

welltower

MEDICAL OFFICE SPACE

FOR LEASE

Click or Scan Below



For Information:

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Highland Springs Medical Center

81 HIGHLAND SPRINGS AVE | BEAUMONT, CA

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)

# EXECUTIVE SUMMARY

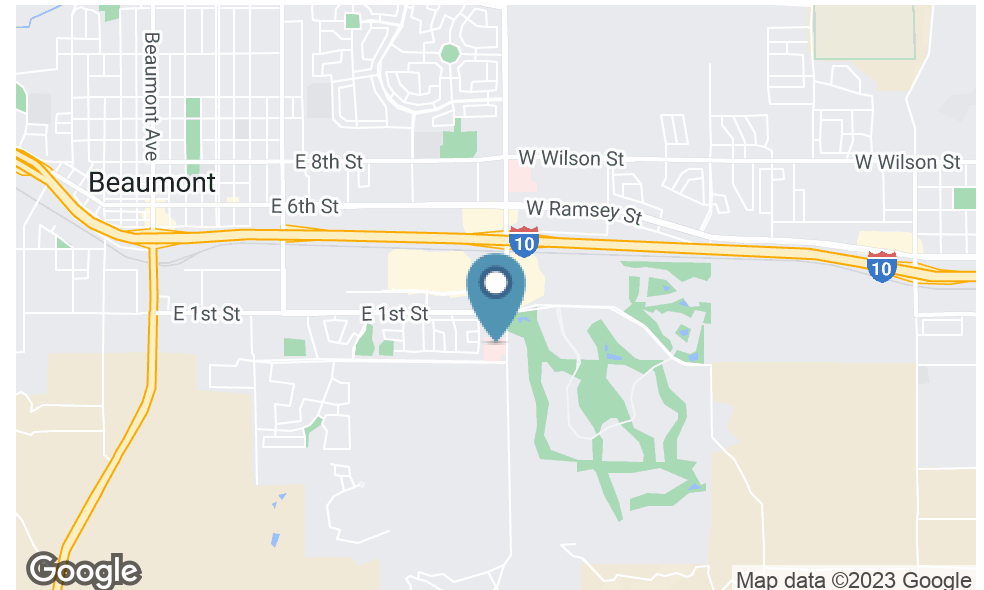


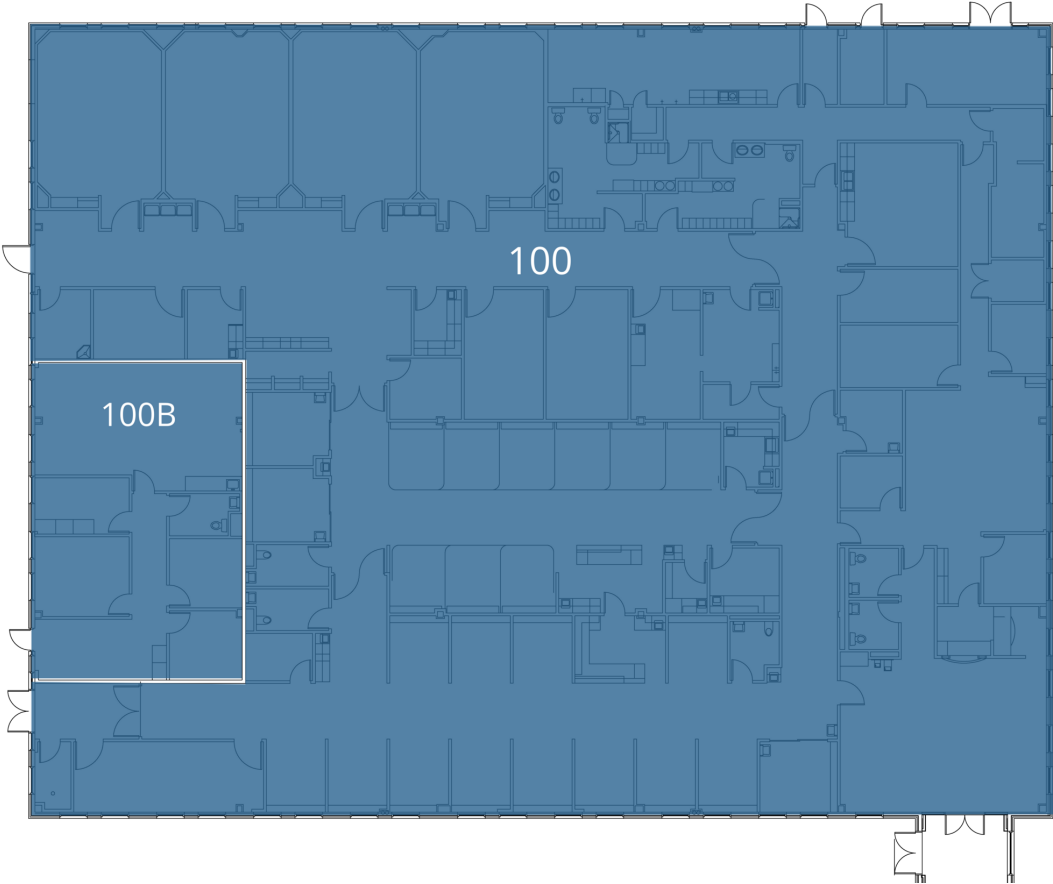
## Location Description

Close proximity to the I-10 Freeway in Beaumont, CA

## Property Highlights

- Within close proximity to the I-10 Freeway and nearby shopping and restaurants
- Covered patient drop-off area in both front and rear of facility
- Healing Garden where visitors can wait for the patient and have access to Wi-Fi
- Onsite Pharmacy for patient prescriptions
- Spacious lobby with separate privacy area for registration and dedicated patient discharge area





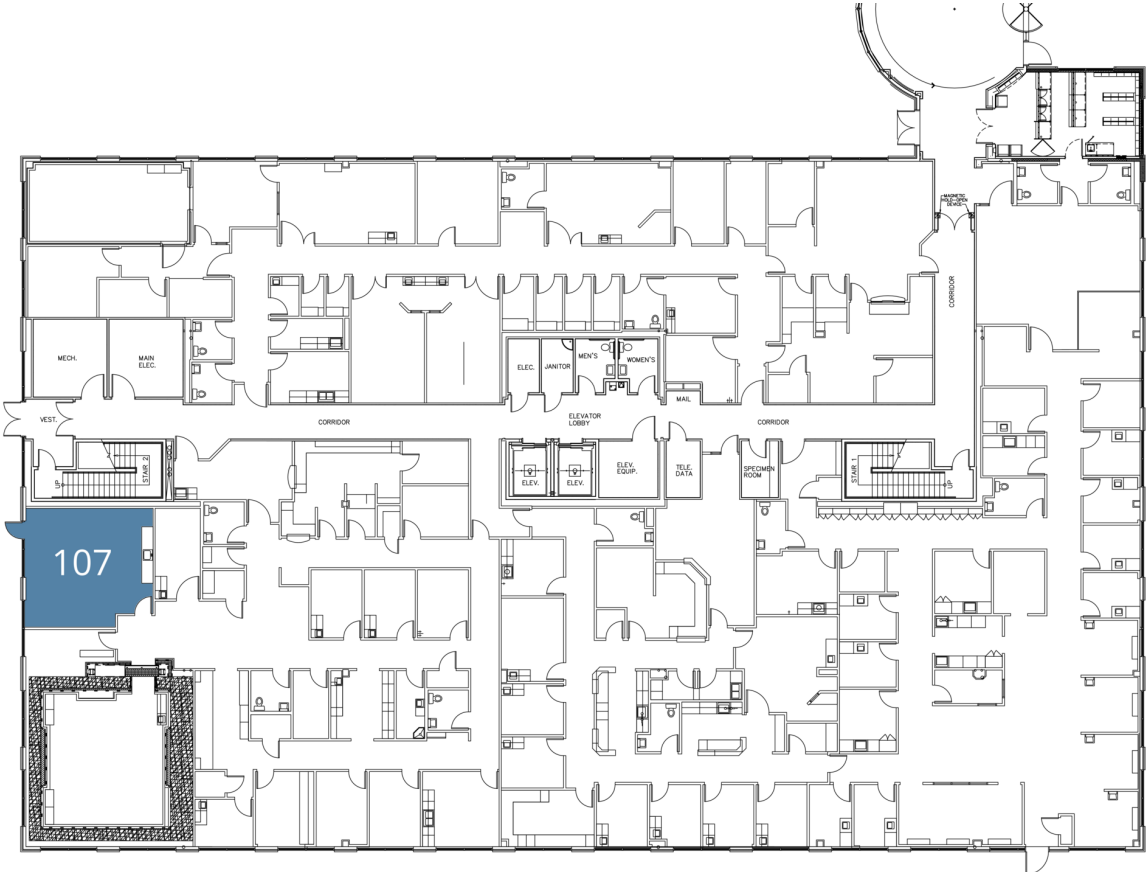
### Legend

Available

### Available Spaces

Suite	Size	Description
100	15,780 SF	Ambulatory Surgical Suite available for immediate occupancy
100B	1,463 SF	-



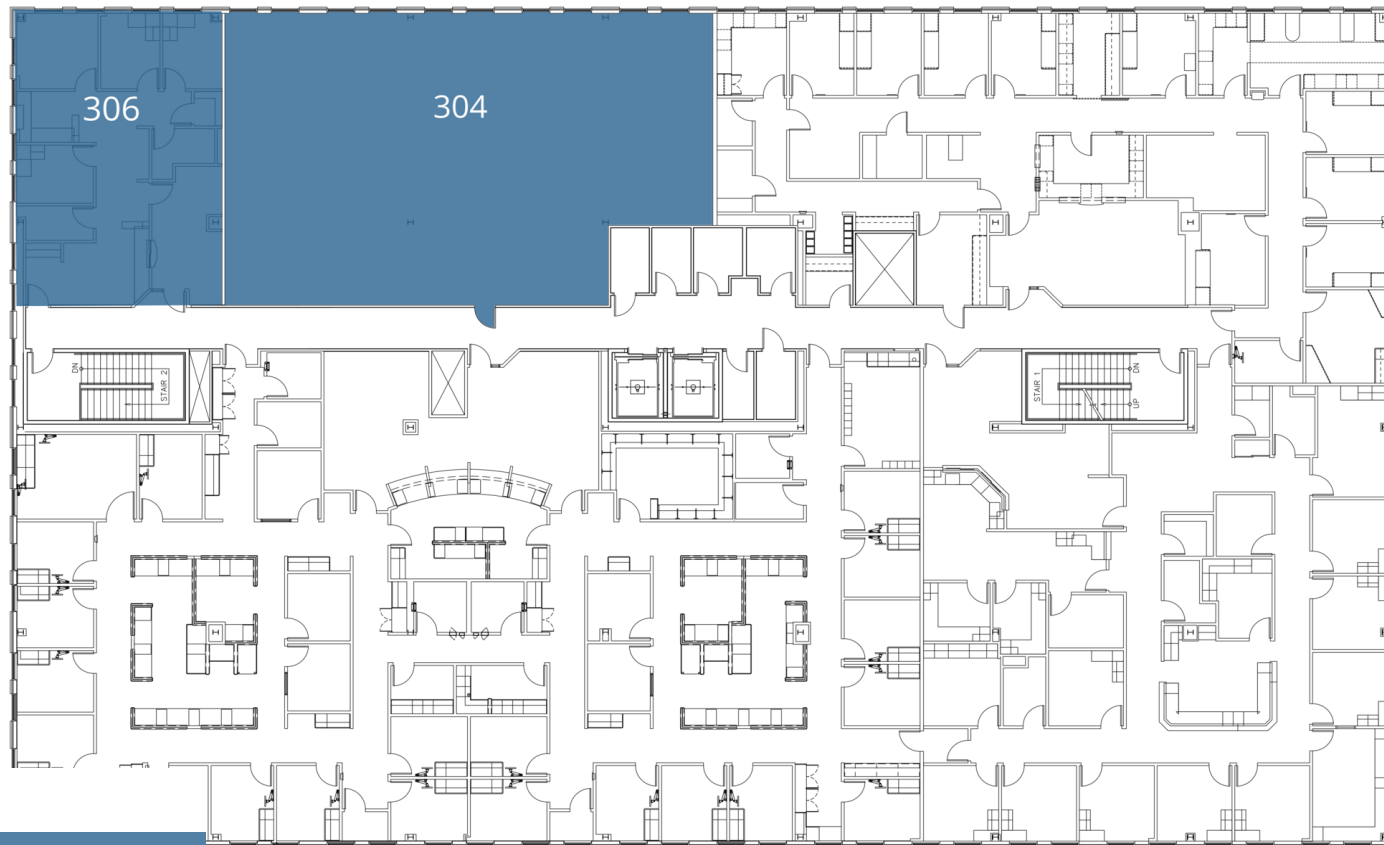


### Legend

Available

### Available Spaces

Suite	Size	Description
107	460 SF	-



## Legend

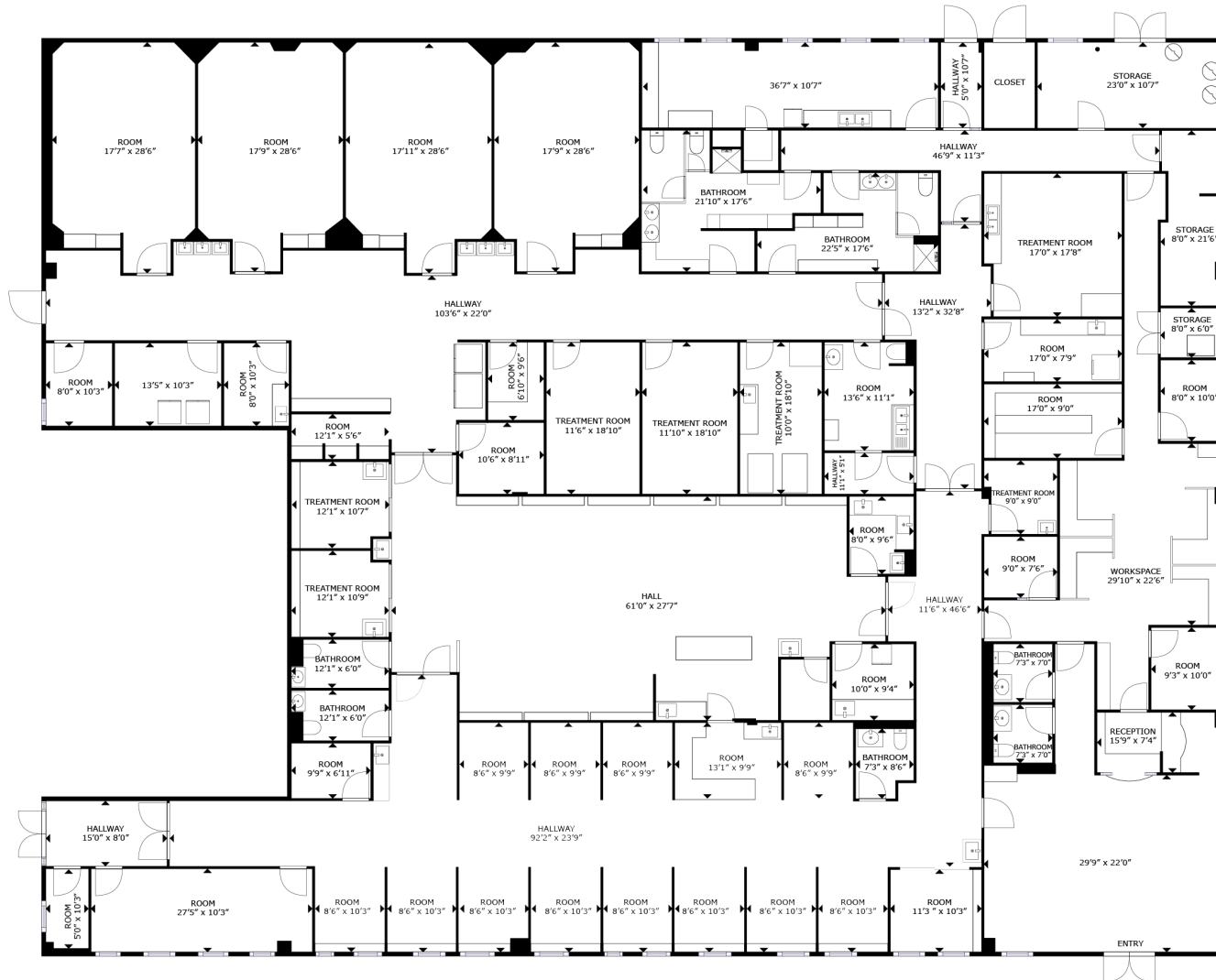
Available

## Available Spaces

Suite	Size	Description
304	2,001 SF	Currently in shell condition and ready to be built-out to your specific needs
306	1,416 SF	Fully built-out medical space ready for occupancy

# FLOOR PLANS

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100

15,780 RSF

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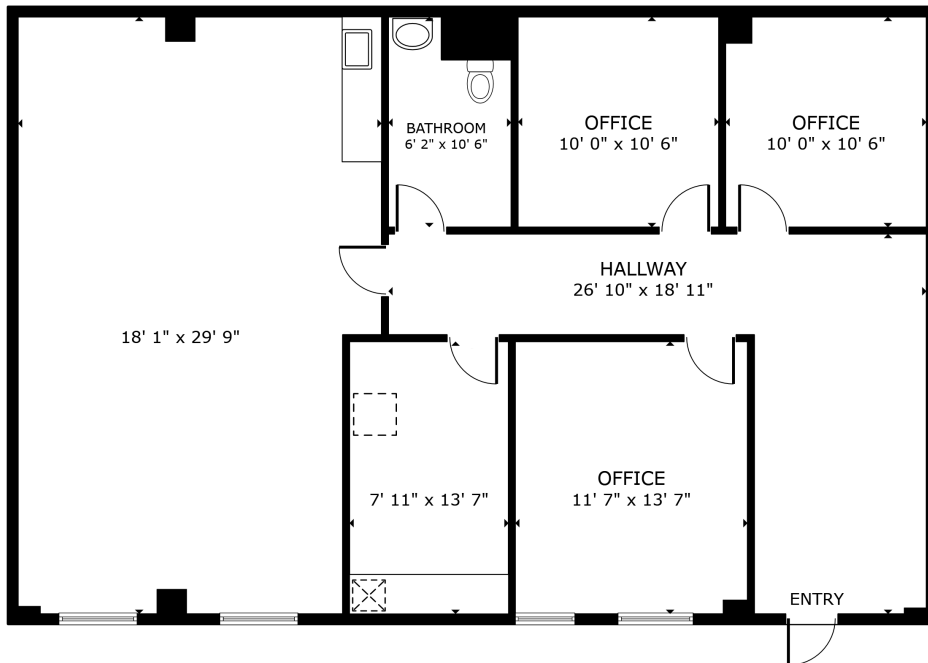
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# FLOOR PLANS

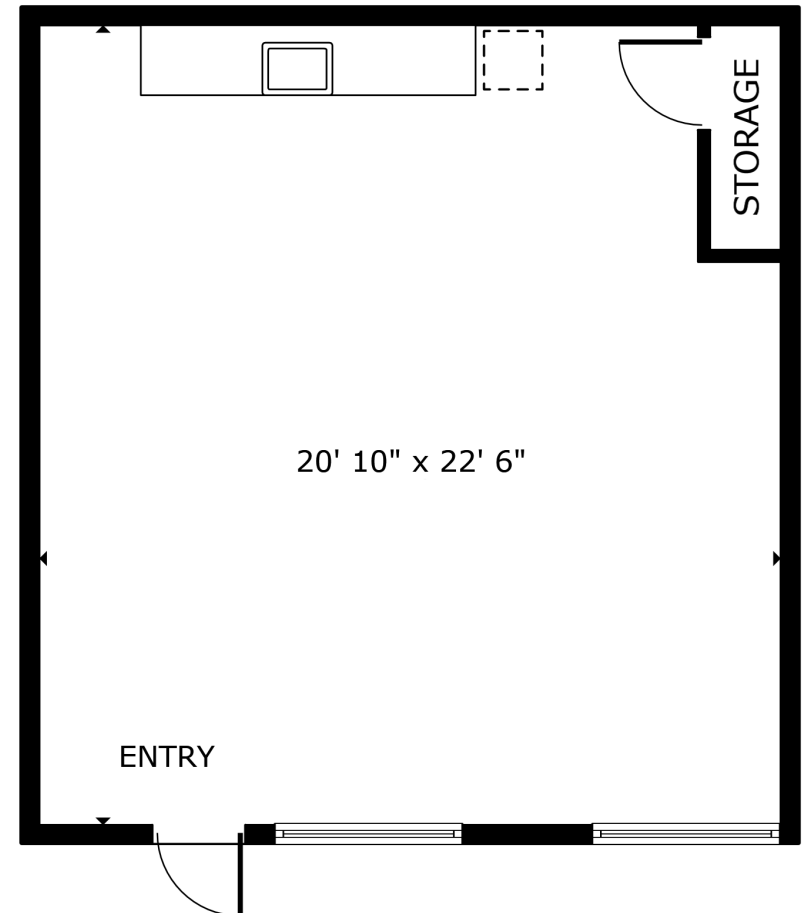
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100B

1,463 RSF

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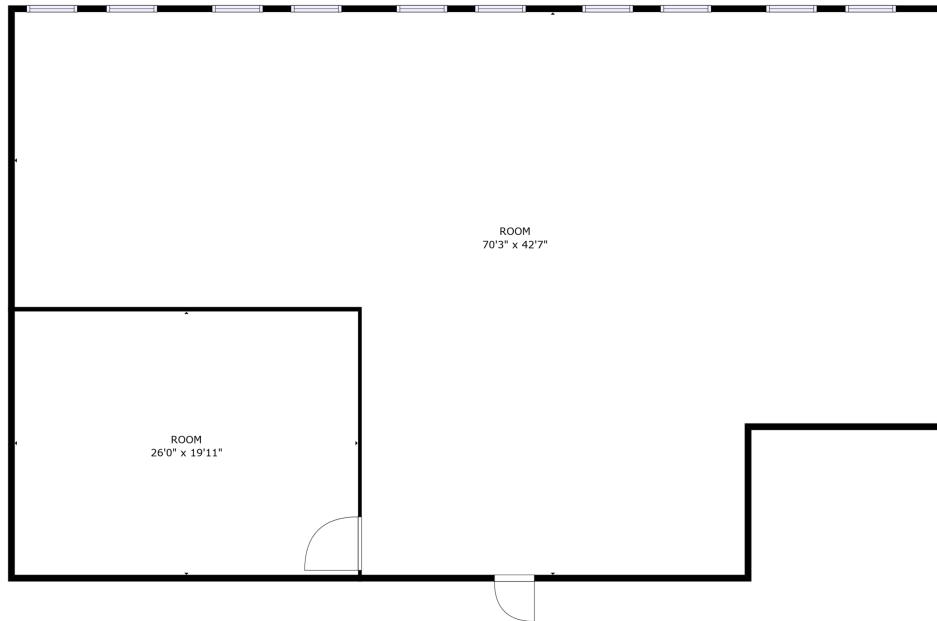
107

460 RSF



# FLOOR PLANS

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304

2,001 RSF

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306

1,416 RSF



# DEMOGRAPHICS MAP & REPORT



## Population

	1 Mile	5 Miles	10 Miles
Total Population	7,848	74,044	169,197
Average Age	54.2	40.3	38.1
Average Age (Male)	51.4	38.8	37.1
Average Age (Female)	54.9	41.3	38.8

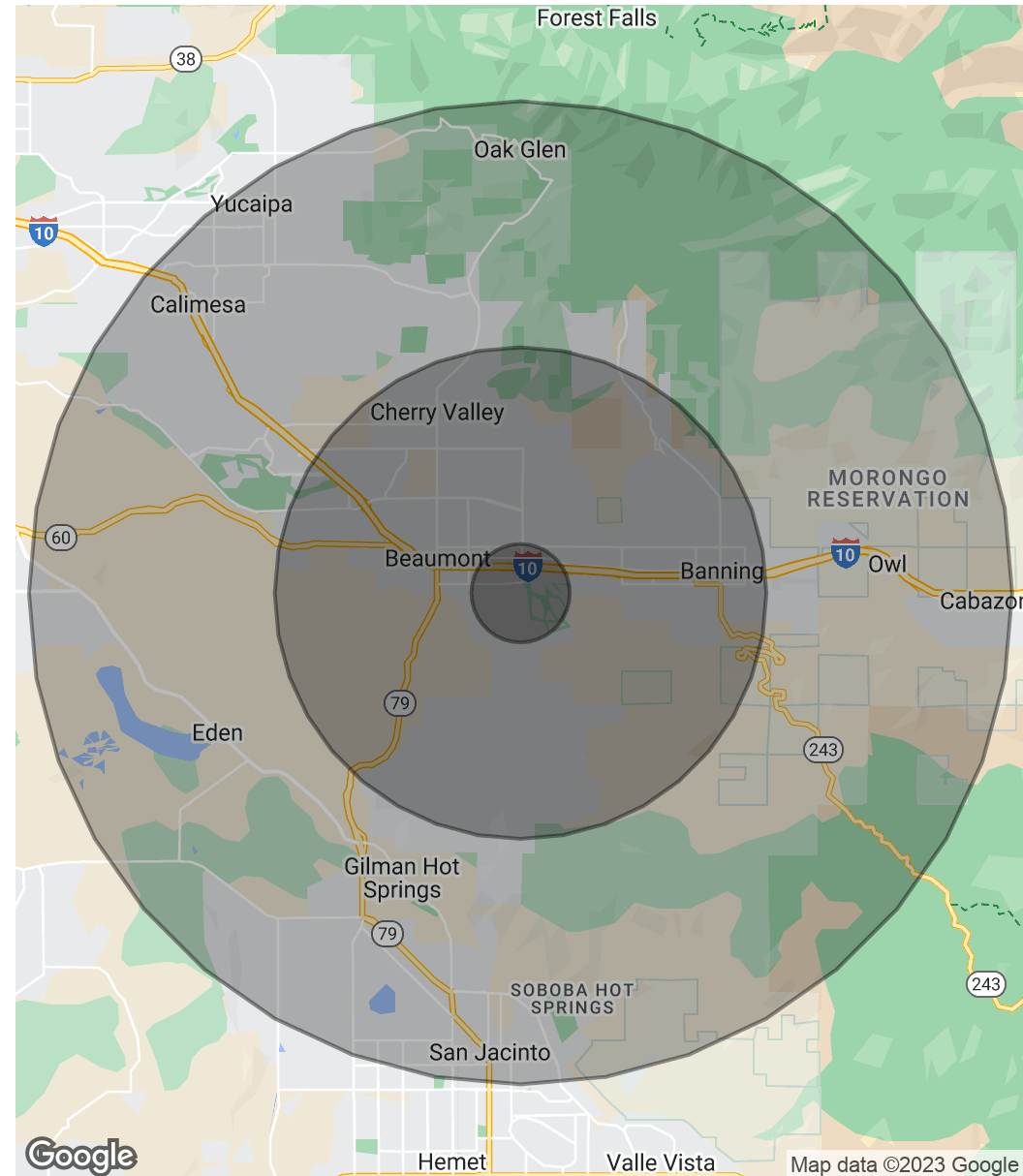
## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	3,726	25,990	58,470
# of Persons per HH	2.1	2.8	2.9
Average HH Income	\$79,735	\$76,270	\$75,816
Average House Value	\$292,988	\$282,395	\$287,404

## Race

	1 Mile	5 Miles	10 Miles
% White	68.8%	64.5%	66.4%
% Black	9.6%	8.5%	6.5%
% Asian	8.7%	5.4%	5.1%
% Hawaiian	0.1%	0.2%	0.1%
% American Indian	0.2%	1.4%	1.6%
% Other	7.4%	11.9%	12.0%

\* Demographic data derived from 2020 ACS - US Census



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