



# FOR LEASE: +/- 6,300 SF RETAIL SPACE

## Big Lots & Big 5 Anchored Center

34599 Yucaipa Blvd.  
Yucaipa, CA 92399

### FEATURES

- Join Big Lots and Big 5
- Positioned in the Heart of Downtown Yucaipa
- ±6,300 SF Retail Space - Currently Operating as Badda Clothing
- Can Demise to Multiple ±2,100 SF Units
- Proposed Facia Remodel to Match Big 5
- Competitive Lease Rate: \$1.35 PSF NNN





**FOR LEASE: +/- 6,300 SF RETAIL SPACE**  
Big Lots & Big 5 Anchored Center

34599 Yucaipa Blvd.  
Yucaipa, CA 92399

**PROPERTY REMODEL RENDERINGS**



**DEMOGRAPHICS**

	<b>ESTIMATED 2019 POPULATION</b>		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
	<b>15,985</b>	<b>56,212</b>	<b>73,406</b>
	<b>DAYTIME EMPLOYEES</b>		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
	<b>3,231</b>	<b>8,822</b>	<b>11,620</b>
	<b>AVERAGE HOUSEHOLD INCOME</b>		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
	<b>\$63,461</b>	<b>\$75,934</b>	<b>\$83,733</b>
	<b>TRAFFIC COUNTS</b>		
	On Yucaipa Blvd		
	<b>16,226 CPD</b>		

Source: Regis and LandVision Online 2019

