



Commercial Development Land 16,322 Sq. Ft. (0.38 Acres)

FOR SALE

34112 COUNTY LINE RD
YUCAIPA, CA

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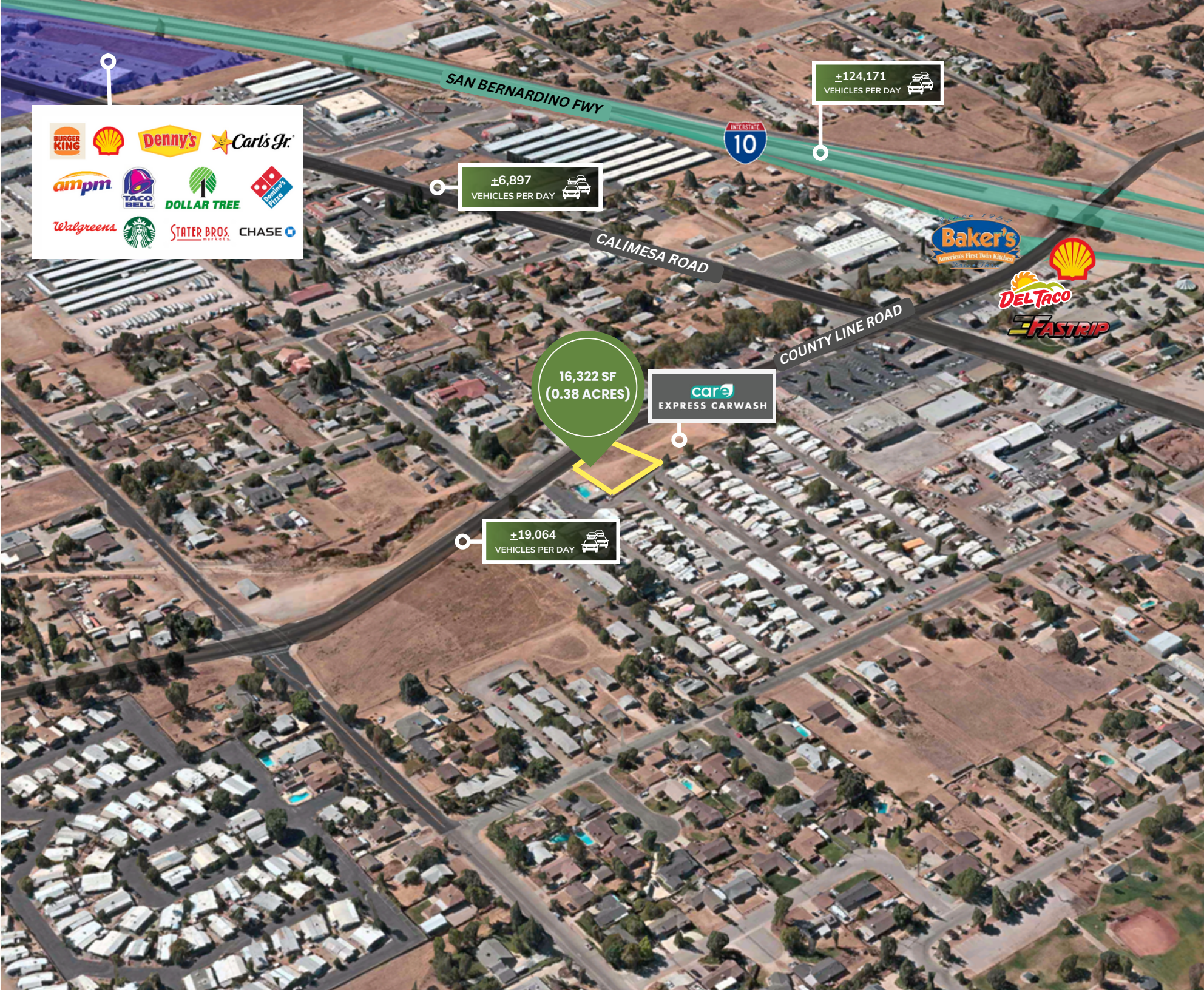
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www.korusre.com





Logos for various businesses:

- Burger King
- Shell
- Denny's
- Carl's Jr.
- ampm
- Taco Bell
- Dollar Tree
- Domino's
- Walgreens
- Starbucks
- Stater Bros
- Chase

±6,897
VEHICLES PER DAY


±124,171
VEHICLES PER DAY

16,322 SF
(0.38 ACRES)


car
EXPRESS CARWASH

±19,064
VEHICLES PER DAY

Property Information

	ADDRESS	34112 County Line Road Yucaipa, CA
	APN	0318-235-041
	PRICE	\$400,000
	PRICE PER SF	\$25 per Sq. Ft.
	LAND SIZE	±16,322 Sq. Ft. (±0.38 Acres)
	ZONING	CS (Commercial Service)

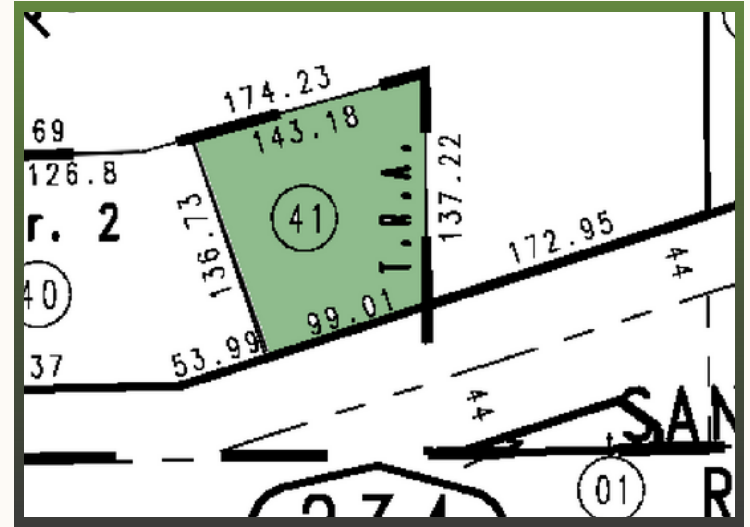
Property Highlights

- Adjacent to  EXPRESS CARWASH
- Utilities available to the site.
- Close proximity to the San Bernardino Fwy (10).
- One of the fastest growing area of Southern California.
- New developments in the immediate area.
- +104,707 Average Household Income within a 5-mile radius.

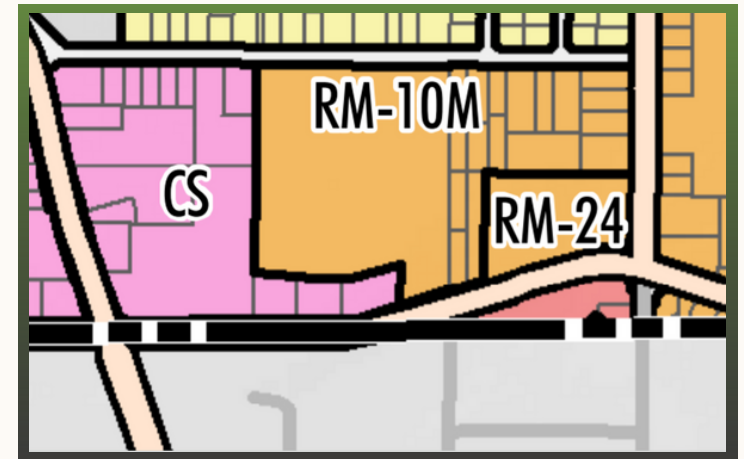
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Parcel & Zoning Map

APN: 0318-235-041



ZONING: CS (COMMERCIAL SERVICE)



Area Demographics

	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated Population	8,077	55,466	85,122
2028 Projected Population	8,206	56,318	86,626
2010 Census Population	7,071	49,326	73,918
Households			
2023 Estimated Households	2,933	19,482	30,31
2028 Projected Households	2,969	19,733	30,473
2010 Census Households	2,636	17,590	26,565
Income			
2023 Estimated Average Household Income	\$86,092	\$94,920	\$104,707
2023 Median Household Income	\$71,436	\$77,334	\$85,835

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