

11.72 AC COMMERCIAL LAND - FOR SALE

FIRST STREET, BEAUMONT, CA 92223





1	BEAUMONT CENTER	
2	HOME DEPOT CENTER	
3	WALMART CENTER	
4	MARKETPLACE AT BEAUMONT	
5	SAN GORGONIO VILLAGE	
6	CENTER POINTE	
7	SUN LAKES VILLAGE SHOPPING CENTER	



PROPERTY SUMMARY



OFFERING PRICE \$10,000,000



PRICE PER SF \$19.6 per Sq. Ft.



ADDRESS Between First Street & Second Street
Beaumont, CA 92223



APN 419-260-055





LAND SIZE ±510,523 Sq. Ft.
(11.7 Acres)



ZONING CC
(Commercial Community)
TOD (Transit Orient District)

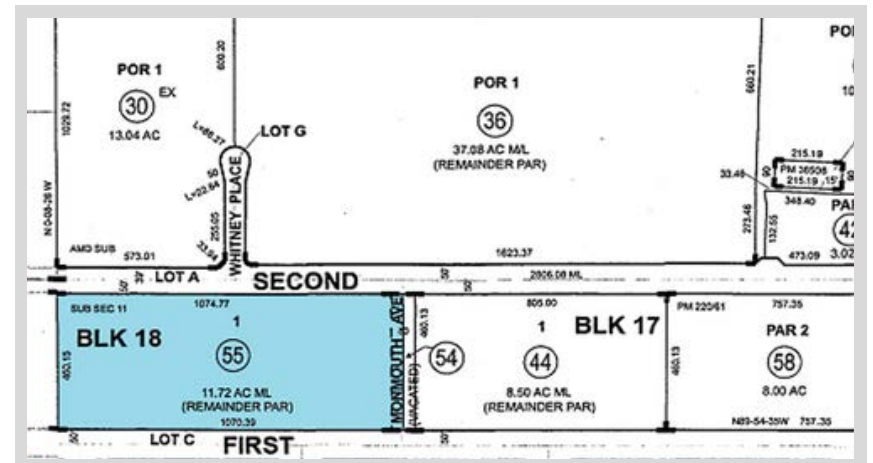
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

ZONING MAP:

-  CC (Commercial Community)
-  TOD (Transit Orient District)



PARCEL MAP: 419-260-055





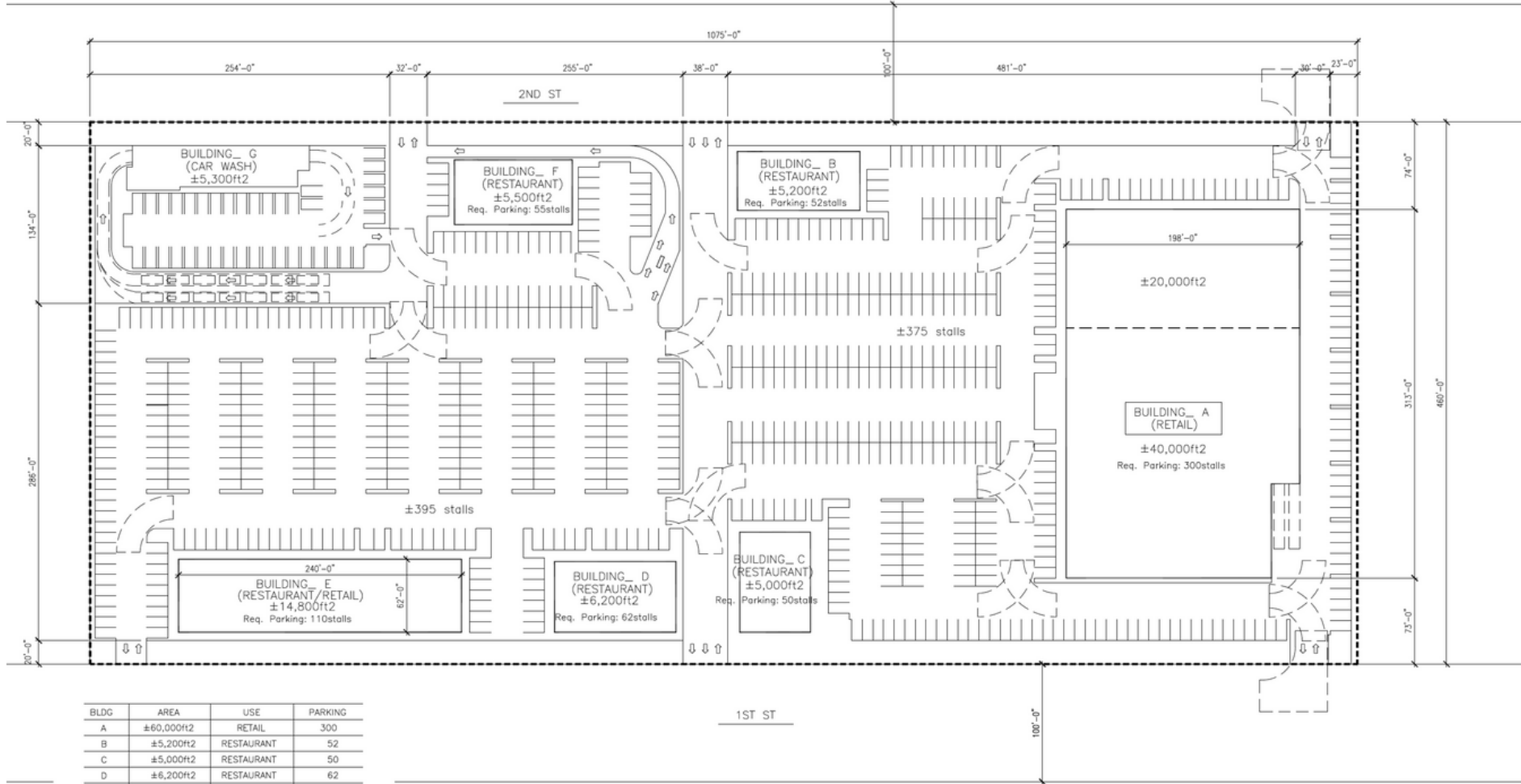
PROPERTY HIGHLIGHTS

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- City of Beaumont - 2nd fastest growing City in California.
- Beaumont Central Business District.
- Anchor tenants in the immediate area are:



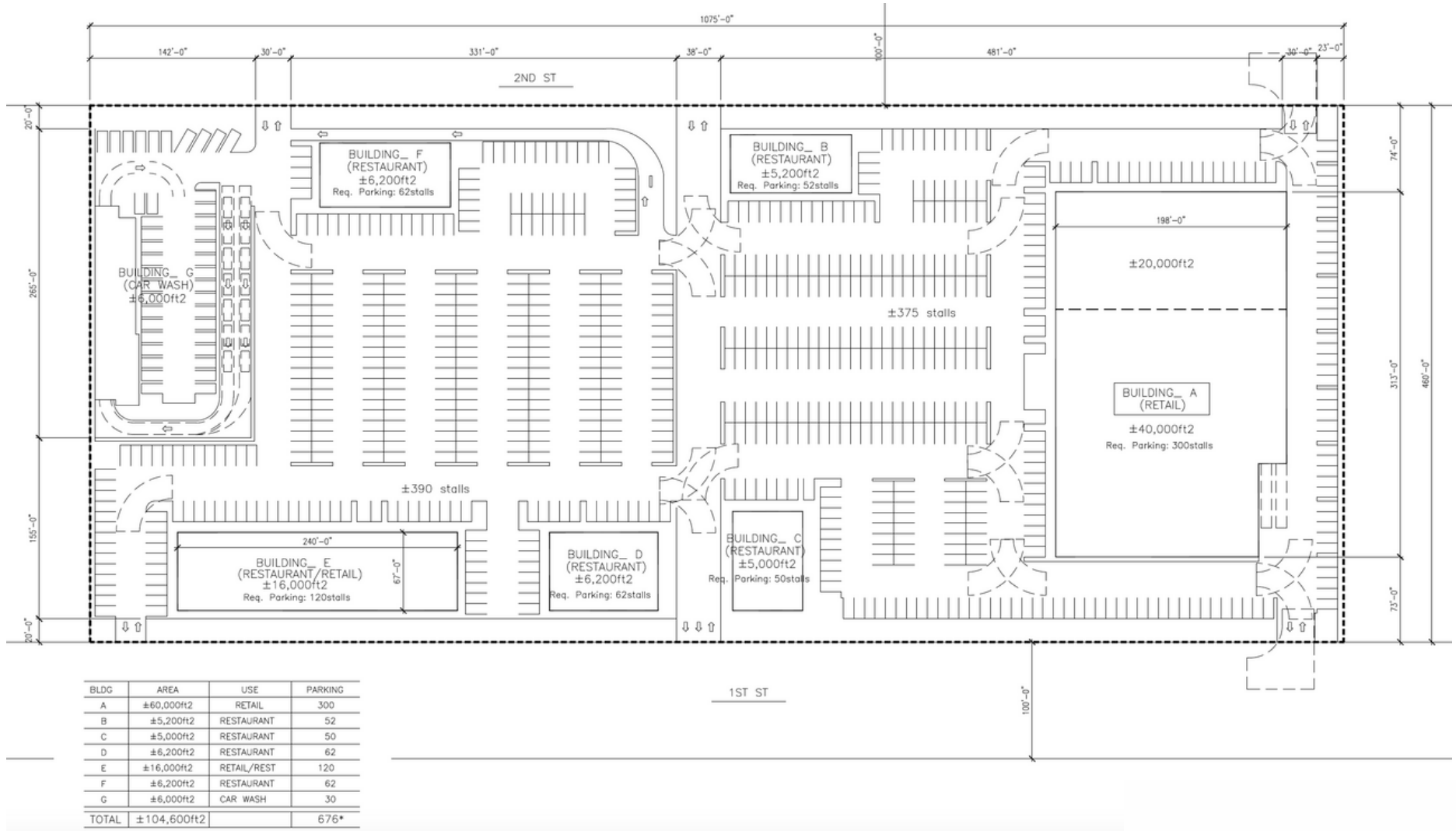
POTENTIAL SITE PLAN - OPTION 1



BLDG	AREA	USE	PARKING
A	±60,000ft ²	RETAIL	300
B	±5,200ft ²	RESTAURANT	52
C	±5,000ft ²	RESTAURANT	50
D	±6,200ft ²	RESTAURANT	62
E	±14,800ft ²	RETAIL/REST	110
F	±5,500ft ²	RESTAURANT	55
G	±5,300ft ²	CAR WASH	27
TOTAL	±102,000ft ²		656*

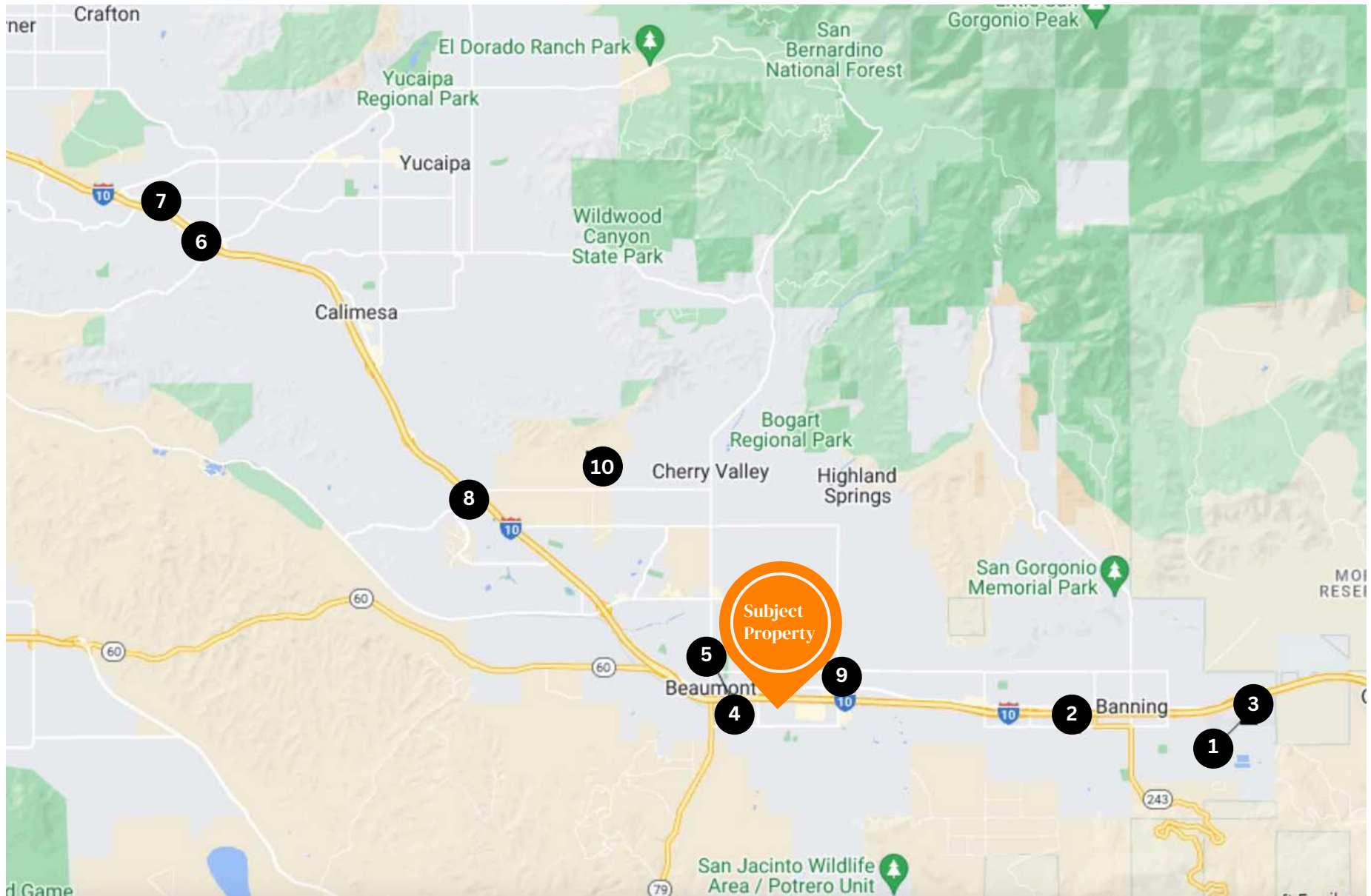
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POTENTIAL SITE PLAN - OPTION 2



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COMPARABLE SALES LAND (MAP)

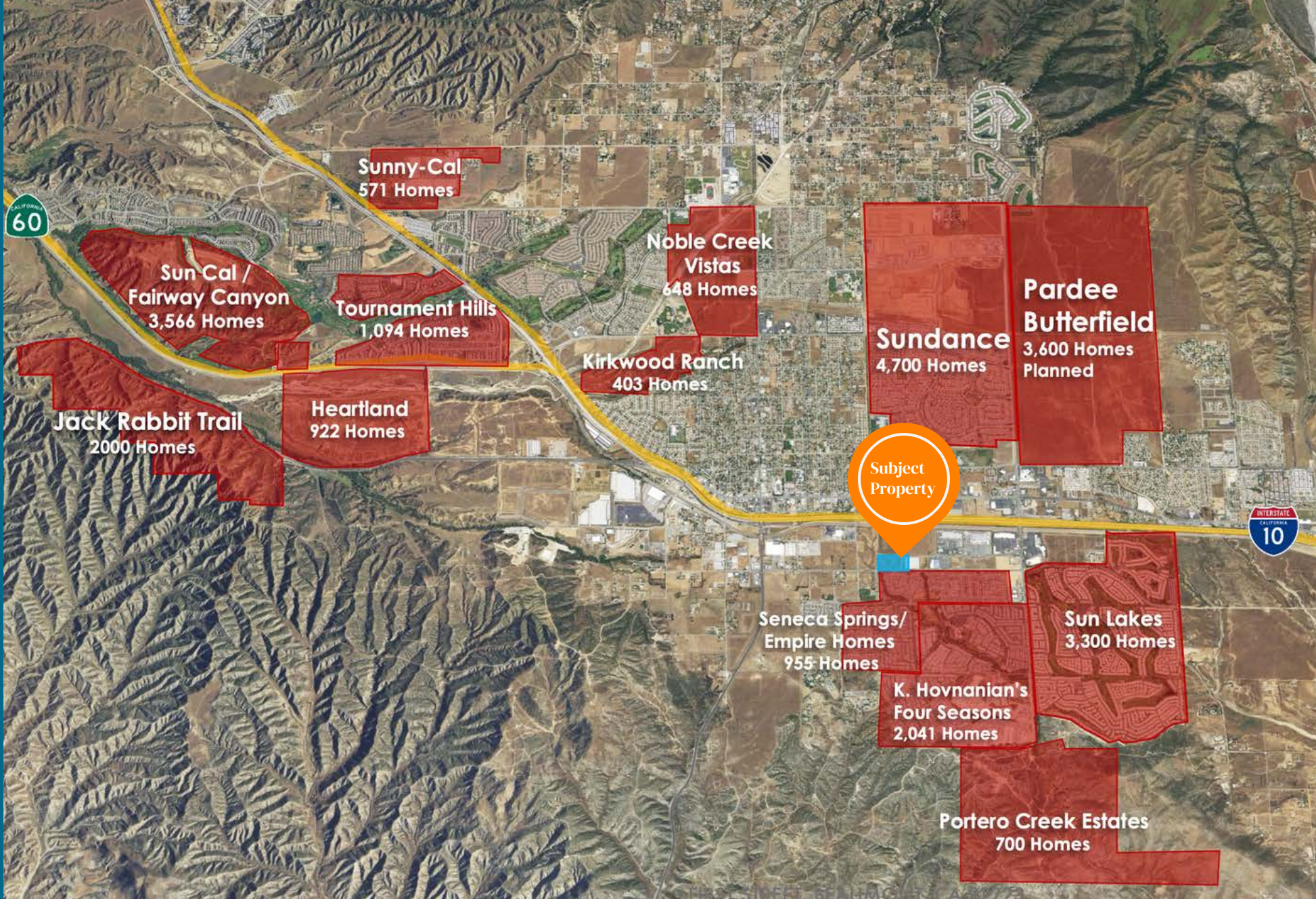


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COMPARABLE SALES LAND (MAP)

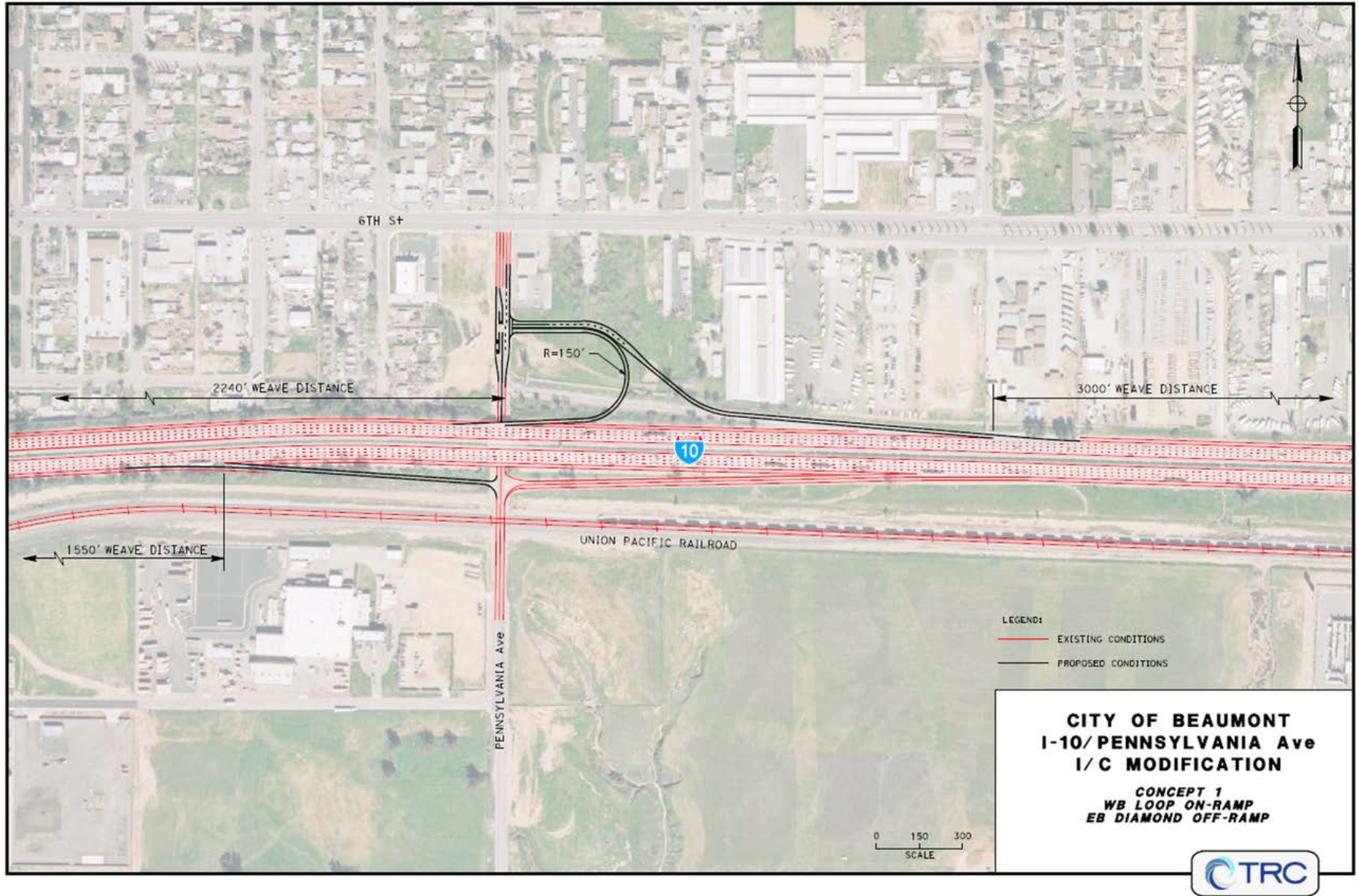
NO	SALE DATE	ADDRESS	SALE PRICE	LAND SIZE (SF)	LAND PRICE (SF)
1	11/1/2022	1750 E Westward Ave Banning, CA 92220	\$4,900,000	199,069	\$25
2	10/6/2022	1431 W Lincoln St Banning, CA 92220	\$15,000,000	649,915	\$23
3	9/16/2022	1862 E Westward Ave Banning, CA 92220	\$3,510,946	199,069	\$18
4	6/30/2022	853 E 3rd St Beaumont, CA 92223	\$11,695,000	579,348	\$20
5	6/30/2022	853 E 1st St Beaumont, CA 92223	\$5,400,000	218,236	\$25
6	3/22/2022	Outer Hwy 10 Yucaipa, CA 92399	\$1,000,000	48,787	\$20
7	8/16/2021	31875 Dunlap Blvd Yucaipa, CA	\$3,300,000	214,315	\$15
8	3/18/2021	Cherry Valey Blvd Calimesa, CA 92320	\$1,280,000	30,928	\$41
9	2/18/2021	Highland Springs Ave Beaumont, CA 92223	\$2,000,000	43,560	\$46
10	1/1/2021	Galden Valley Ln] Beaumont, CA	\$8,324,545	520,284	\$16
SUBJECT PROPERTY		First Street Beaumont, CA 92223	\$10,000,000	510,523	\$19

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FREEWAY OFF-RAMP EXTENSION



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**FIRST STREET
BEAUMONT, CA 92223**

DEMOGRAPHICS

3-Mile Summary

**MILES 2022 AVERAGE
HOUSEHOLD INCOME**

1 MILE \$88,371

3 MILES \$83,841

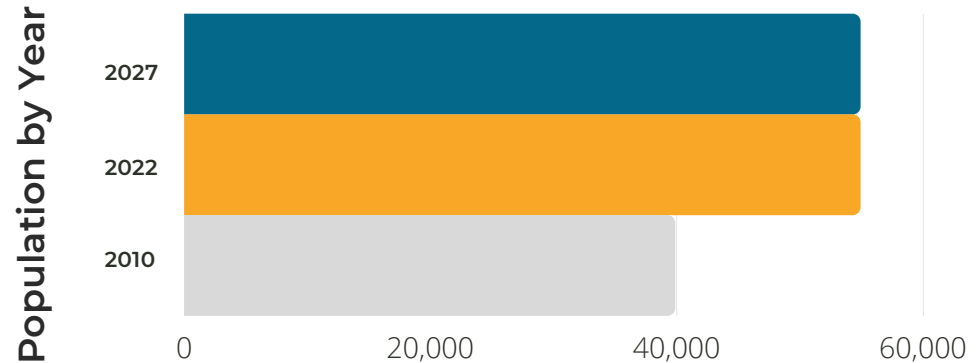
5 MILES \$86,068

**MILES 2022 MEDIAN
HOUSEHOLD INCOME**

1 MILE \$73,383

3 MILES \$68,433

5 MILES \$68,848



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	10,602	50,708	78,952
2027 Population	11,516	54,900	85,336
2010 Population	8,110	39,859	62,897



HOUSEHOLD	1 MILE	3 MILES	5 MILES
2022 Households	3,525	18,376	27,961
2027 Households	3,823	19,803	30,069
2010 Households	2,707	14,843	22,947

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