

11.72 AC COMMERCIAL LAND - FOR SALE



(±143,669 VPD)

HOME DEPOT CENTER



WALMART CENTER



SAN GORGONIO VILLAGE



EAST SECOND STREET PLANNED EXTENSION

SUBJECT PROPERTY

EAST FIRST STREET



FIRST STREET, BEAUMONT, CA 92223

COMPETITION MAP



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 INFORMATION

BETWEEN FIRST STREET & SECOND STREET, BEAUMONT, CA 92223



OFFERING PRICE

\$10,000,000
\$19.6 per Sq. Ft.



APN

419-260-055



LAND SIZE

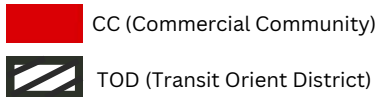
±510,523 Sq. Ft.
(11.7 Acres)



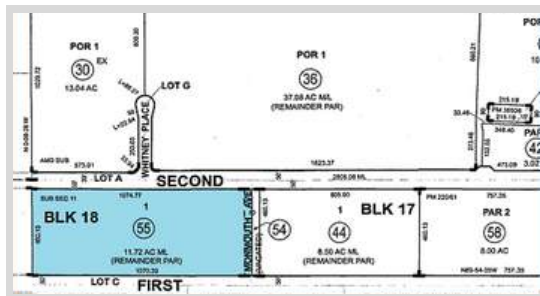
ZONING

CC (Commercial Community)
TOD (Transit Orient District)

ZONING MAP:



PARCEL MAP: 419-260-055



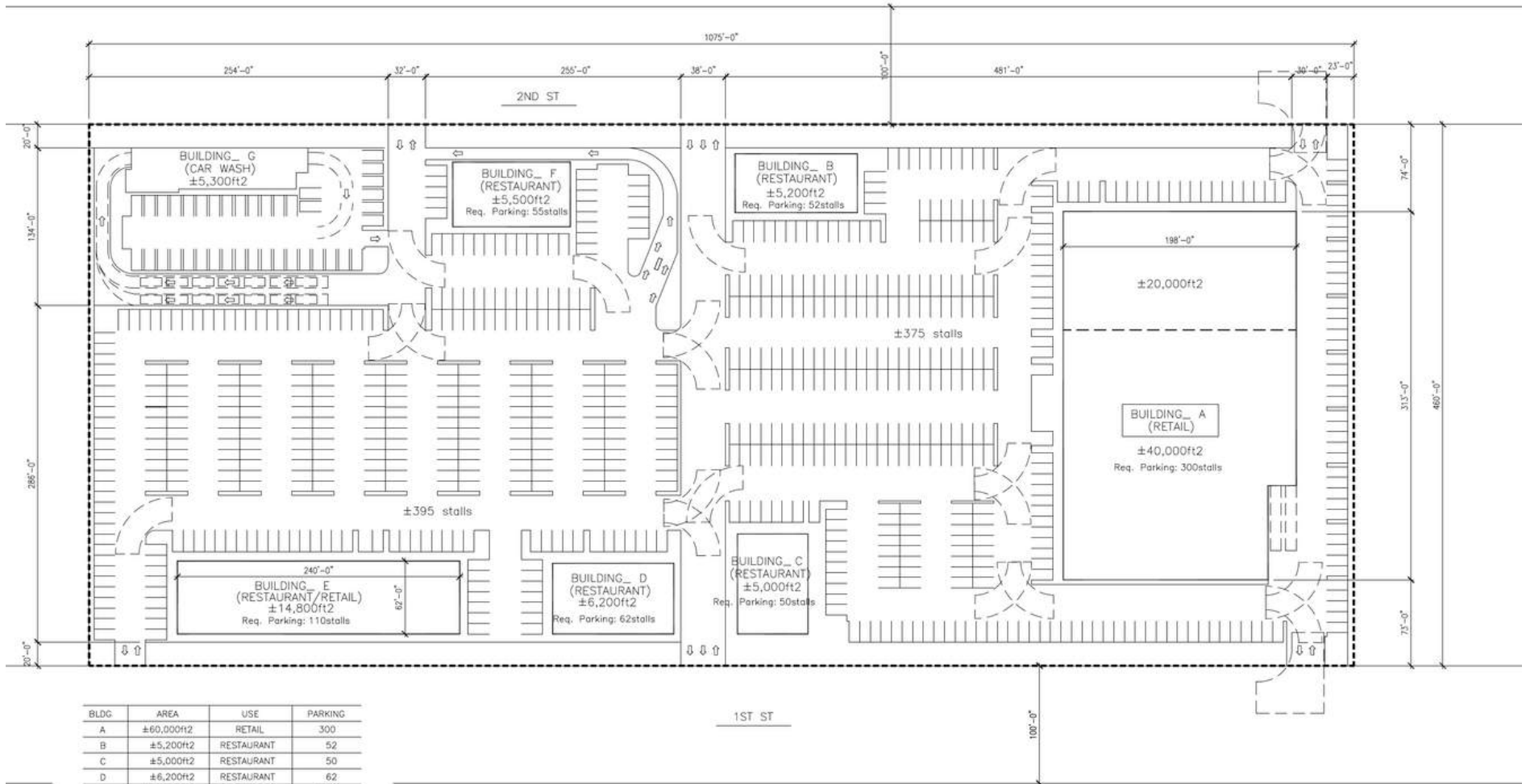
PROPERTY HIGHTYLIGHTS

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



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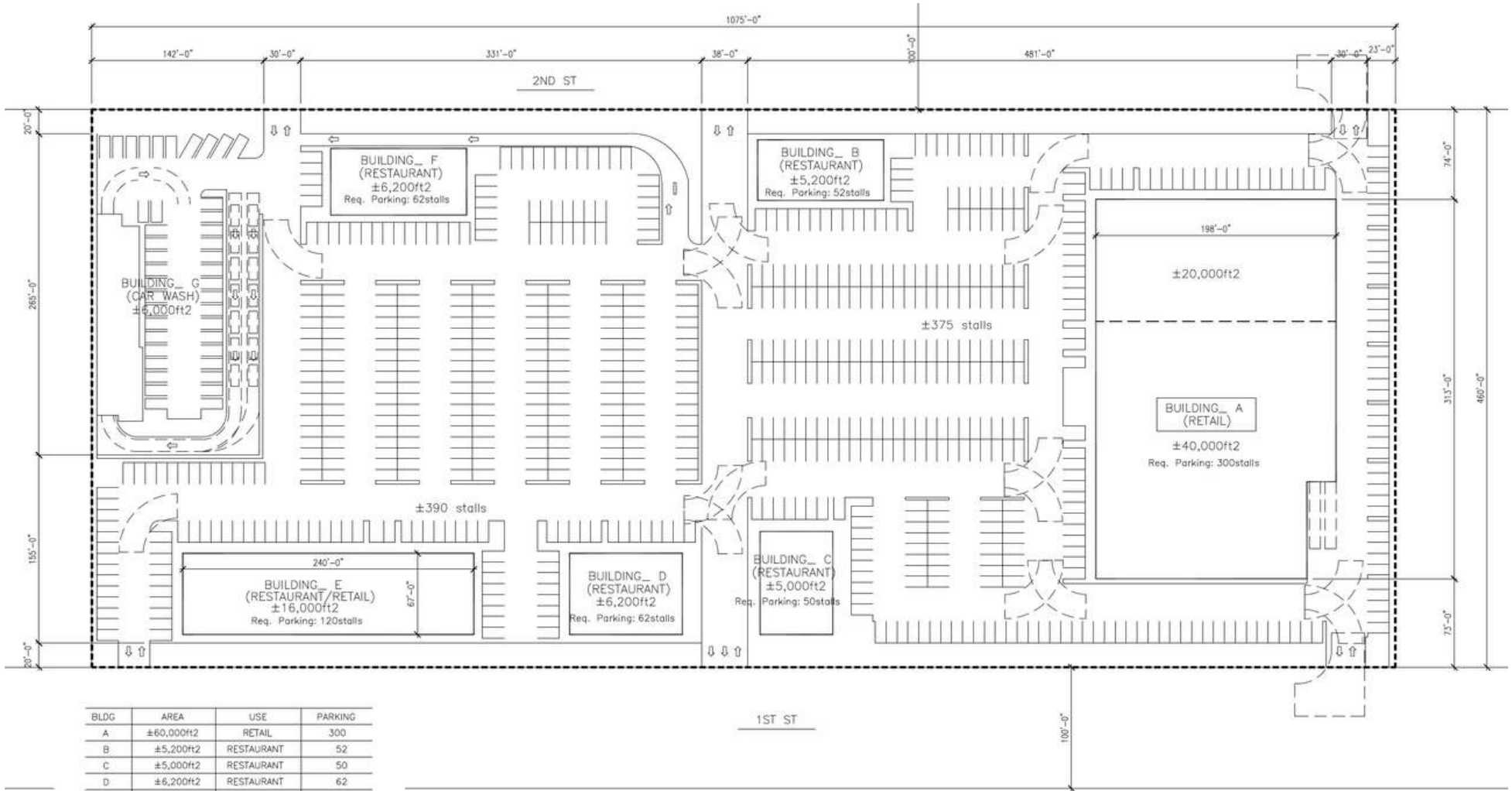
POTENTIAL SITE PLAN - OPTION 1



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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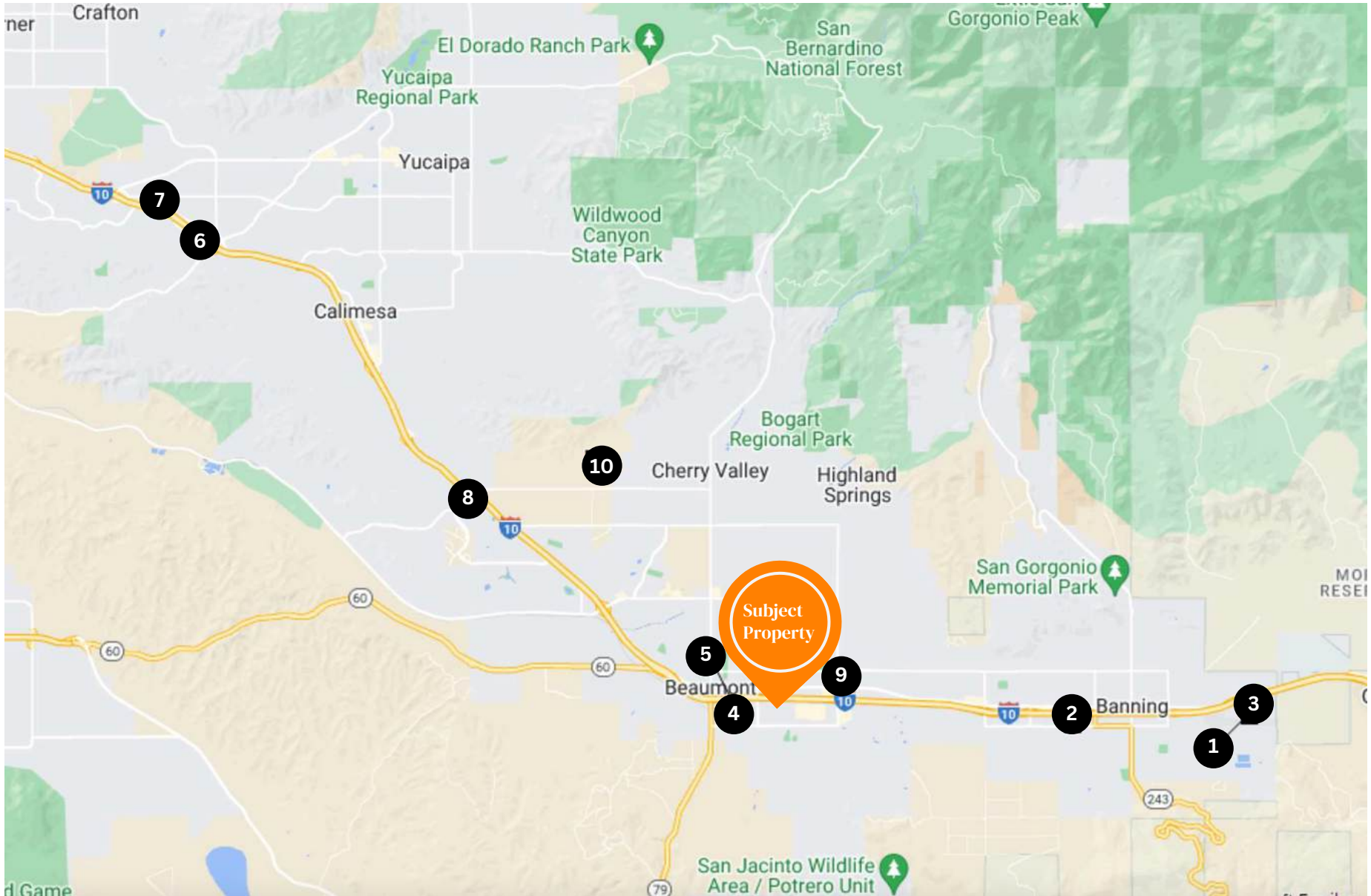
POTENTIAL SITE PLAN - OPTION 2



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	±16,000ft ²	RETAIL/REST	120
F	±6,200ft ²	RESTAURANT	62
G	±6,000ft ²	CAR WASH	30
TOTAL	±104,600ft²		676*

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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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SUNCAL/ FAIRWAY
CANYON
3,566 HOMES

TOURNAMENT HILLS
1,094 HOMES

HEARTLAND
922 HOMES

KIRKWOOD
RANCH
403 HOMES

NOBLE
CREEK
VISTAS
648
HOMES

SUNDANCE
4,700 HOMES

PARDEE
BUTTERFIELD
3,600 HOMES

SUBJECT PROPERTY

4801 WILSHIRE BLVD
LOS ANGELES, CA 90010

SENECA
SPRINGS/EMPIRE
HOMES
955 HOMES

K.HOVANIAN'S
FOUR SSEASONS
2,041 HOMES

SUNLAKES
3,300 HOMES

FREEWAY OFF-RAMP EXTENSION



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2024 Estimated Population	10,949	51,614	85,973
2029 Projected Population	11,535	54,558	80,973
2020 Census Population	10,892	50,382	78,098
Households			
2024 Estimated Households	3,552	18,435	28,365
2029 Projected Households	3,730	19,413	29,926
2020 Census Households	3,596	18,380	27,974
Income			
2024 Estimated Average Household Income	\$94,430	\$88,339	\$93,191
2024 Median Household Income	\$88,242	\$74,364	\$76,465



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