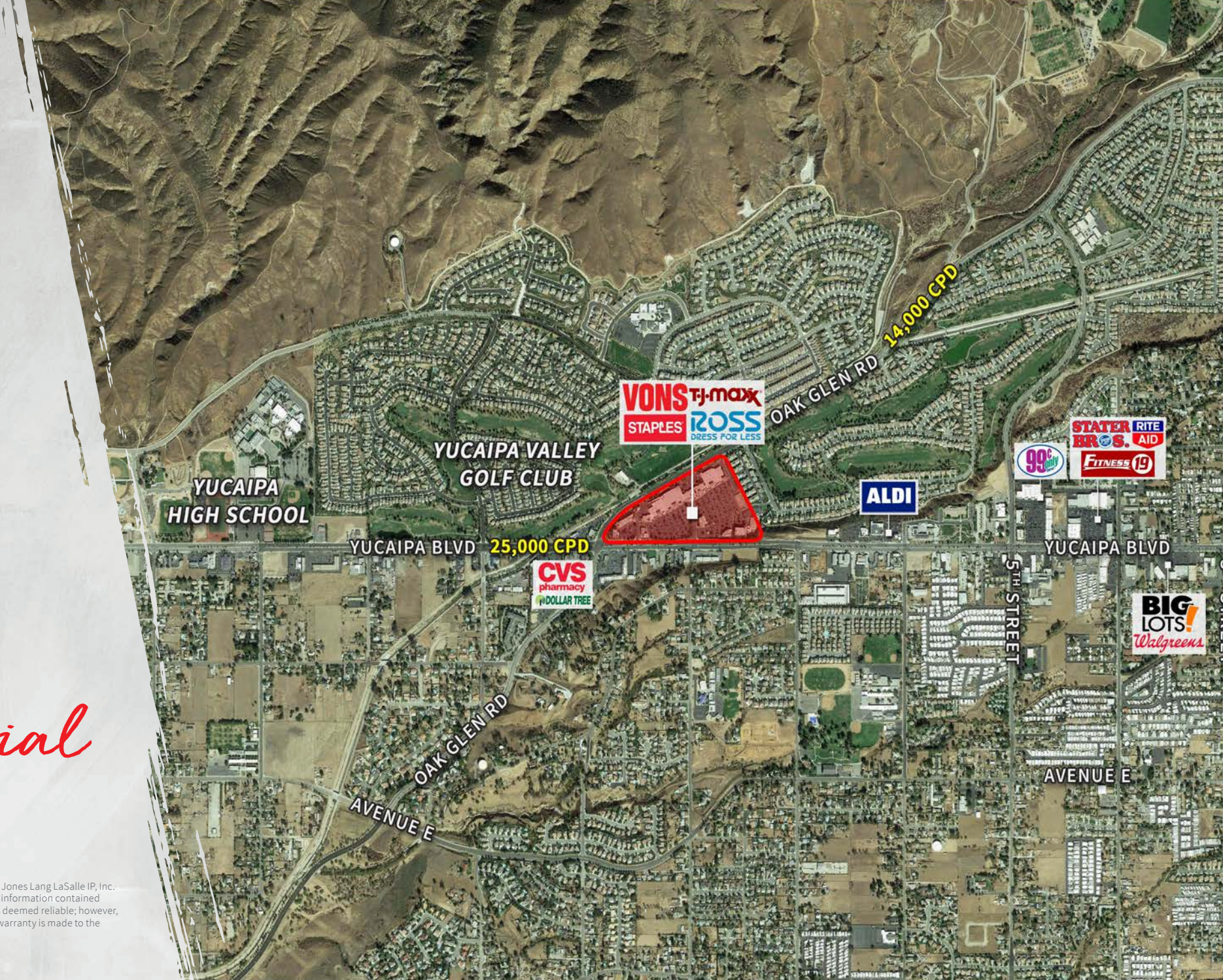
| Suite # | Tenant | SF | Suite # | Tenant | SF |
|------------|------------------------------|-------|--------------|-----------------------------|--------|
| Shop 1-1 | Available (Restaurant/Patio) | 1,217 | Shop 3-4 | GNC | 1,050 |
| Shop 1-2/3 | Dickey's BBQ | 1,783 | Shop 3-5 | H&R Block | 1,050 |
| Shop 1-4 | Postal Annex | 900 | Shop 3-6 | Subway | 1,719 |
| Shop 1-5 | F&A Smoke Shop | 900 | Shop 3-7 | China Bowl | 2,024 |
| Shop 1-6 | Threading | 1,020 | Shop 4-1 | Jojo's Gourmet Dogs | 1,012 |
| Shop 1-7 | Nail Salon | 900 | Shop 4-2 | Yogurtland | 1,012 |
| Shop 1-8 | Steamers Cleaners | 1,800 | Shop 4-3 | Dentist | 1,719 |
| Shop 1-10 | Domino's Pizza | 1,500 | Shop 4-5 | T-Mobile | 2,100 |
| Shop 1-12 | Lemon Shark Poke | 1,500 | Shop 4-6/7/8 | Spectrum | 3,476 |
| Shop 2-1 | Aarowhead Credit Union | 3,545 | Pad C | Vons Gas | 6,000 |
| Shop 2-2 | Sprint | 1,659 | Pad D | US Bank | 4,532 |
| Shop 2-3 | Valley Optometry | 1,800 | Pad E | Available | 6,500 |
| Shop 3-1 | Sally Beauty | 1,400 | Pad F | Medical Clinic | 25,000 |
| Shop 3-2 | Fantastic Sams | 1,400 | Pad G | Kinder Care | 9,100 |
| Shop 3-3 | Check Into Cash | 1,260 | Pad H | Available - Future Building | 7,500 |



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Aerial

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Ambitions*

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