

SUNDANCE CORPORATE CENTER

831 | HIGHLAND SPRINGS AVE
BEAUMONT | CA 92223

NEWLY BUILT MEDICAL OFFICES

2,000 - 29,715 SF AVAILABLE FOR SUBLEASE



CBRE

PROPERTY FEATURES



NEW CONSTRUCTION



ELEVATOR SERVED



ADJACENT TO SAN GORGONIO
MEMORIAL HOSPITAL



IMMEDIATE ACCESS TO I-10
FREEWAY



ON-SITE PHARMACY



10,000+ HOMES PLANNED IN
THE NORTHERN QUADRANTS



SUNDANCE CORPORATE CENTER
831 HIGHLAND SPRINGS AVE
BEAUMONT | CA 92223

NEWLY BUILT MEDICAL OFFICES AVAILABLE FOR SUBLEASE

FLOOR PLAN

FIRST FLOOR

15,252 SF



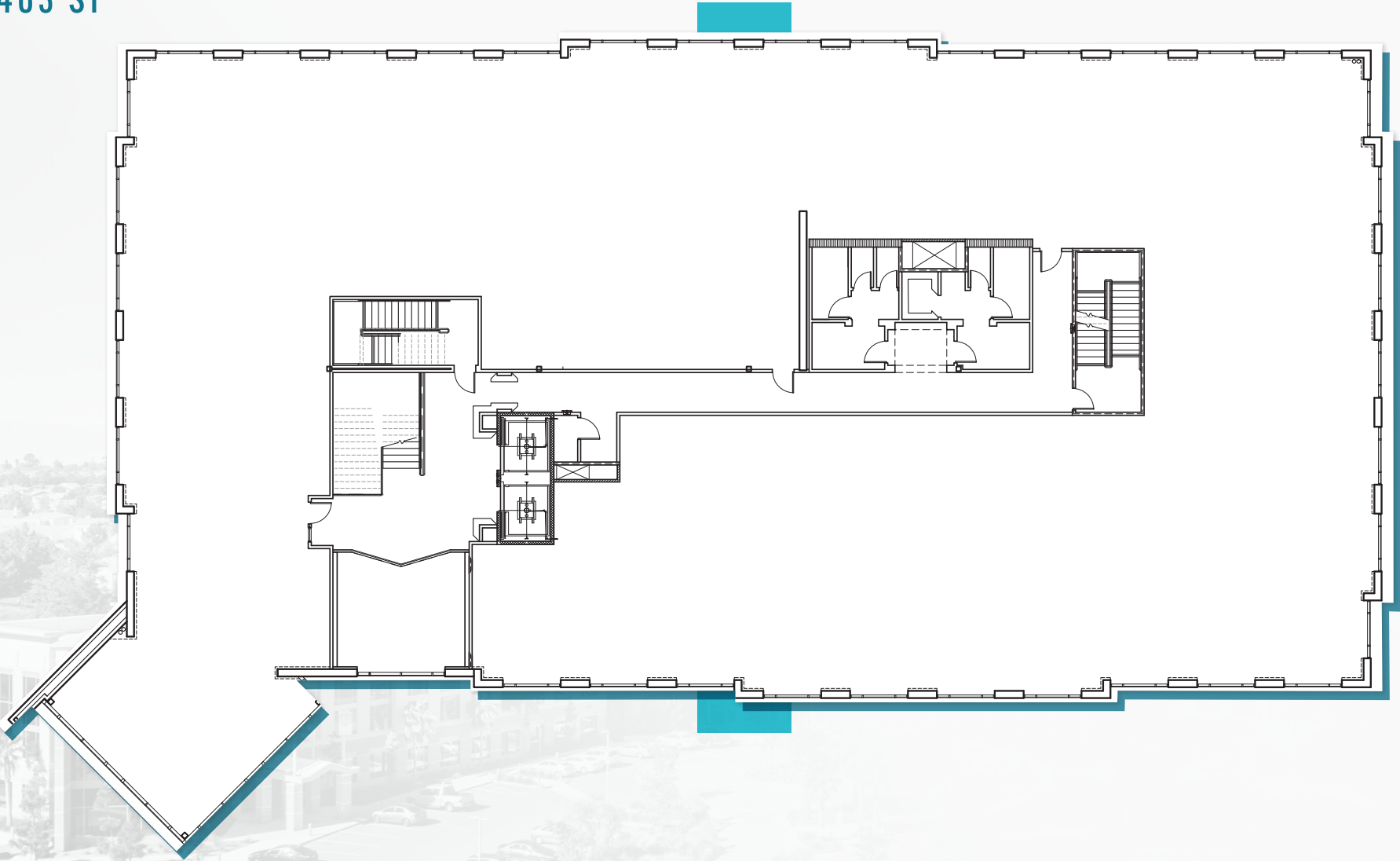
NEWLY BUILT MEDICAL OFFICES AVAILABLE FOR SUBLEASE

SUNDANCE CORPORATE CENTER
831 | HIGHLAND SPRINGS AVE
BEAUMONT | CA 92223

FLOOR PLAN

SECOND FLOOR

14,463 SF



NEWLY BUILT MEDICAL OFFICES AVAILABLE FOR SUBLEASE

SUNDANCE CORPORATE CENTER
831 | HIGHLAND SPRINGS AVE
BEAUMONT | CA 92223

DEMOGRAPHICS

2022 Population – Current Year Estimate

3 Miles	59,583
5 Miles	90,780
7 Miles	106,399

2022 Average Household Income

3 Miles	\$95,327
5 Miles	\$98,934
7 Miles	\$104,683

2022 Daytime Population

3 Miles	49,467
5 Miles	74,277
7 Miles	84,427

2022 Median Age

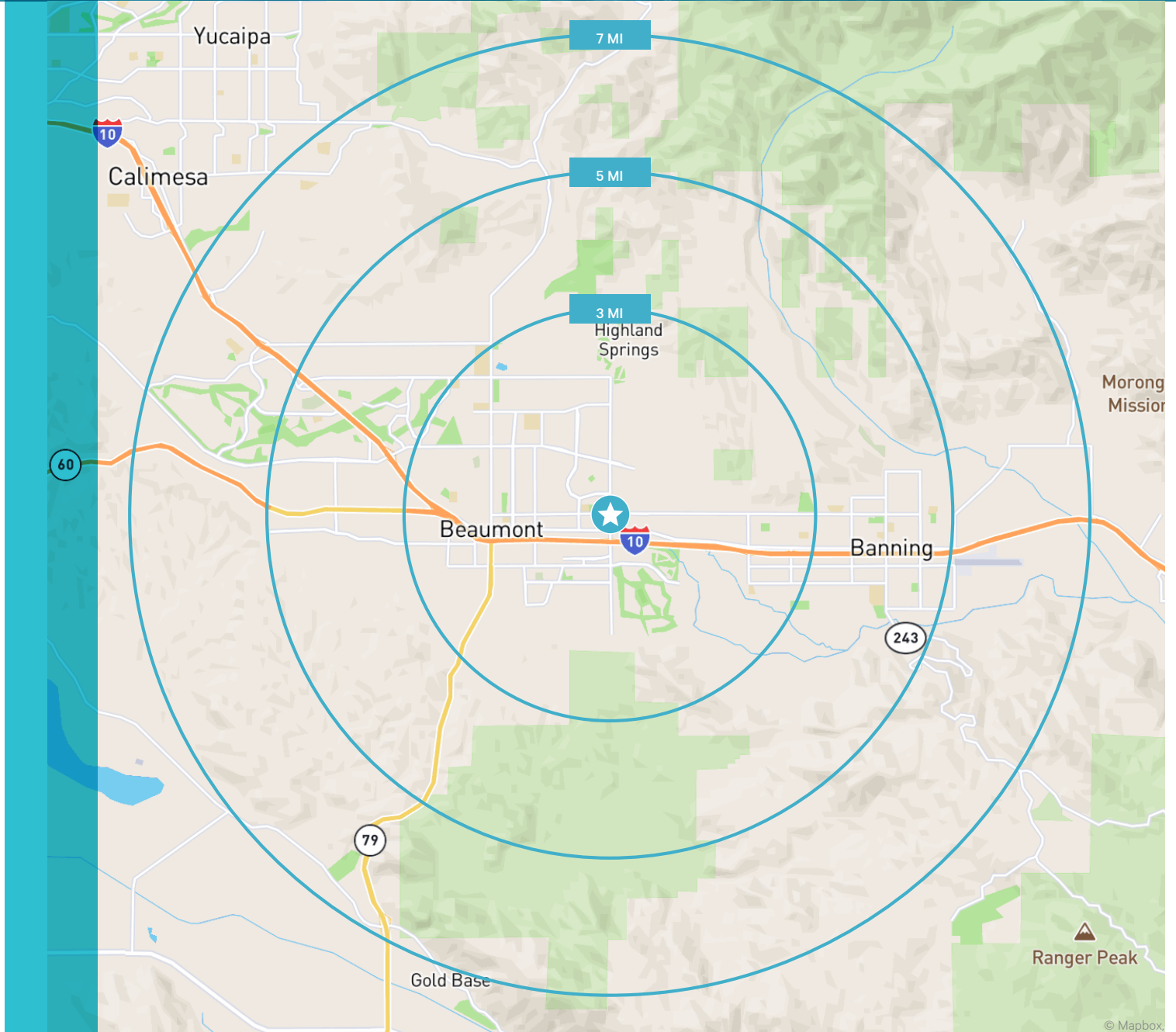
3 Miles	44
5 Miles	41.9
7 Miles	41.7

55+ Population

3 Miles	39.90%
5 Miles	37.00%
7 Miles	36.30%

2022 Households

3 Miles	21,161
5 Miles	31,412
7 Miles	36,583



SUNDANCE CORPORATE CENTER

831 | HIGHLAND SPRINGS AVE
BEAUMONT | CA 92223



2,000 - 29,715 SF AVAILABLE FOR SUBLEASE

FOR MORE INFORMATION, PLEASE CONTACT

JOHN SCRUGGS

First Vice President

Lic. 01796826

+1 949 842 5897

john.scruggs@cbre.com

JOHN OIEN

Senior Vice President

Lic. 01218278

+1 909 418 2135

john.oien@cbre.com

DANIEL NABAVI

Senior Associate

Lic. 02069315

+1 714 225 7429

daniel.nabavi@cbre.com

CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.