

RETAIL PADS - FOR LEASE

HOME DEPOT CENTER



WALMART CENTER



SAN GORGONIO VILLAGE



(±143,669 VPD)

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



LEASE PRICE

NEGOTIABLE



APN

419-260-055



LAND SIZE

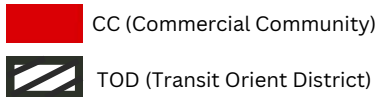
±510,523 Sq. Ft.
(11.7 Acres)



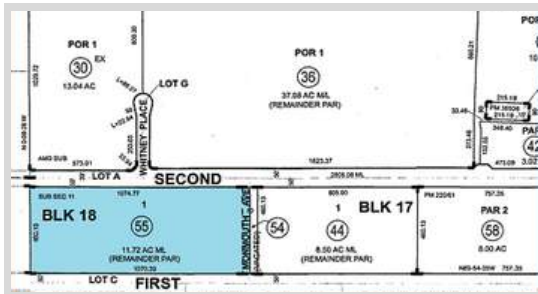
ZONING

CC (Commercial Community)
TOD (Transit Orient District)

ZONING MAP:



PARCEL MAP: 419-260-055



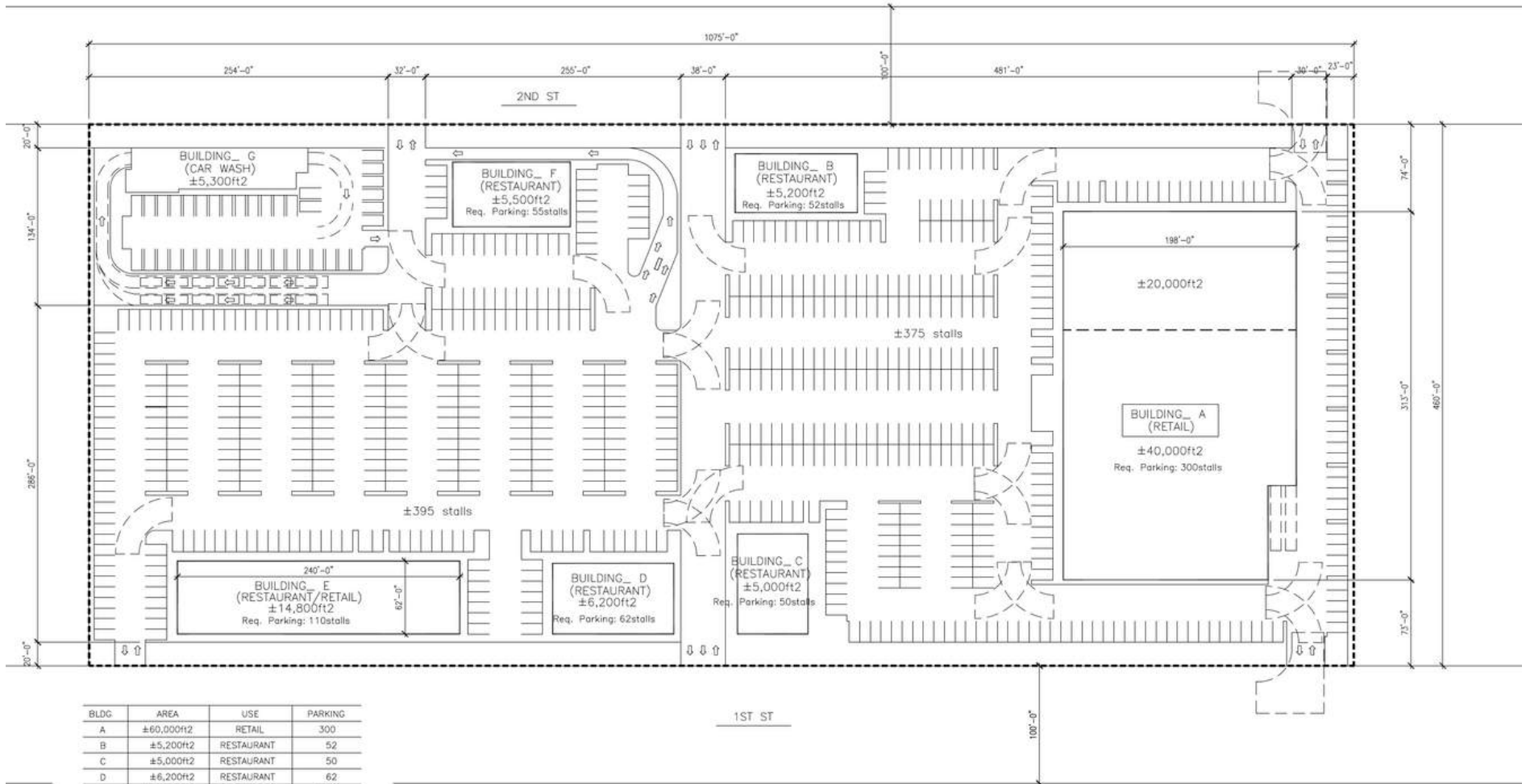
PROPERTY HIGHTYLIGHTS

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



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.

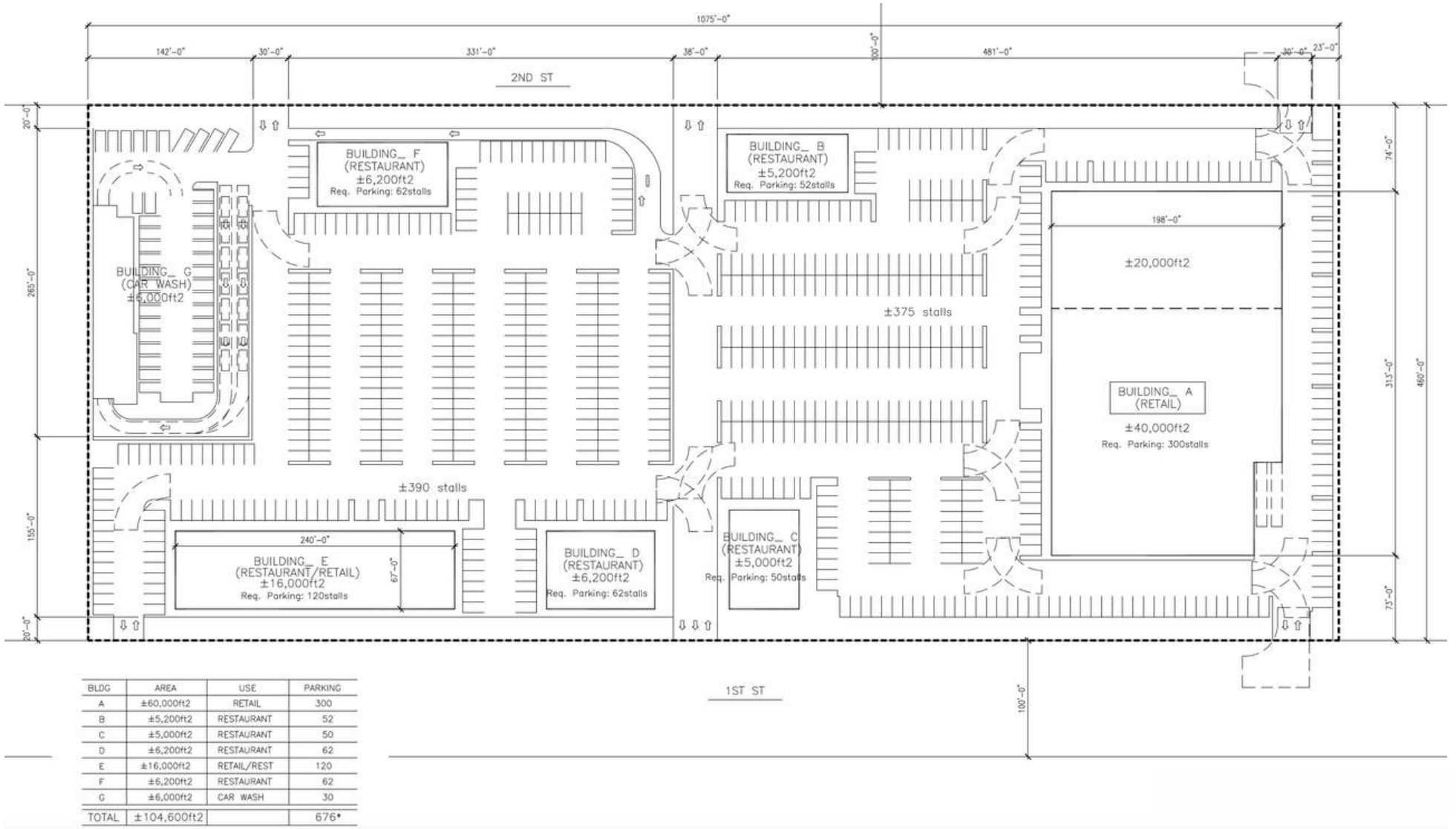
POTENTIAL SITE PLAN - OPTION 1



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*

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.

POTENTIAL SITE PLAN - OPTION 2



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.



SUNCAL/ FAIRWAY
CANYON
3,566 HOMES

TOURNAMENT HILLS
1,094 HOMES

NOBLE
CREEK
VISTAS
648
HOMES

KIRKWOOD
RANCH
403 HOMES

SUNDANCE
4,700 HOMES

PARDEE
BUTTERFIELD
3,600 HOMES

HEARTLAND
922 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

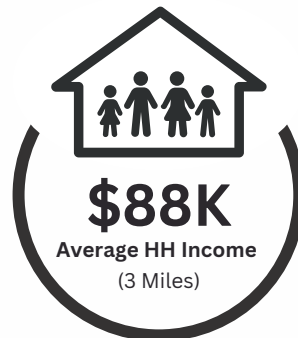
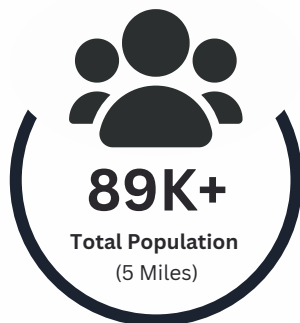
FREEWAY OFF-RAMP EXTENSION



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.

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



MARK HONG
CAL DRE #01067529
213.251.9000
markhong@korusre.com

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.

KORUS Real Estate | 3255 Wilshire Blvd Ste 703, Los Angeles, CA 90010