

CN ZONED LAND

FOR SALE 7.98 ACRES

NEC OF BRYANT AVE.
& OAK GLEN ROAD

YUCAIPA | CA



FOR MORE INFORMATION, CONTACT:

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CA LICENSE # 00795648

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0321-05-44
APN



TOPO- ROUGH
LEVEL



INTERSECTION-
SIGNALIZED



NO CURBS &
GUTTERS



ZONING CN
(NEIGHBORHOOD
COMMERCIAL) PER YUCAIPA
GENERAL PLAN

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YUCAIPA | CA

The property is located on the busy intersection of Bryant Avenue and Oak Glen Road, just two miles from the tourist destination apple growing area of Oak Glen. Across the street is a Stator Brothers market and located across the street is a Rite Aid Drug Store. The City of Yucaipa will allow a zone change for the property to be re-zoned to multi-family.

Additionally, the area where the property is located is referred to as the "Upper Bench" area and is considered to be the best location in Yucaipa to live. This area has applied to obtain from the TTB to become the Yucaipa Valley AVA, which will enable Yucaipa grown grapes to be permitted to be incorporated into a bottle of commercially grown wine.

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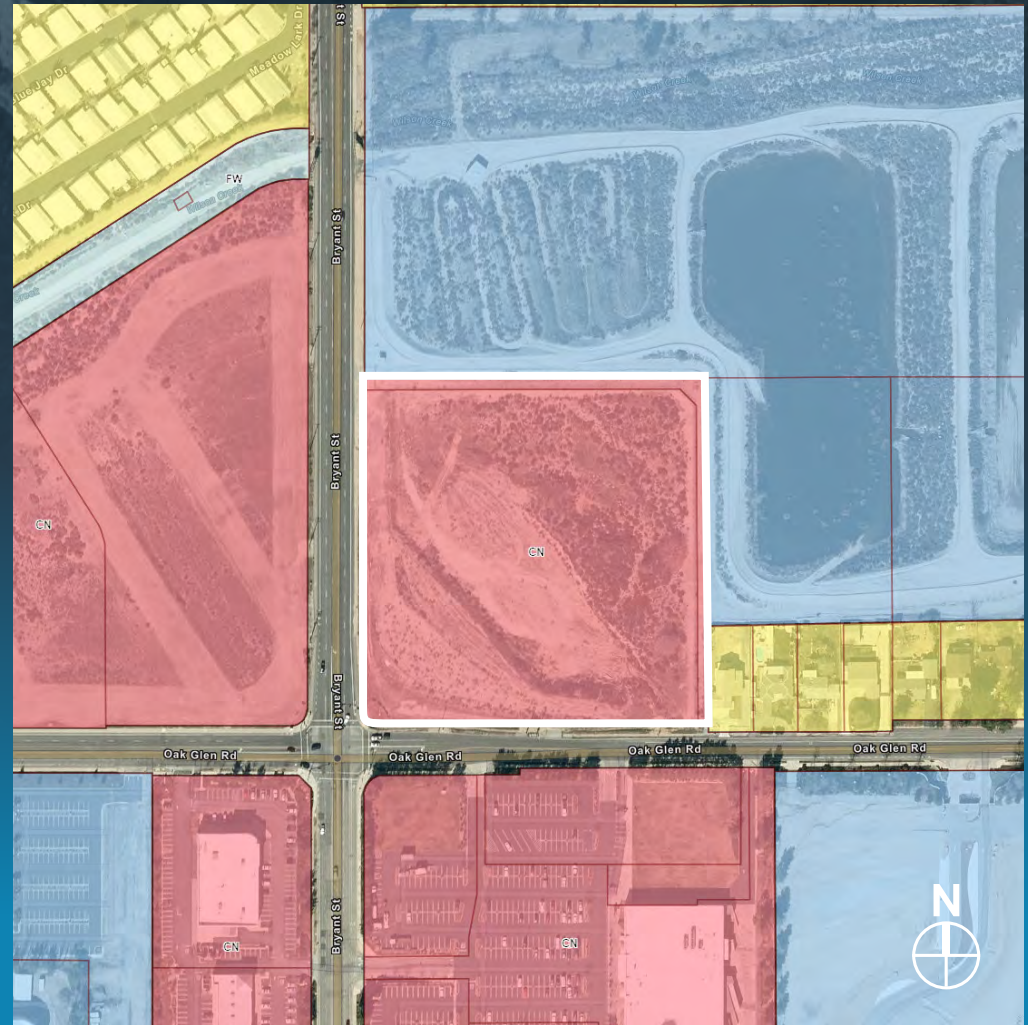
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YUCAIPA | CA

DAUM
COMMERCIAL REAL ESTATE SERVICES



YUCAIPA

OAK GLEN ROAD

BRYANT AVE.

7.89 ACRES

OAK GLEN ROAD



BRYANT AVE.

I-10 INTERCHANGE

I-10 INTERCHANGE



REDLANDS



I-10 INTERCHANGE



YUCAIPA DEMOGRAPHICS

| DEMOGRAPHICS | 2 MILES | 5 MILES |
|-------------------------|----------|----------|
| 2010 Population | 23,579 | 61,634 |
| 2021 Population | 25,089 | 65,624 |
| Avg Household Income | \$84,593 | \$92,405 |
| Median Household Income | \$66,124 | \$72,286 |

TRAFFIC COUNTS

BRYANT AVE
SOUTH - 13,700 VPD • NORTH - 15,100 VPD

OAK GLEN RD.
WEST - 15,200 VPD • EAST - 5,300 VPD

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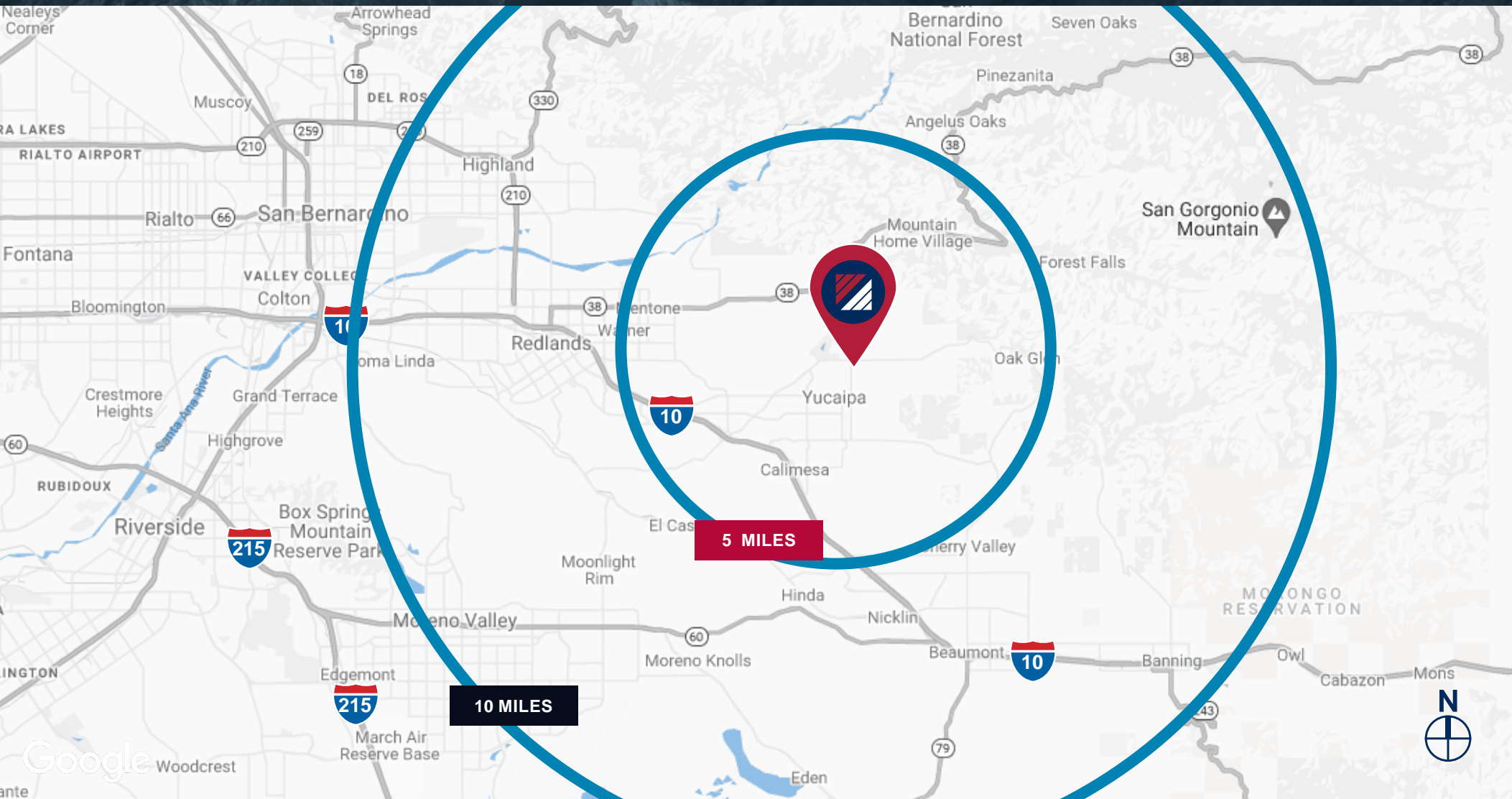
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Google

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