

Brad Freeman | 877.300.4289



For Sale \$990,000

33263-33269 Yucaipa Boulevard
Yucaipa, CA 92399

Across from Chapman Heights Entrance

Cash Flow or Development Opportunity

4 Buildings - Approximately 3,812 SF Buildings on 39,000 SF Lot
One Drive-Thru Restaurant & Three Houses

APN: 0318-013-02-0000



Harcourts Freeman

Brad.Freeman@HarcourtsUSA.Com

License # 01329426
License # 01501125

1780 Orange Tree Lane
Redlands CA, 92374
877.300.4289



Confidentiality & Disclosure

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Yucaipa, CA 92399

Call for Additional Auction Terms & Disclosures

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Market Overview

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Yucaipa's lifestyle is defined by a strong commitment to health and wellness programs and facilities, ample recreation opportunities for youths and adults, a range of engaging community events, and a growing arts and culture scene. These core lifestyle opportunities are key reasons why the City is such a desirable place to live, work, and visit.

Yucaipa is a mature, well-established community nestled in the foothills of the San Bernardino Mountains. Residents enjoy cleaner air and cooler temperatures as a result of the higher elevations, and a comprehensive approach to community safety has produced one of the lowest rates of crime for comparably sized cities anywhere in the State.

The City contains several City Parks, including an equestrian arena and a municipal pool, as well as a state park and a 200-acre regional park with lakes for swimming, boating, and fishing, plus campgrounds and playgrounds for the entire family. The Yucaipa-Calimesa School District has an outstanding reputation, and it ranks at or near the top in every category of educational achievement. In addition, Crafton Hills College offers day and evening programs of continuing education and training opportunities for personal and professional development.

Yucaipa's community assets include its many schools, parks, faith-based organizations, civic groups, and other organizations that make a positive contribution to community life. *Source: Yucaipa.Org*



Living the Good Life with Parks, Recreation and Community Services

Parks, recreation, and community services help make Yucaipa one of Southern California's most desirable places to live, work, and play. Services help strengthen families, build a healthy community, and improve everyone's quality of life.



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Demographics

2015 Household Income: High Average 1 Mile Radius \$87,961 2 Mile Radius \$73,896 3 Mile Radius \$85,142

Population

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 exceed 75,000 residents.

Age Profile

Yucaipa's population has seen a gradual change in the age of residents. In 1970, the median age of Yucaipa residents was 56 years old due in part to the significant number of seniors. For decades, Yucaipa was marketed to seniors as a retirement community. At its peak, Yucaipa's senior residents made up 38 percent of all residents. Over the following decades, Yucaipa's senior population remained around 7,500, although its relative share of the City's population declined. Beginning in the mid-1980s, Yucaipa's population began to diversify as larger tracts of vacant land were developed with single-family housing subdivisions, which attracted a broader age group, especially families with children. During the 1990s and 2000s, younger and middle-age adults with children increased substantially. By 2010, a further 25 percent increase in the baby boom population, ages 45 to 64 years, made this group the largest age group in Yucaipa. 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 Composition

Similar to age patterns, Yucaipa's household composition has also broadened. Married families with children comprise about 25 percent of Yucaipa's household, which is slightly lower than in the county as of 2010. Married couples without children have increased to 29 percent of households, due in large part to the increase in middle-aged adults moving into Yucaipa and empty nesters already living in the community. Single person households comprise 23 percent due to the number of senior citizens. Looking forward, demographic characteristics point toward a growing need for more diverse housing, recreation, and health-care services in the community.

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 \$59,000, 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

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Development Information

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Yucaipa Boulevard has Very Low Vacancy Rate

Located 75 miles east of Los Angeles, Yucaipa offers exceptional development opportunities to new or expanding businesses. The City's immediate market area population currently exceeds 75,000 residents, and with strong growth projected to occur for several more decades, Yucaipa will remain a highly desirable location for new investments. Local government is business friendly and fiscally sound – there are no utility taxes levied on residents or businesses, and recent improvements to waste water treatment and water supply systems provide adequate capacity to meet almost any need.

The City's Community Development personnel are available to work closely with businesses considering relocation or expansion projects. Community Development's role is to serve as a resource for your development team and assist in a variety of ways. Assistance may include facilitating meetings with City staff or other regulatory agencies; making introductions to employment and training providers; providing contact to community leaders and business representatives; providing economic or demographic information; undertaking confidential real estate searches and site/community tours.

Yucaipa continues to support business, new as well as existing, and encourages quality development in the community. Firms looking for an exciting business opportunity need to contact Yucaipa's Community Development personnel at 909-797-2489, ext. 224.

Source: Yucaipa.Org

This Property Currently has Cash-Flow
Financial Information Available Upon Request
Also Good for Future Development Opportunity

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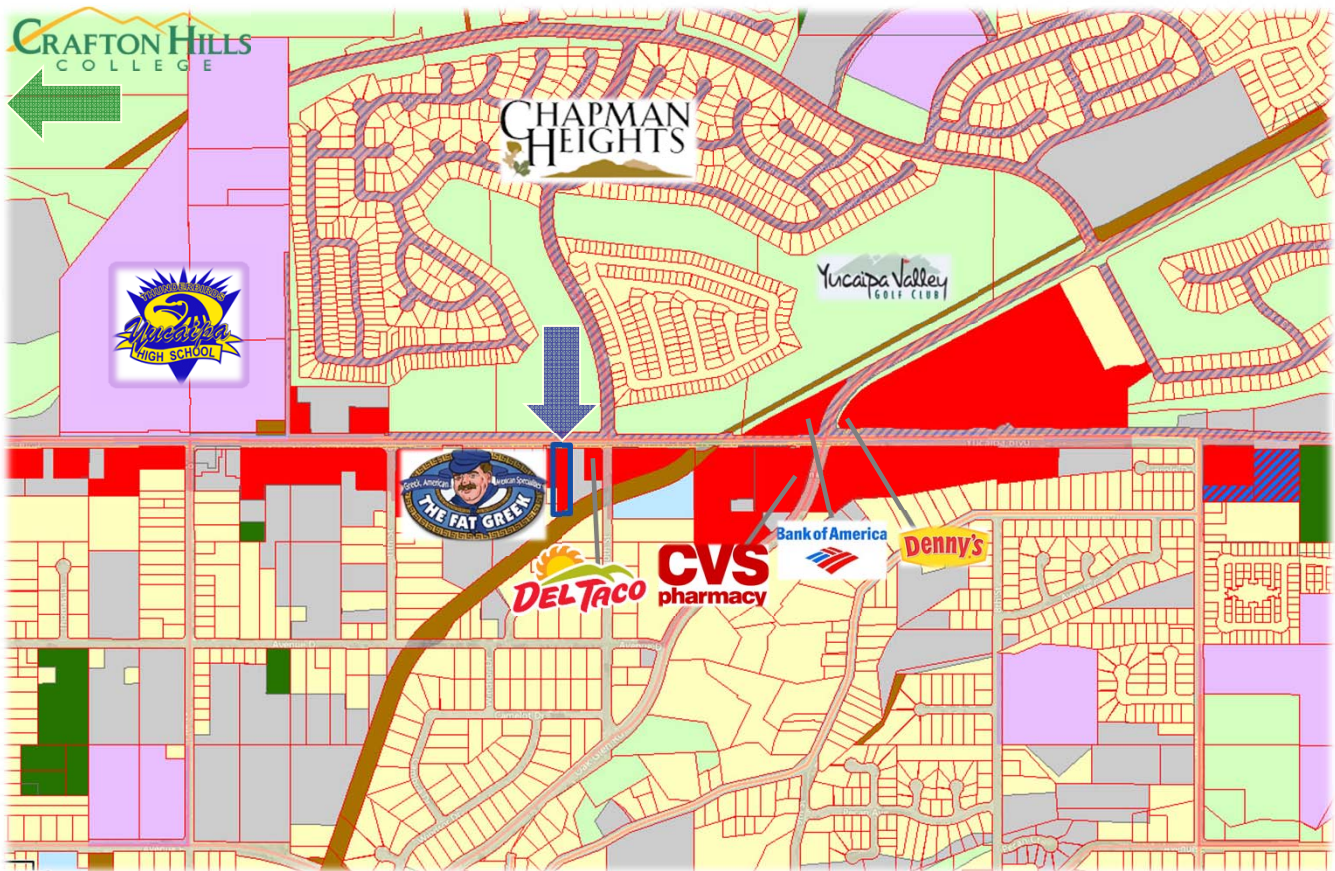
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Zoning – General Commercial

Click or Paste the Link Below
For Area Zoning Maps

<http://maps.sanbag.ca.gov/flexviewer/>



Busy Traffic Location with Stop Light Near the Front of the Subject

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Zoning – GC / Current Use Restaurant

Click or Paste the Link Below
For Area Zoning for All Uses

<http://yucaipa.org/development/zoning/>

84.0350 General Commercial (CG) District.

The General Commercial (CG) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Accessory Uses as Specified by Chapter 5 of this Division

(b) Land Uses Subject to Conditional Use Permit

- (1) Professional Services
- (2) Retail Trade/Personal Services I and II
- (3) Lodging Services
- (4) Recreational/Entertainment Services I and II
- (5) Repair Services I, II, and III
- (6) Convenience/Support Services
- (7) Open Lot Services I
- (8) Wholesale/Warehouse Services I
- (9) Contract/Construction Services
- (10) Transportation Services I
- (11) Primary Signs as Specified by Division 7, Chapter 7

(12) Agricultural Support Services

(13) Additional Uses as Specified by Chapter 4 of this Division

(14) Manufacturing Operations I

(15) Parolee Homes

(c) Land Uses Subject to a Planned Development Review

- (1) Planned Development
- (2) Dwelling Units in Conjunction with a Commercial Use

http://yucaipa.org/wp-content/uploads/dev_svcs/general_plan/maps/Official_Land_Use_Districts.pdf

