



3805 West Ramsey Street, Banning, CA

Build to Suit, Land Lease or For Sale

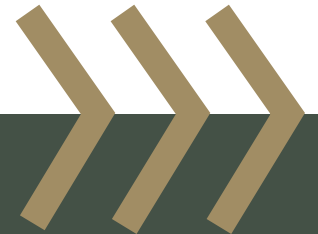


GroundStar
Development
Company



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Property Highlight:

- One of the Fastest Growing cities in California
- City Development Incentive programs
- One of the last large parcels on Ramsey Street
- Visual from Interstate 10 Freeway
- Close to other retail shopping centers
- Less than a mile and a half from the city of Beaumont (Highland Springs Ave)
- Ingres and Egress East & West on Ramsey Street
- 340 feet of frontage & visibility
- 9,000 Plus Homes being built

Available Uses: (*Not All Listed)

- Hotel Development
- Car Wash
- (QSR) Quick Service Restaurants
- Dine In Restaurant
- Shopping Center
- Grocery Store/Retail
- Professional/Medical Offices
- Fuel/Convenient Store
- Hardware/Lumber Store
- Farm and Ranch Supply Store
- Residential Care Facility
- Mixed-use Multifamily/Commercial (AB 2011 and SB 6)

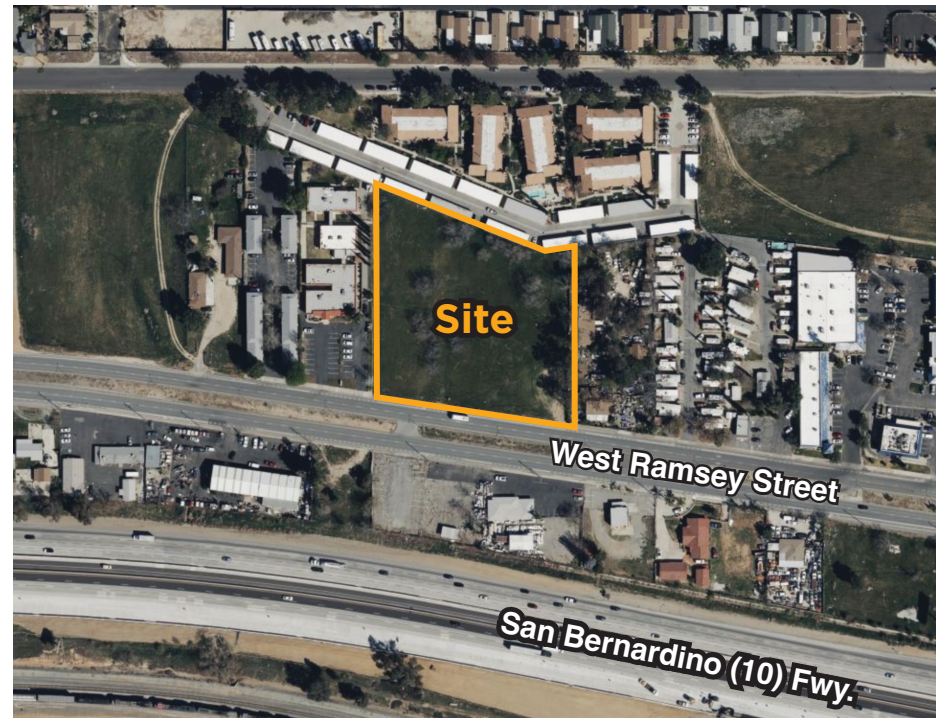


Offer Summary:

Address: 3805 W Ramsey Street, Banning, CA
APN: #: 537-090-007, 537-090-008 and 537-090-009
Total Land Area; 104,108 sq ft to 2.39 ac
Zoning: General Commercial
Available: Immediately - Ready to Build

Traffic Count:

- 136,000 CPD on Interstate 10
- 13,500 CPD W Ramsey Street
- 28,800 CPD Sunset Street



City History & Demographics

City Established in 1893

- Population of 606,668+ (within a 20-Mile Radius)
- Projected Population 60,546+
- Over 23 Square Miles of “Endless Opportunity”
- Strategically Located Along I-10 Fwy
- Education (Some College or Higher Education) - 48.1%
- Average Median Household Income - \$89,432 / \$67,434
- Median / Average Age - 35.5 / 37.5
- Households - 90,295

Home Ownership

- Owners - 67.8%
- Renters - 32.2%



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