

31710
YUCAIPA BLVD
YUCAIPA, CA 92399

**PROPERTY FOR LEASE &
BUSINESS PURCHASE OPPORTUNITY**



STRATTON
INTERNATIONAL

STRATTONINTERNATIONAL.COM



31710
YUCAIPA BLVD

YUCAIPA, CA 92399

**PROPERTY FOR LEASE
&
BUSINESS PURCHASE
OPPORTUNITY**



Ben Spring

Senior Associate – DRE #02121445

Cell: 661-803-7477 | Office: 661-702-9700

Ben@StrattonInternational.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

STRATTON INTERNATIONAL, INC. | 747





OFFERING SUMMARY

31710 YUCAIPA BLVD AUTOMOTIVE REPAIR

Stratton International is pleased to present 31710 Yucaipa Blvd, Yucaipa, CA 92399. This automotive property with excess land features one building configured with a reception lobby, private office space, and automotive workshop. The workshop features 6 pass-through truck doors with automotive lifts as well as a raised platform acting as an auto repair pit. The building is a total of 4,100 square feet on 0.72 acres of CS zoned land with large building signage and prominent street frontage along Yucaipa Blvd. Located just off Interstate 10, this property is located near a major strip of new developments, including a new construction Panera Bread & Quick Quack Car Wash. Contact Ben Spring for more information regarding this turn-key opportunity.

BUILDING SQ.FT	4,100±
LOT SIZE ACRES	0.72±
YEAR BUILT	1977
DRIVE-IN DOOR(S)	6
FLOORS	1
APN(S)	0300-331-07-0000
ZONING	CS
POWER	TBD
CLEAR HEIGHT	16'





OFFERING SUMMARY



BUSINESS PURCHASE OPPORTUNITY

Stratton International is pleased to present the opportunity to purchase Exclusive Auto with the lease of 31710 Yucaipa Blvd. The sale includes the business, equipment (see list below), products, business goodwill, customer database, and other assets.

6X HOISTS

1X PARTS WASHER

6X TECH. WORK BENCHES

2X R134A AC SERVICE MACHINES

1X R1234YF AC SERVICING MACHINE

1X TRANSMISSION SERVICING MACHINE

1X EXHAUST PIPE BENDER

1X BRAKE LATHE

1X HYDRAULIC PRESS

1X STRUT COMPRESSOR

1X AIR COMPRESSOR

2X 200GAL USED OIL STORAGE TANKS

2X 200GAL NEW COOLANT TANK

1X 200GAL USED COOLANT STORAGE TANK

1X 110 GAL TRANS. FLUID STORAGE TANK

1X 200GAL NEW OIL STORAGE TANK

1X ELECTRIC GRINDER

1X ELECTRIC BUFFER

2X HYDRAULIC JACKS

1X AUTOLOGIC SCANNER

CONTACT BEN SPRING FOR FULL LIST OF EQUIPMENT AND PRODUCTS OFFERED.



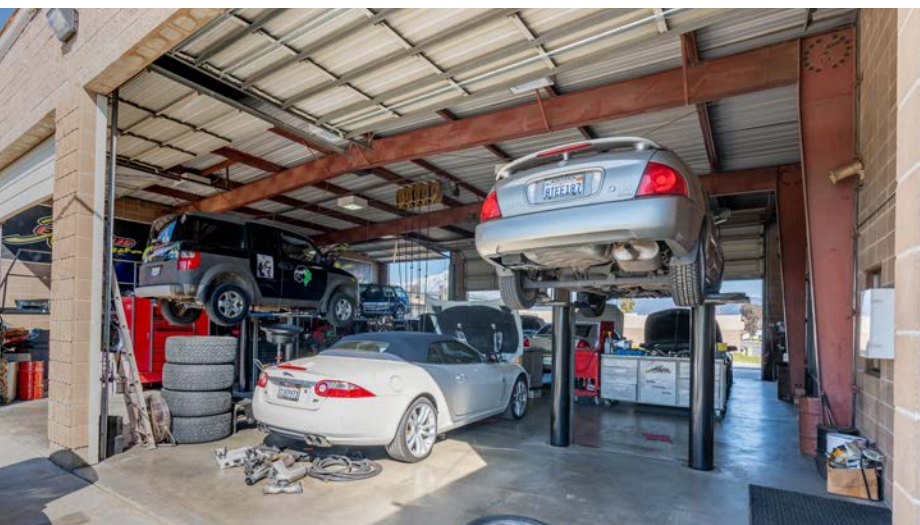


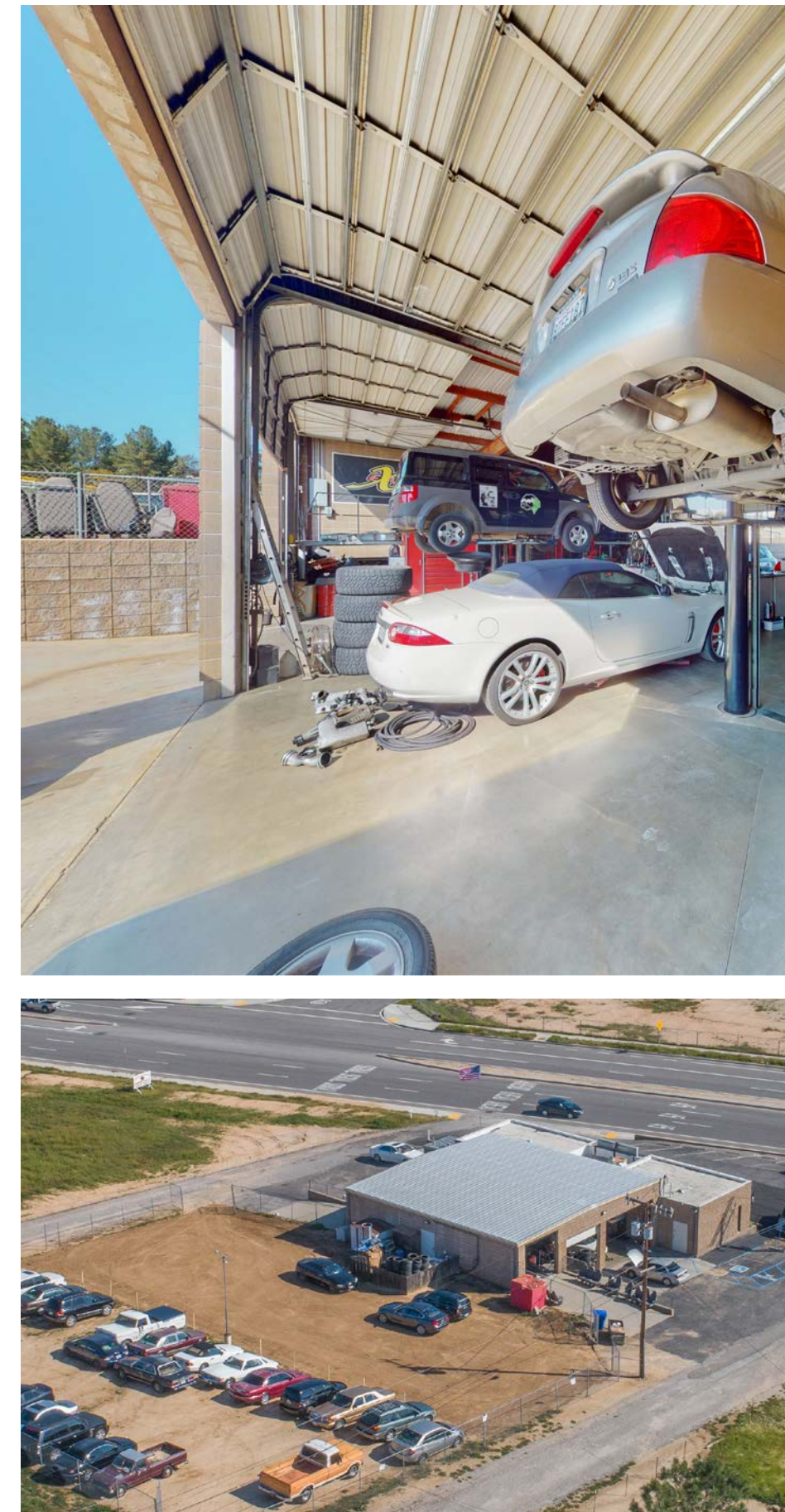
OFFICE
1,600 SQ.FT.

GARAGE
2,500 SQ.FT.

INCLUDED YARD
0.72 AC









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FLOOR PLAN

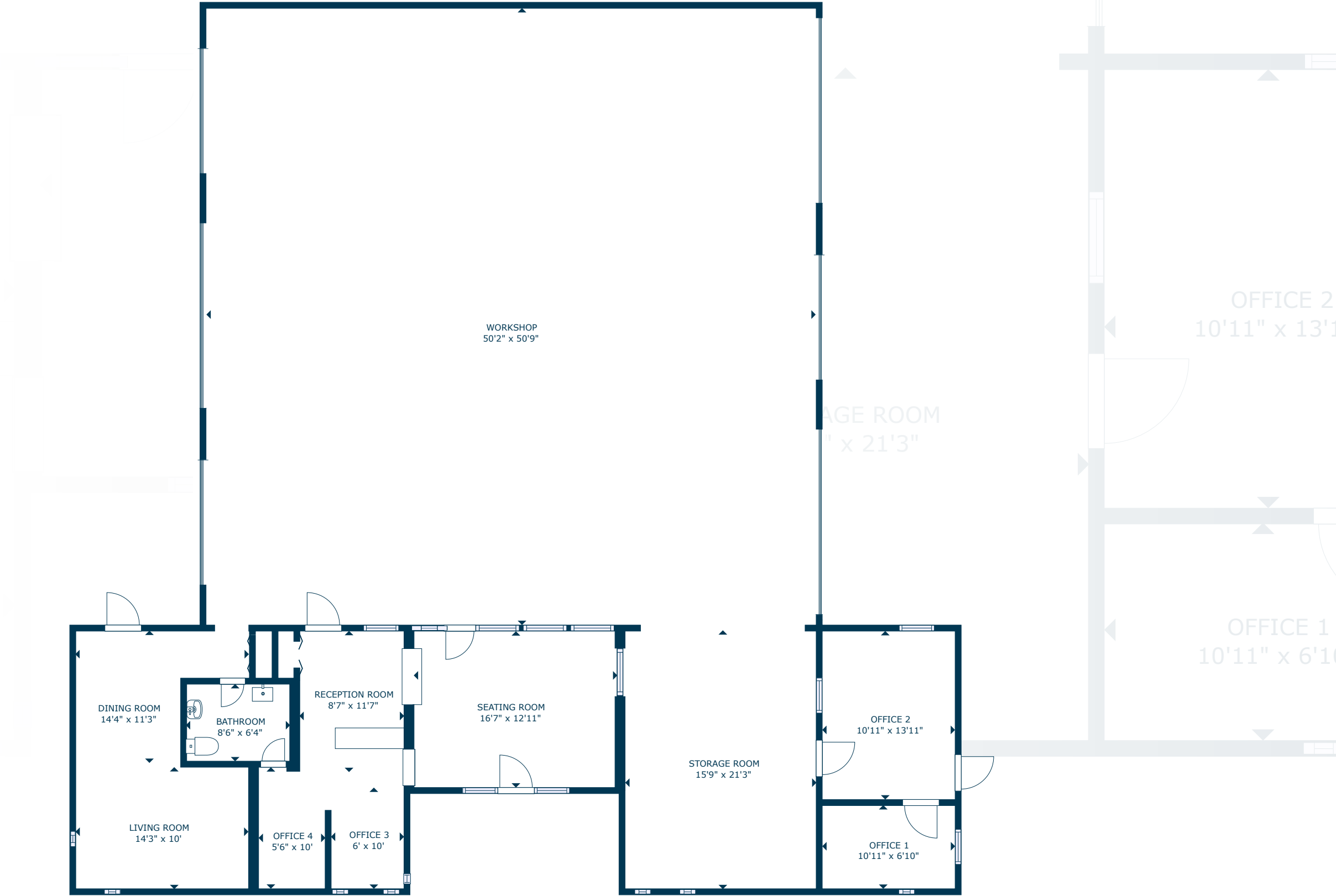


Ben Spring

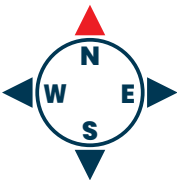
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SCAN, TAP or CLICK!



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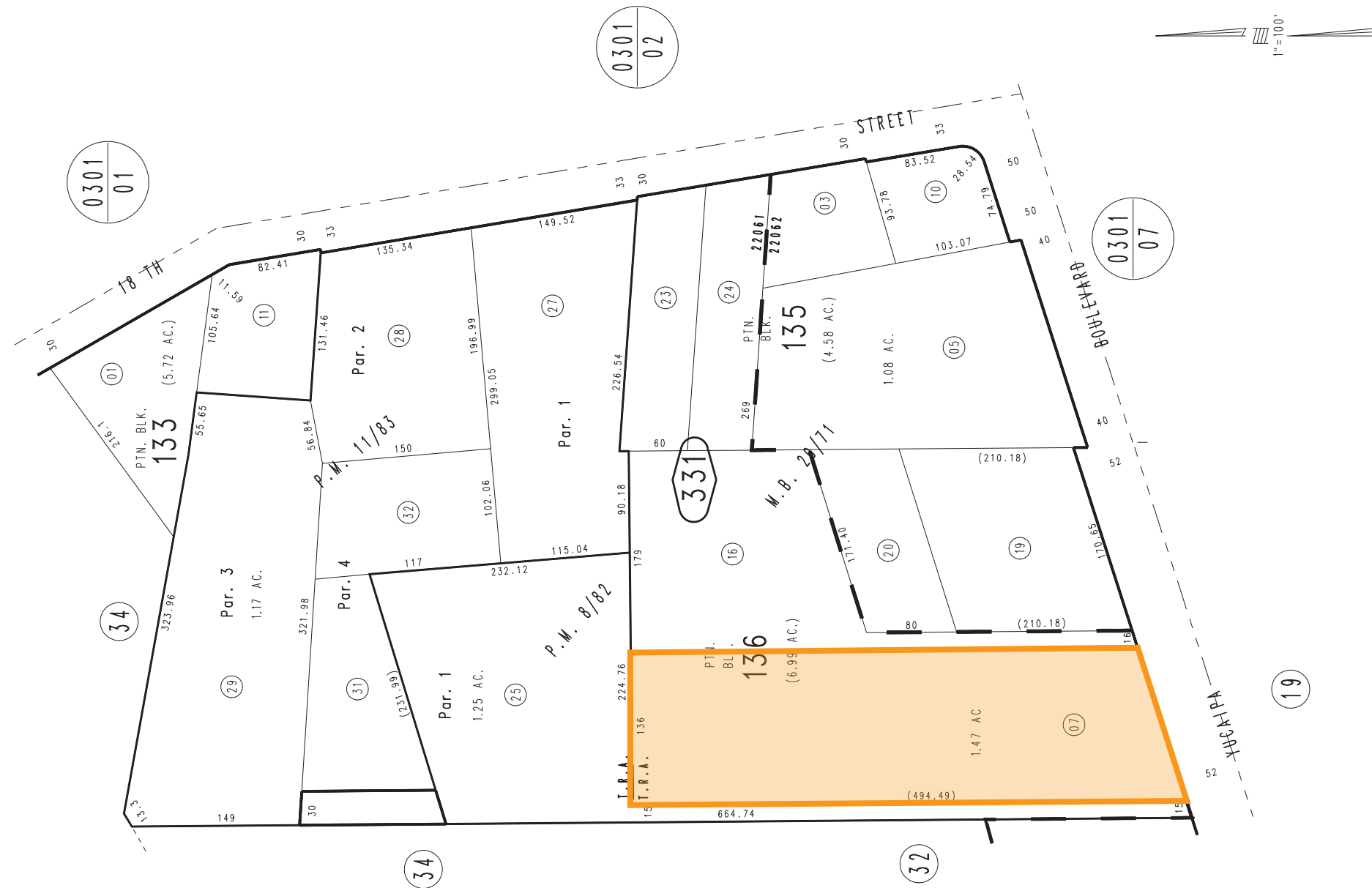
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Subdivision 3, Dunlap Ranch, M.B. 20/71

City of Yucaipa
Tax Rate Area
22061, 22062

0300-33



PARCEL MAP

31710 YUCAIPA BLVD

Parcel Map No. 1415, P.M. 11/83
Parcel Map No. 903, P.M. 8/82

Ptn. N.1/2, Sec. 5
T.2S., R.2W.

Assessor's Map
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San Bernardino County

REVISED
05/01/14 GW
08/29/14 GW
12/04/14 KC
06/11/15 KC

YUCAIPA VALLEY

Yucaipa Valley, located in San Bernardino County, California, offers several real estate advantages for businesses looking to establish themselves or expand in the area. The valley has a range of affordable commercial and industrial properties, making it an attractive destination for businesses looking to reduce their overhead costs. Additionally, the city has streamlined the development process, making it easier and faster for businesses to get the necessary permits and approvals to start construction. Yucaipa Valley also offers a range of incentives for businesses, including tax credits, rebates, and other financial incentives. Overall, the valley's affordable real estate prices, streamlined development process, and business incentives make it a great location for businesses looking to establish themselves in Southern California.

DISTANCE TO

LOS ANGELES
68 MILES

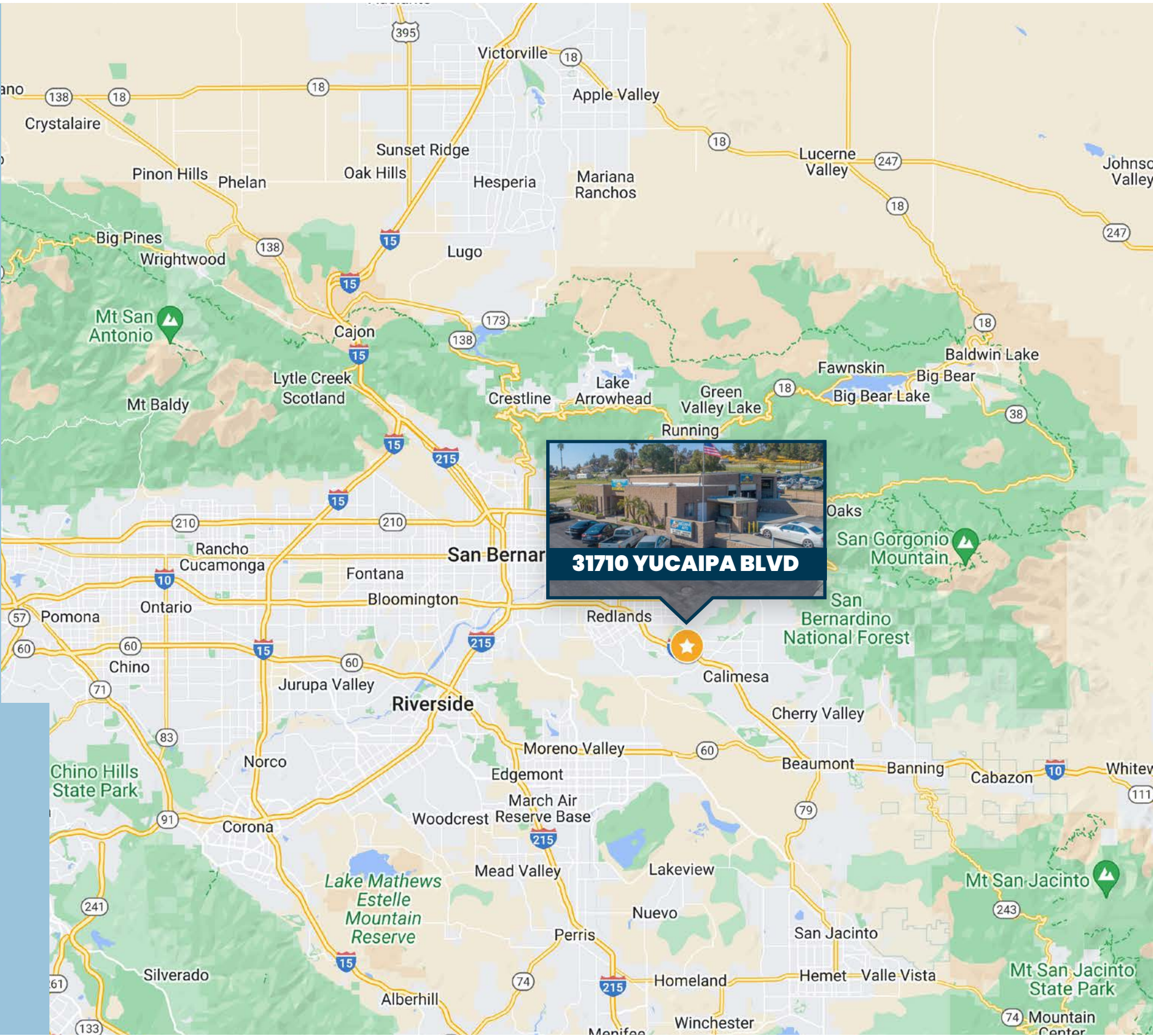
SAN BERNARDINO
15 MILES

PASADENA
66 MILES

ANAHEIM
55 MILES

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2022 Population	10,856	118,260	386,336
Annual Growth 2010–2022	0.5%	0.6%	0.9%
2022 Households	3,718	41,942	124,741
Auto Repair Spending 2022	\$4.84MM	\$47.5MM	\$142.4MM
Avg Household Income	\$127,875	\$99,093	\$96,264





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FOR MORE INFORMATION:



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