

OFFERING MEMORANDUM

# FOR SALE | ±6 AC OF VACANT LAND

FREEWAY ADJACENT | 6181 JOSHUA PALMER WAY, BANNING, CA 92220



SUBJECT  
PROPERTY



**PEAK**  
COMPANIES

**km** Kidder  
Mathews

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*Exclusively Listed by*

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**PEAK**  
COMPANIES

**km Kidder  
Mathews**

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SUBJECT  
PROPERTY

JOSHUA PALMER WAY

W RAMSEY ST

# INVESTMENT SUMMARY

*Section 01*

# THE *OFFERING*

*Kidder Mathews is pleased to offer the rare opportunity to acquire 6181 Joshua Palmer Way, Banning, CA 92220.*

Prime vacant land adjacent to the I-10 freeway and close vicinity to new retail / residential / employment developments.

ADDRESS	6181 Joshua Palmer Way, Banning, CA 92220
LOT SIZE	260,923 SF (5.99 Acres)
LISTING PRICE	\$6,000,000
PARCEL NUMBERS	419-112-016; 419-112-019; 419-120-025
ZONING	General Commercial

## LISTING HIGHLIGHTS

Vicinity of Joshua Palmer Way & N Highland Springs Ave

Newly developed corporate center nearby

Newly developed master planned communities nearby

Variety of retail / commercial uses available



**\$6M**  
LIST PRICE

**±6 AC**  
GROSS LAND SIZE

**GC**  
ZONING

# INVESTMENT SUMMARY

*Located in the heart of Banning, experiencing tremendous growth.*



SUNDANCE CORPORATE CENTER

ATWELL HOMES

Dutch Bros

SAN GORGONIO MEMORIAL HOSPITAL

SUBJECT PROPERTY

Davita

Food 4 Less

Jack In the box

Walgreens

Hampton Inn

VATER

Chevron

THE FARM HOUSE RESTAURANT

Mobil

Altura

BIG 5

ALDI

HomeGoods

ROSS DRESS FOR LESS

BEST BUY

Wienerschnitzel

CHIPOTE

Carl's Jr.

BR BASKIN-ROBBINS

HOBBY LOBBY

INTERSTATE 10

petco

N HIGHLAND SPRINGS AVE

usbank

GameStop

SUPERCUTS

TRAILER BIRDS HOT CHICKEN

BANK OF AMERICA

CHASE

PANDA EXPRESS

FIREHOUSE SUBS

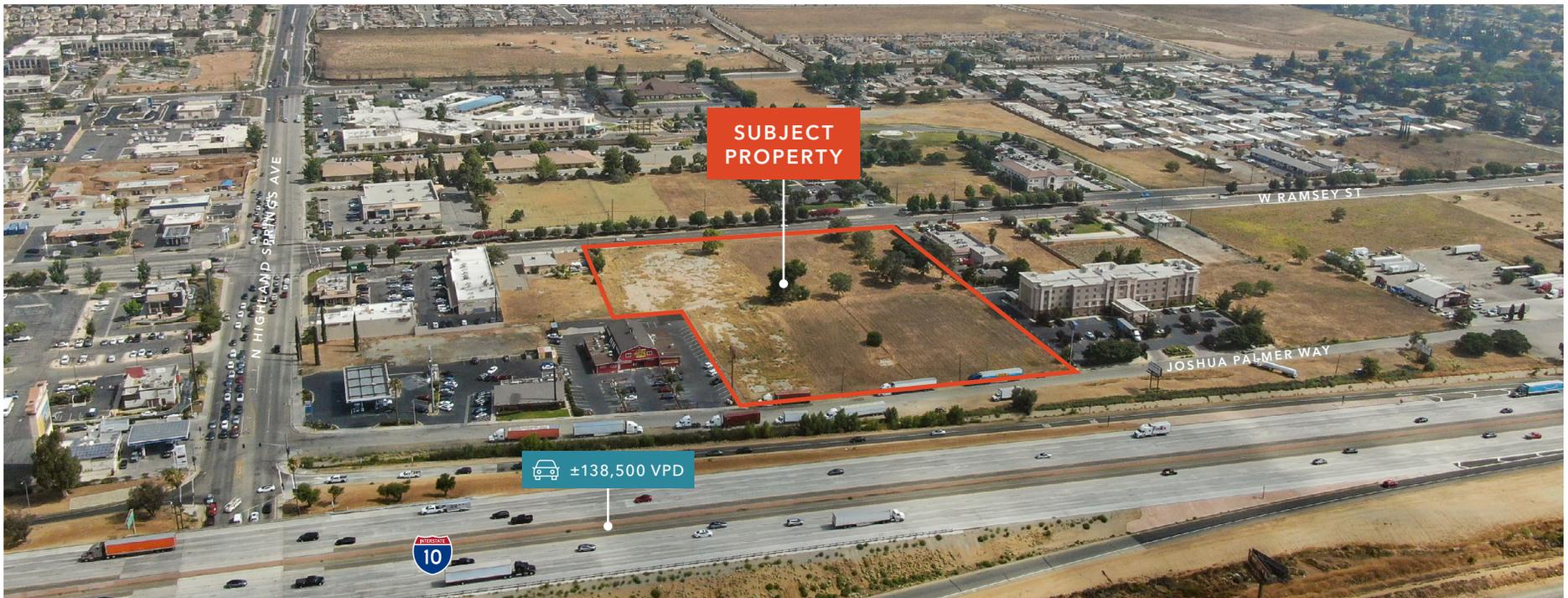
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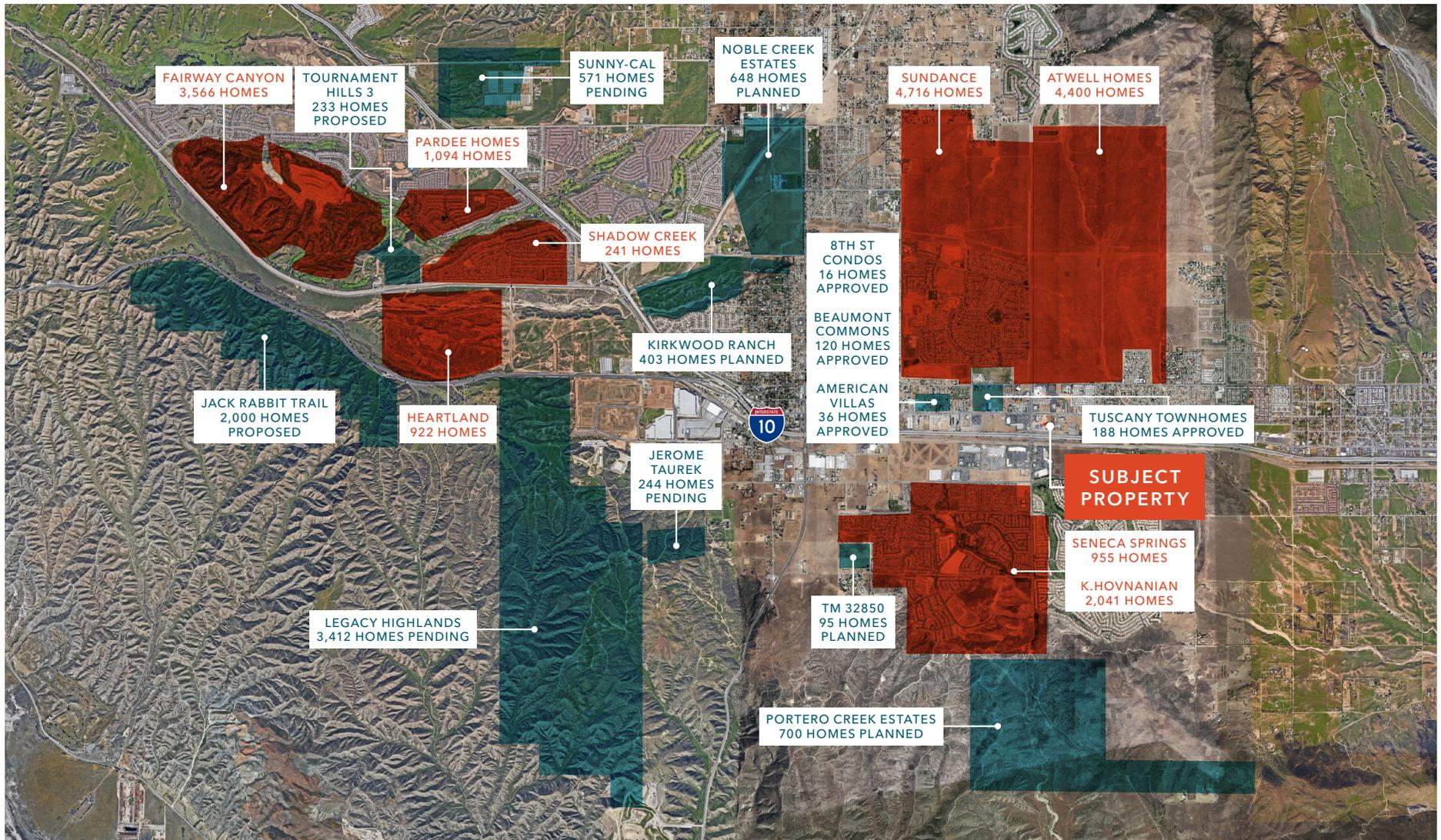
# INVESTMENT SUMMARY



# PROPERTY PHOTOS



# HOME MAP







# AREA OVERVIEW

*Section 02*

# BANNING, CA

Banning is situated in the San Geronio Pass, a narrow corridor between the San Bernardino Mountains to the north and the San Jacinto Mountains to the south. It's approximately 20 miles west of Palm Springs. The city's location makes it a gateway between the Inland Empire region and the Coachella Valley. Historically, Banning's economy has been tied to agriculture and

transportation due to its strategic location. Over time, it has seen growth in its residential population, retail, and tourism. Retail hubs, corporate offices, master-plan communities, and golf resorts have all been developed recently for the surrounding communities to enjoy with more developments underway. Residents can enjoy a mix of outdoor

activities from hiking and golf, to shopping at Cabazon Outlets. Banning is well-connected due to its historic role as a transportation hub. Interstate 10, a major east-west highway, passes through the city; and the nearby Palm Springs International Airport provides air travel options.



*Gateway between the  
Inland Empire region  
& the Coachella Valley.*

# DEMOGRAPHICS



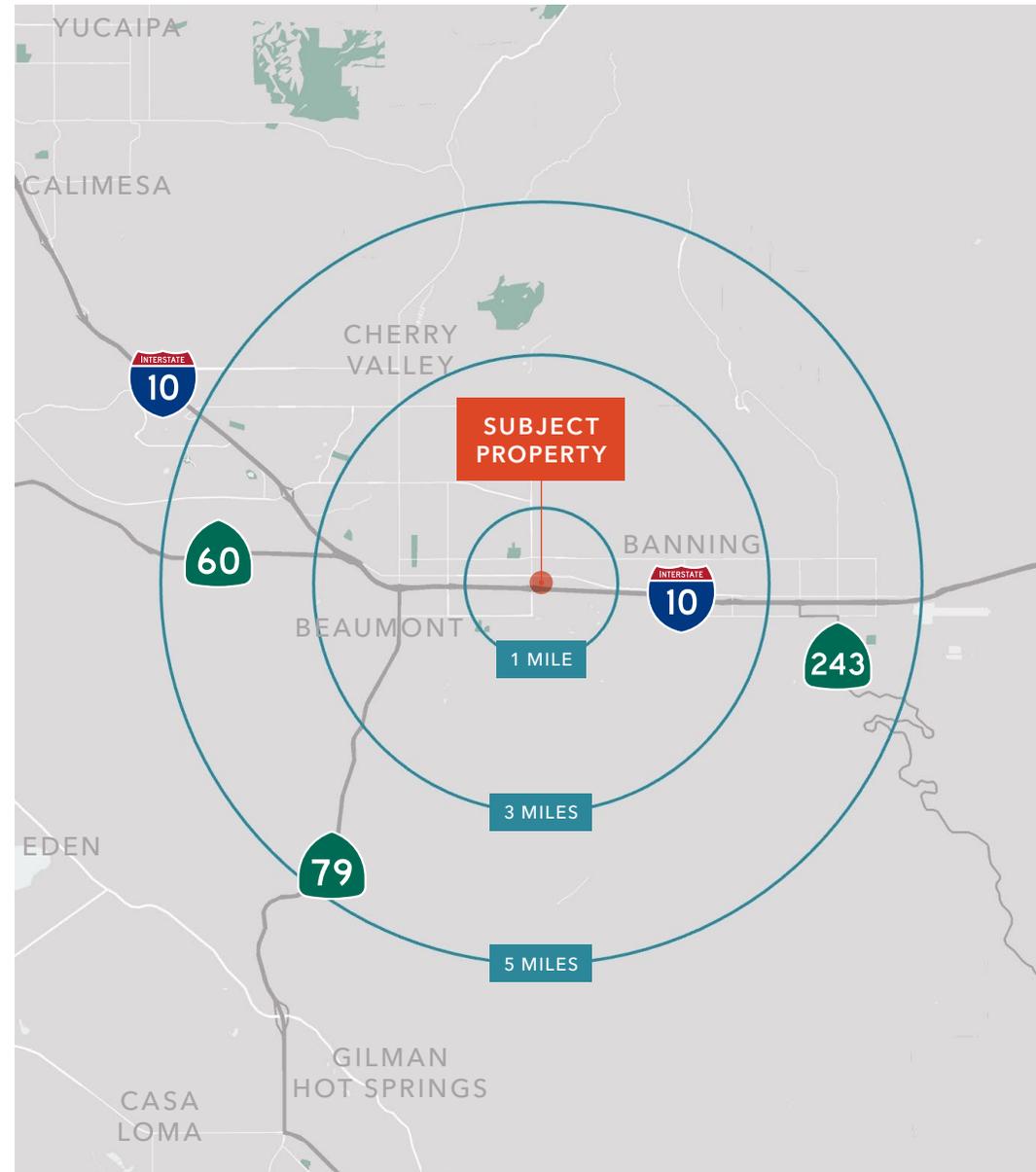
## Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,997	43,128	69,854
2020 CENSUS	9,232	54,869	85,330
2025 ESTIMATED	11,868	58,205	90,368
2030 PROJECTED	12,963	62,277	96,317



## Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$79,681	\$85,838	\$88,805
2030 MEDIAN PROJECTED	\$78,391	\$85,104	\$88,799
2025 AVERAGE	\$102,502	\$107,317	\$110,408
2030 AVG PROJECTED	\$102,793	\$107,784	\$111,493



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