

**775 E Ramsey St  
Banning, CA 92220**

**\$3,500,000**

**7% Cap rate**

**2024 Built | ± 4,000 SF Retail (2 Units) + Development-Ready Land**

**Prime 2.35 Acre Corner Site**

**High-Visibility Monument Sign**



**National tenant (Drive-Thru)**

**Highway Serving Commercial (HSC) zoning**



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# Investment Summary

|                           |                                  |
|---------------------------|----------------------------------|
| Asking Price              | \$3,500,000                      |
| NOI (Pro Forma)           | \$245,460/year                   |
| Cap Rate (Pro Forma)      | 7.01%                            |
| Lot Size                  | 2.35 Acres                       |
| Parcel Number (APN)       | 540-150-030                      |
| Building Size             | ±4,000 SF (Built 2024)           |
| Available Space for Lease | ±1,800 SF                        |
| Zoning                    | HSC (Highway Serving Commercial) |
| Occupancy                 | Partial (Yoshinoya Tenant)       |
| Lease Type                | Modified Gross Lease             |

All information is deemed reliable but not guaranteed.

Buyer to verify all information independently. Broker and owner make no warranties or representations as to the accuracy of the information provided.



## EXECUTIVE SUMMARY

**Located on a highly visible 2.35-acre signalized corner with direct I-10 Freeway access, this newly built 4,022 SF retail center (2024 New Construction) offers both strong income and future development upside.**

**The retail building consists of two units.**

**Unit 1 (2,022 SF) is leased to Yoshinoya, a national drive-thru tenant, generating \$18,000/month under a Modified Gross lease.**

**Unit 2 (±2,000 SF) is currently available for lease at \$3.10/SF, Modified Gross, and is well-suited for food & beverage, retail, or service-oriented users.**

**A major value driver is the highly visible freeway-facing monument sign, providing exceptional branding exposure to constant I-10 traffic—rare and highly sought-after in this corridor.**

**Zoned HSC (Highway Serving Commercial), the site allows a wide range of uses including retail, restaurant, hospitality, and commercial development. Prior hospitality-related approvals and existing utility connections further enhance development flexibility.**

**With prime corner positioning, freeway visibility, strong signage exposure, and SBA eligibility (50%+ owner-user potential), the property is well-positioned for both investors and end-users seeking stable income and long-term growth in the Inland Empire.**



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# Projected Operating Statement

## RETAIL - Modified Gross Lease:

|                                |                |                      |          |
|--------------------------------|----------------|----------------------|----------|
| Rentable Square Feet Occupied: | <i>sq. ft.</i> | 4,000 <i>sq. ft.</i> | PROFORMA |
| Purchase Price                 |                | \$ 3,500,000         |          |

|                                 |    |  |              |
|---------------------------------|----|--|--------------|
| UNIT 2 - PROFORMA               | \$ |  | \$ 74,400.00 |
| Rental Growth Rate:             | %  |  |              |
|                                 |    |  |              |
| UNIT 1 - YOSHINOYA              | \$ |  | 216,000      |
|                                 |    |  |              |
| <b>(+) Gross Rental Income:</b> | \$ |  | 290,400      |
|                                 |    |  |              |
| <b>Operating Expenses</b>       |    |  |              |
| (-) Property Tax:               | \$ |  | 26,228       |
| (-) Management Fee              | \$ |  | 8,712        |
| (-) Insurance:                  | \$ |  | 12,000       |
| (-) Leasing Commissions (LCs):  | \$ |  | -            |
| <b>TOTAL OPERATING EXPENSES</b> |    |  | 46,940       |
|                                 |    |  |              |
| <b>Others</b>                   |    |  |              |
| (+) Expense Reimbursements:     | \$ |  | 2,000        |
|                                 |    |  |              |
| Net Operating Income            | \$ |  | 245,460      |
|                                 |    |  |              |
|                                 |    |  |              |
| <b>Capitalization Rate</b>      |    |  | <b>7.01%</b> |

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# Retail Building Unit 1 & 2



| Unit   | Tenant    | Size      | Type                 | Rate                  | Description                  |
|--------|-----------|-----------|----------------------|-----------------------|------------------------------|
| Unit 1 | Yoshinoya | ±2,200 SF | Modified Gross Lease | \$18,000 / MO         | Leased - Drive-Thru QSR      |
| Unit 2 | Available | ±1,800 SF | Modified Gross Lease | \$6,200 / MO Proforma | Retail / Restaurant / Office |

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# Unit 1 - Yoshinoya (Drive-Thru)

| Unit Details      | Specifications                   |
|-------------------|----------------------------------|
| Space Leased      | 2,200 SF                         |
| Lease Type & Rent | \$18,000/MO Modified Gross Lease |



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## Unit 2

| Unit Details             | Specifications                   |
|--------------------------|----------------------------------|
| Space Available          | 1,800 SF                         |
| Lease Type & Asking Rent | Modified Gross Lease (\$3.10/SF) |



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## LOCATION OVERVIEW

**Strategically positioned on a signalized corner near Interstate 10 (I-10), the property offers exceptional visibility and direct accessibility within Banning's primary commercial corridor. Located just minutes from the freeway on/off ramps, it captures strong traffic from daily commuters, regional travelers, and surrounding residential neighborhoods.**

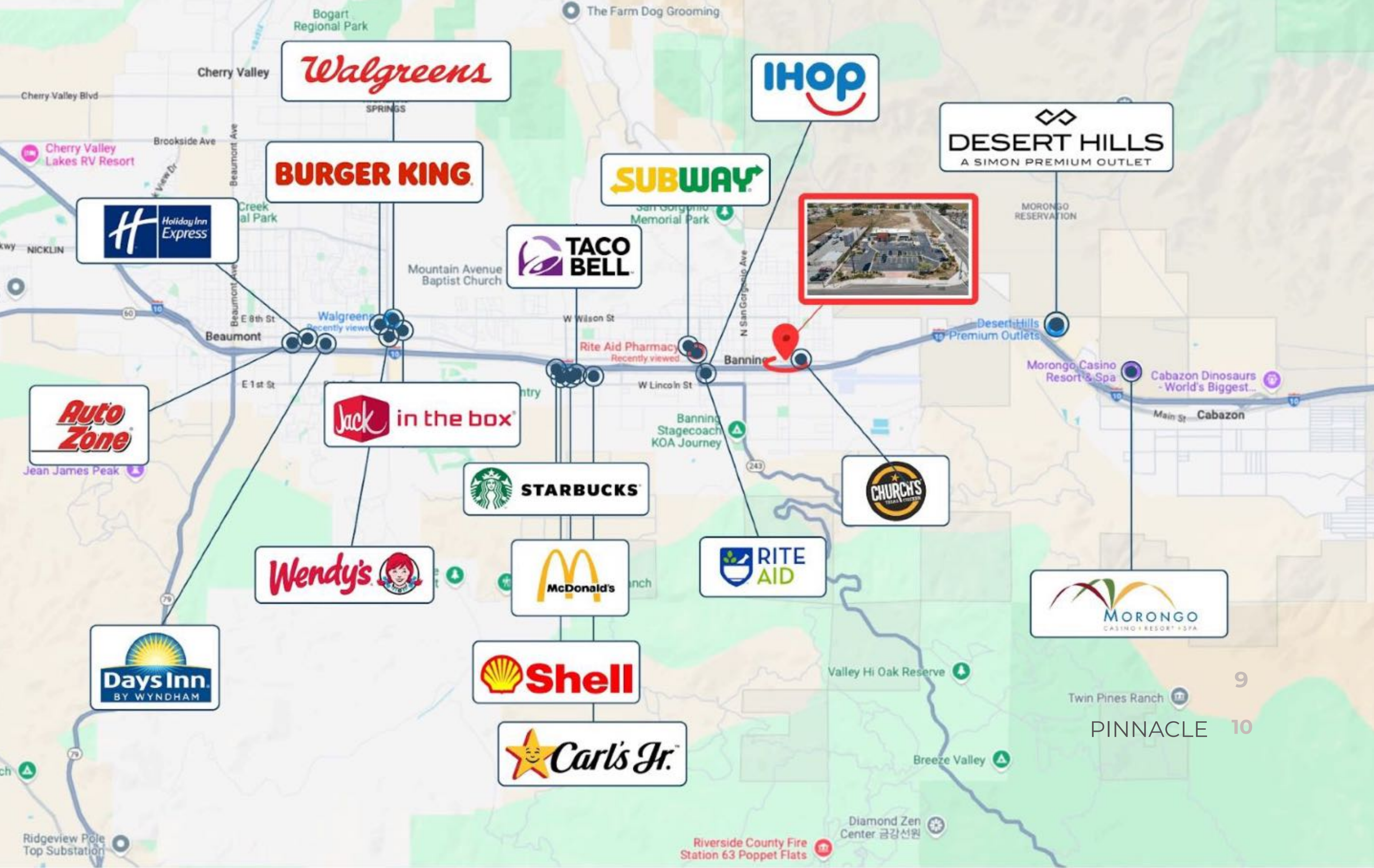
**Surrounded by established retail, dining, and service tenants, the site benefits from consistent local and freeway-driven exposure. Its prominent corner position and high-traffic setting make it an ideal location for both investors and owner-users seeking long-term growth and stable demand.**



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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,200  | 30,680  | 56,100  |
| Average Age          | 41.2   | 43.3    | 44.0    |
| Average Age (Male)   | 39.5   | 41.0    | 42.0    |
| Average Age (Female) | 42.6   | 45.1    | 46.0    |

## HOUSEHOLDS & INCOME

|                          | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Total Households         | 3,220     | 11,494    | 21,650    |
| Avg. Household Size      | 2.6       | 2.6       | 2.7       |
| Average Household Income | \$57,000  | \$59,116  | \$61,850  |
| Median Home Value        | \$322,000 | \$324,800 | \$337,500 |

## RACE

|                             | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| % White (Non-Hispanic)      | 34.5%  | 35.1%   | 36.3%   |
| % Hispanic or Latino        | 48.9%  | 49.5%   | 48.7%   |
| % Black or African American | 6.8%   | 6.6%    | 6.3%    |
| % Asian                     | 5.1%   | 5.2%    | 5.0%    |
| % American Indian           | 2.6%   | 2.5%    | 2.3%    |
| % Two or More Races         | 21.0%  | 21.2%   | 21.0%   |

## TRAFFIC COUNT

|           |        |      |
|-----------|--------|------|
| Ramsey St | 16,000 | /day |
|-----------|--------|------|



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# BANNING, CALIFORNIA

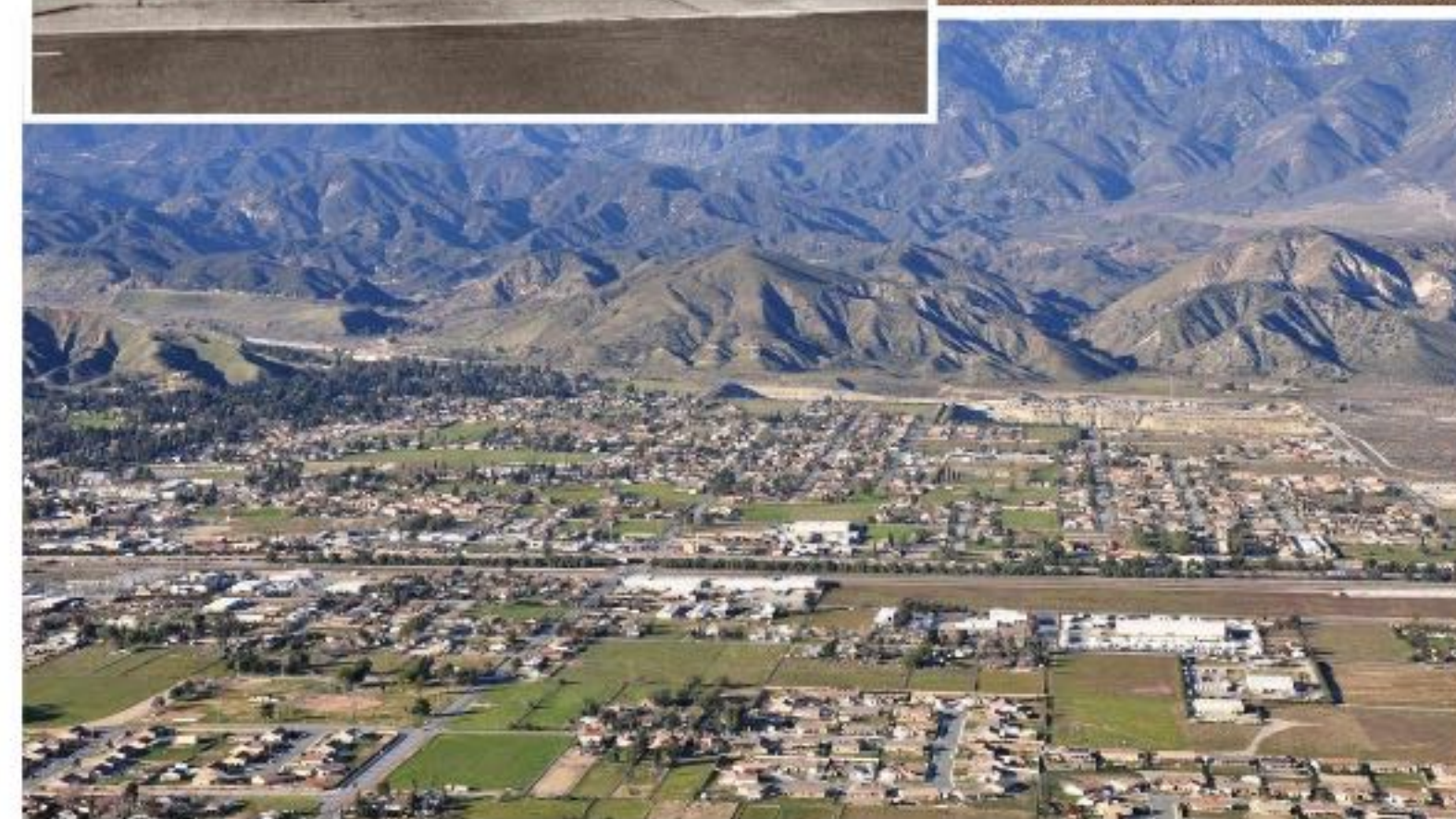
Strategically located in the heart of the Inland Empire, Banning, California offers a compelling opportunity for business owners seeking visibility, accessibility, and long-term growth. Nestled along the I-10 freeway corridor, Banning serves as a natural commercial hub between the thriving Coachella Valley and the expanding communities of Riverside County.

This vibrant city benefits from steady commuter traffic, a growing residential population, and proximity to major destinations like Palm Springs, Cabazon Outlets, and Morongo Casino. Whether you're launching a drive-thru restaurant, a medical practice, or a service-based business, Banning's central location and consistent traffic flow provide the perfect foundation for success.

Banning's local economy is anchored by healthcare, retail, and public services — supported by a community that values accessibility and convenience. The surrounding population offers strong demand for essential services, quick-serve dining, and neighborhood-based retail. This property's signalized corner lot and immediate freeway access ensure maximum visibility for tenants and customers alike.

With flexible zoning, business-friendly policies, and SBA loan eligibility, Banning is positioned as a destination for entrepreneurs ready to serve both locals and travelers. Surrounded by national brands, residential developments, and regional anchors, this location offers stability today — and upside tomorrow.

Whether you're expanding a portfolio or establishing a flagship, Banning, California invites you to plant roots in a market that's open, connected, and growing.



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