

# FREESTANDING FORMER BANK | ±10,428 SF Total Building on ±1.52

34580 Yucaipa Blvd., Yucaipa, CA 92399

## FEATURES

- Located on major arterial (Yucaipa Blvd.) with ±24,000 cars per day
- Surrounding co-tenants include: Walgreen's, Jack in the box, Big 5 sporting goods
- Large monument sign in place
- Ground floor is ±5,904 SF
- Basement is ±4,524 SF
- Property available for Sale or Lease



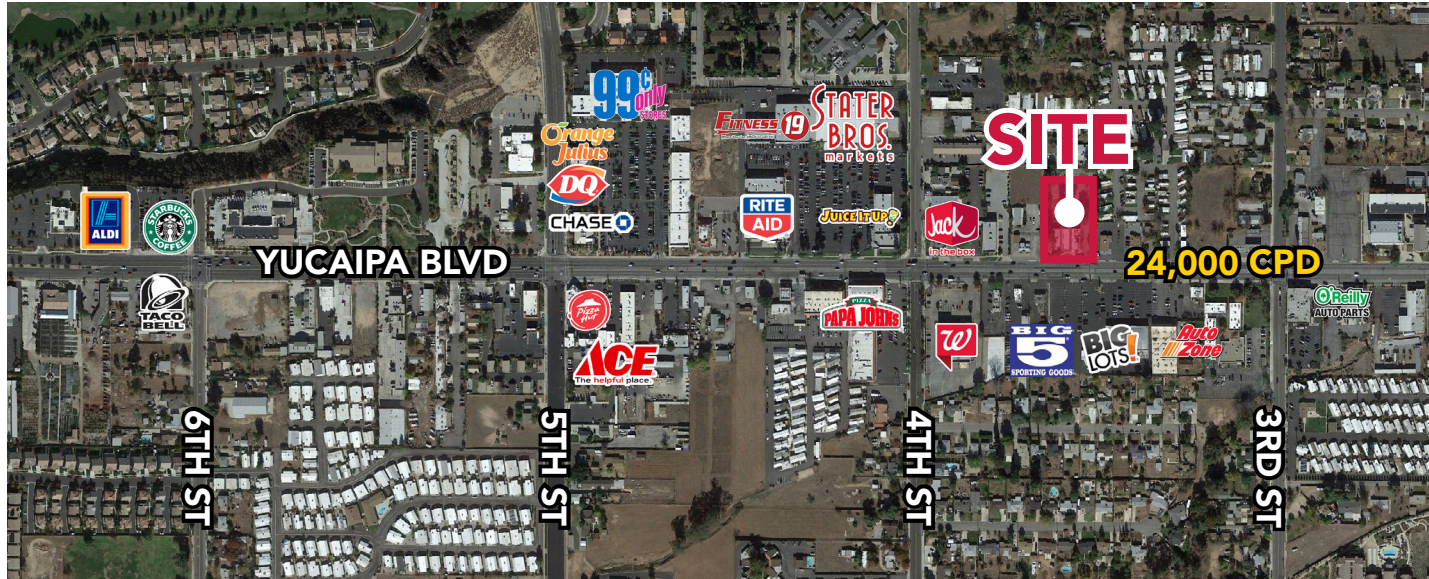
## 5 MILE PROPERTY DEMOGRAPHICS

ESTIMATED POPULATION  
 **71,810**

AVERAGE HOUSEHOLD INCOME  
**\$85,725** 

ADJ. DAYTIME DEMOGRAPHICS  
 **34,983**

TRAFFIC COUNTS ON YUCAIPA BLVD.  
**24,000 CPD** 



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