

32300 Outer Highway 10, Yucaipa, CA 92373



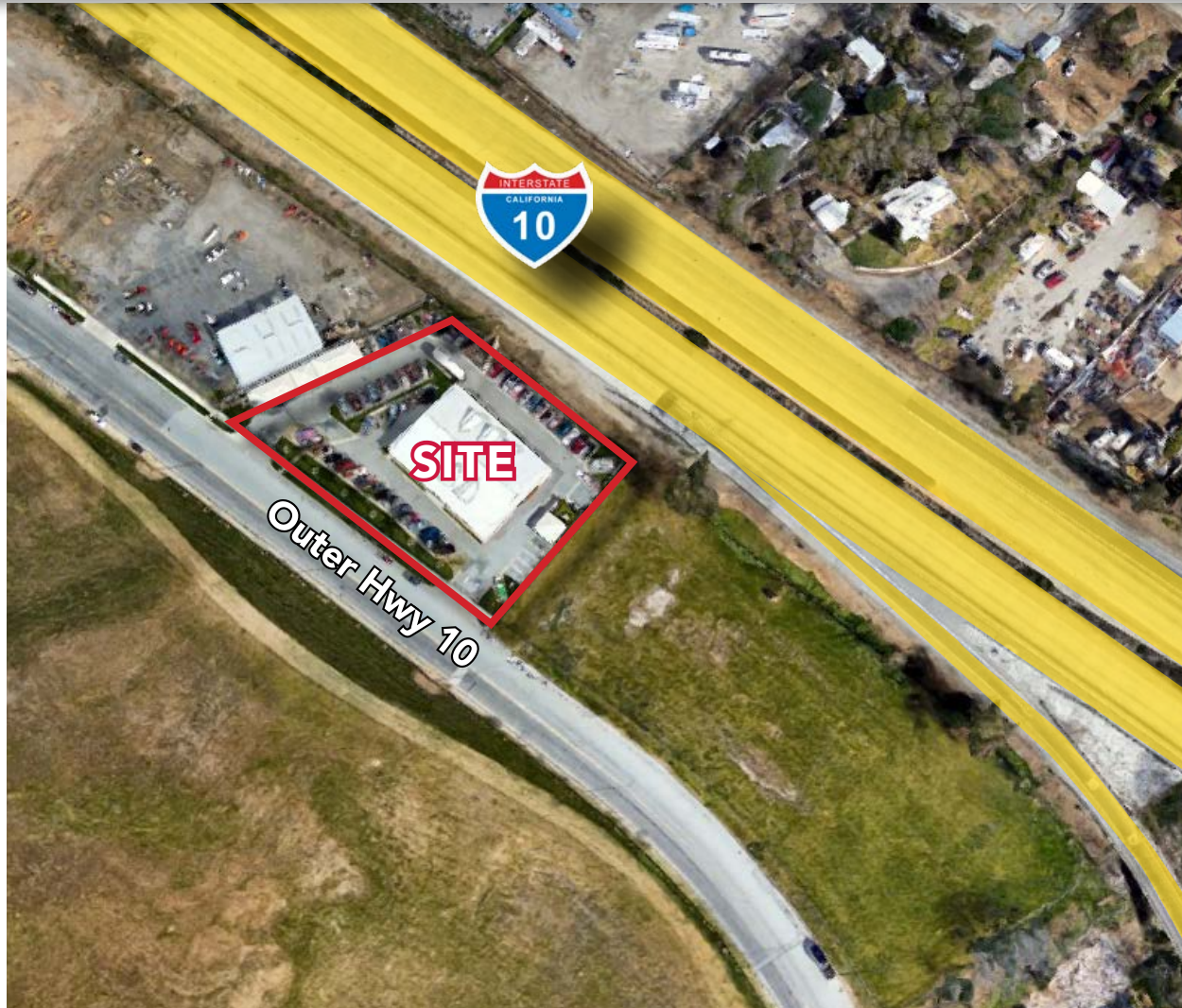
www.TeamLazarHull.com

RICK LAZAR
951.276.3652 | DRE#: 00549349
rlazar@leeriverside.com

SPENCER HULL
951.276.3651 | DRE#: 01507542
shull@leeriverside.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com

32300 Outer Highway 10, Yucaipa, CA 92373



PROPERTY HIGHLIGHTS

- Excellent visibility from the Interstate 10 Freeway. Easy access from Live Oak Canyon
- Good exposure on Outer Highway 10
- Nicely landscaped and appointed building
- Large showroom, 3 private offices, break room and 3 restrooms
- Property zoned CS (Service Commercial)
- Gated property
- APN: 0301-181-05 & 0301-181-06

Asking Lease Rate: \$1.95 PSF

Asking Sale Price: \$2,690,000.00

DEMOGRAPHICS

ESTIMATED POPULATION

3 MILE	5 MILE	10 MILE
30,056	102,634	351,572

AVERAGE HOUSEHOLD INCOME

3 MILE	5 MILE	10 MILE
\$105,386	\$100,985	\$92,866

ADJ. DAYTIME DEMOGRAPHICS

3 MILE	5 MILE	10 MILE
17,550	49,189	221,348

TRAFFIC COUNTS ON
10 FWY @ LIVE OAK CANYON RD

105,896 CPD

RICK LAZAR
951.276.3652 | DRE#: 00549349
rlazar@leeriverside.com

SPENCER HULL
951.276.3651 | DRE#: 01507542
shull@leeriverside.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com

32300 Outer Highway 10, Yucaipa, CA 92373



RICK LAZAR
951.276.3652 | DRE#: 00549349
rlazar@leeriverside.com

SPENCER HULL
951.276.3651 | DRE#: 01507542
shull@leeriverside.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com

±7,171 SF BUILDING ON ±1.08 ACRE AVAILABLE FOR SALE/LEASE

32300 Outer Highway 10, Yucaipa, CA 92373



RICK LAZAR
951.276.3652 | DRE#: 00549349
rlazar@leeriverside.com

SPENCER HULL
951.276.3651 | DRE#: 01507542
shull@leeriverside.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com