

# AVAILABLE FOR LEASE OR BTS

## THE LANDING

OAK VALLEY & DESERT LAWN DR, BEAUMONT, CA  
1396 DESERT LAWN DRIVE, BEAUMONT, CA 92223



## PROPERTY FEATURES

- Freeway Ground Lease or Build to Suit Drive Thru opportunity.
- Fuel User coming soon.
- Immediate freeway on/off-ramp accessible.
- High Exposure along I-10 FW.
- Ever expanding area of residential and retail development.
- Oak Valley Golf Club in close proximity.
- Near 60/10 Freeway Interchange.

## 3 MILE RADIUS DEMOS

**47,747**  
POPULATION



**\$86,670**  
AVERAGE  
HOUSEHOLD  
INCOME

DAYTIME  
DEMOGRAPHICS  
**33,352**

## TRAFFIC COUNTS

At Oak Valley Pkwy and 10FWY:  
**94,741 CPD**



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