

**2021 CITY OF YUCAIPA**  
**General Services/City Clerk Dept.**

		PARK SPACES Source: 2021 Annual Registration							BASE RENTS LONG-TERM LEASE (LTL) SPACES Source: 2021 Annual Registration			BASE RENTS RENT CONTROL SPACES (**Source: 2021 Adjusted Space Rents [CPI Increase])		
Mobilehome Park	Address	Total Spaces	Park Owned	LT Lease	Rent Control	Vacant Pads	PO Vacant Coaches	RO Vacant Coaches	LTL High Base Rent	LTL Low Base Rent	LTL Average Base Rent	RC High Base Rent	RC Low Base Rent	RC Average Base Rent
Aladdin Mobilehome Park *	12813 7th Street	96	43	0	53	0	13	0	\$0.00	\$0.00		\$369.85	\$303.85	\$356.24
Avalon Mobilehome Park *	35011 Avenue E	85	48	0	37	4	7	0	\$0.00	\$0.00		\$398.04	\$361.47	\$391.48
Bel Aire Mobilehome Park	13060 2nd Street	111	17	14	80	2	0	0	\$560.00	\$338.05	\$411.29	\$652.70	\$323.52	\$405.00
Bonanza Mobilehome Park *	13645 5th Street	83	10	0	73	1	2	0	\$0.00	\$0.00		\$393.46	\$339.69	\$389.73
Caravan Mobilehome Park *	12656 2nd Street	70	1	0	69	1	0	0	\$0.00	\$0.00		\$343.95	\$283.57	\$301.22
Carriage Trade Manor MHP *	12874 California St	97	21	0	76	0	5	0	\$0.00	\$0.00		\$382.94	\$351.51	\$365.86
Crafton Hills Mobilehome Park	31816 Avenue E	159	2	105	52	0	0	0	\$418.60	\$323.14	\$381.39	\$426.36	\$335.88	\$374.31
Crestview I Mobilehome Park *	12220 5th Street	145	4	73	68	1	0	0	\$351.86	\$316.09	\$344.51	\$359.89	\$329.03	\$346.85
Crestview II Mobilehome Park	12821 4th Street	55	32	0	23	0	0	0	\$0.00	\$0.00		\$493.30	\$294.16	\$390.42
Eldorado Mobilehome Park <sup>1</sup> *	35218 Fir Street	217	3	0	214	1	0	0	\$0.00	\$0.00		\$536.45	\$389.32	\$455.58
Executive Mobilehome Park	10622 Bryant Street	152	2	0	150	0	0	0	\$0.00	\$0.00		\$510.19	\$398.66	\$460.25
Fremont Heights Mobilehome Park *	12151 Fremont St	114	4	0	110	0	0	0	\$0.00	\$0.00		\$618.90	\$531.99	\$568.97
Grandview East Mobilehome Park <sup>1</sup>	12655 2nd Street	99	3	0	96	1	1	0	\$0.00	\$0.00		\$513.34	\$280.92	\$403.26
Grandview West Mobilehome Park *	12700 2nd Street	51	0	0	51	0	0	0	\$0.00	\$0.00		\$425.29	\$360.94	\$385.82
Green Valley Mobilehome Park	12414 4th Street	109	101	0	8	0	20	0	\$0.00	\$0.00		\$353.96	\$341.74	\$349.79
Hidden Valley Mobilehome Park *	12680 4th Street	60	0	0	60	0	0	0	\$0.00	\$0.00		\$355.45	\$342.28	\$350.67
Hidden Village Mobilehome Park*	12582 2nd Street	81	1	0	80	0	0	0	\$0.00	\$0.00		\$460.78	\$392.10	\$419.57
Hide-Away Mobilehome Park	34447 Yucaipa Blvd	46	7	21	18	1	0	0	\$778.54	\$417.85	\$610.52	\$382.94	\$380.73	\$382.81
Hillcrest Mobilehome Park *	33600 Calimesa Blvd	196	70	0	126	23	1	0	\$0.00	\$0.00		\$547.82	\$454.42	\$479.78
Hitching Post Mobilehome Park	34642 Yucaipa BLvd	110	7	0	103	4	0	0	\$550.00	\$500.00	\$533.33	\$479.69	\$228.67	\$336.03
Holiday Mobilehome Park	34184 County Line Rd	128	88	0	40	0	1	0	\$0.00	\$0.00		\$342.56	\$258.75	\$301.63
Knollwood Mobilehome Park	12941 2nd Street	124	32	23	69	0	1	0	\$524.57	\$349.09	\$401.08	\$533.54	\$330.64	\$399.44
Lakeview Mobile Estates	11050 Bryant Street	296	2	0	294	0	0	0	\$0.00	\$0.00		\$554.51	\$466.14	\$519.06

<sup>1</sup> Denotes Non-Profit Status

\* Senior Park

\*\* Base rents subject to change with City approval of annual CPI increases that take place throughout the year

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		Total Spaces	Park Owned	LT Lease	Rent Control	Vacant Pads	PO Vacant Coaches	RO Vacant Coaches	LTL High Base Rent	LTL Low Base Rent	LTL Average Base Rent	RC High Base Rent	RC Low Base Rent	RC Average Base Rent
Las Casitas Mobilehome Park	33848 Avenue G	70	8	25	37	1	0	0	\$628.30	\$383.54	\$559.86	\$637.98	\$267.06	\$562.32
Melody Lane Mobilehome Park	12688 California St	32	1	0	31	0	0	0	\$0.00	\$0.00		\$351.02	\$263.83	\$305.57
Mission Valley Oaks Mobilehome Park *	12367 4th Street	76	1	66	9	0	0	0	\$695.00	\$575.00	\$613.46	\$650.00	\$588.11	\$616.04
Mount Vista Mobilehome Park	13061 2nd Street	56	23	0	33	0	3	0	\$0.00	\$0.00		\$380.55	\$277.84	\$287.73
Mountain View Mobilehome Park	12726 California St	77	8	0	69	0	0	0	\$0.00	\$0.00		\$346.55	\$261.03	\$300.07
Northview Mobilehome Park *	10675 Bryant Street	129	11	1	117	3	1	0	\$265.65	\$265.65	\$265.65	\$377.54	\$241.42	\$339.65
Park Terrace Mobilehome Park *	12177 3rd Street	73	2	0	71	2	0	0	\$0.00	\$0.00		\$329.42	\$329.42	\$329.42
Patrician Mobilehome Park *	34480 Countyline Rd	137	11	0	126	0	1	0	\$0.00	\$0.00		\$381.12	\$334.78	\$359.80
Rancho Del Sol Mobilehome Park <sup>1</sup>	12361 4th Street	110	4	0	106	4	0	0	\$0.00	\$0.00		\$513.27	\$335.61	\$465.17
Skyline Village Mobilehome Park*	12650 California St	77	25	0	52	8	6	0	\$500.00	\$0.00	#DIV/0!	\$0.00	\$0.00	#NAME?
Twin Pines Mobilehome Park	12300 5th Street	93	82	0	11	0	17	0	\$0.00	\$0.00		\$620.06	\$338.54	\$372.48
Valley Breeze Mobilehome Park*	13576 California St	87	34	0	53	10	3	0	\$0.00	\$0.00		\$410.31	\$395.32	\$398.33
Valley View Mobilehome Park <sup>1*</sup>	12995 6th Street	75	13	0	62	0	0	0	\$0.00	\$0.00		\$427.19	\$341.54	\$384.91
Westwind Mobilehome Park	12380 4th Street	86	68	0	18	0	5	0	\$0.00	\$0.00		\$380.09	\$233.32	\$287.21
Wildwood Canyon Mobilehome Park	34111 Wildwood Cyn	147	1	0	146	0	0	0	\$0.00	\$0.00		\$363.46	\$281.01	\$316.87
Wishing Well Mobilehome Park*	13063 5th Street	73	22	0	51	1	1	0	\$0.00	\$0.00		\$338.15	\$249.69	\$277.53
Yucaipa Valley Mobilehome Park	12710 3rd Street	104	25	63	16	0	2	0	\$814.85	\$425.85	\$564.15	\$375.61	\$375.18	\$375.56
Yucaipa Village Mobilehome Park*	12830 6th Street	82	0	0	82	0	0	0	\$0.00	\$0.00		\$530.58	\$363.73	\$379.96
<b>Total Spaces:</b>		<b>4,268</b>	<b>837</b>	<b>391</b>	<b>3,040</b>	<b>68</b>	<b>90</b>	<b>0</b>	<b>Total RC Averages: \$435.34 \$330.67 \$0.00</b>					

All Age/Family Park Spaces: 2,164  
Senior Park Spaces: 2,104

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