

SUN LAKES VILLAGE

ANCHOR SPACE AVAILABLE FOR LEASE

300 South Highland Springs Avenue, Banning, CA 92220

**±20,000 SF
AVAILABLE**



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AERIAL



PROPERTY OVERVIEW



HIGHLIGHTS

- The property has an excellent mix of necessity based retail and high performing category leaders, some of which include Albertson's, PetSmart, Boot Barn, Chipotle, US Bank and Carl's Jr.
- The property benefits from its visibility from its location on the highly trafficked, signalized corner of South Highland Springs Ave (±32,796 CPD) which is one of the most highly traveled thoroughfares within Banning. It is also near the I-10 Fwy (±141,074 CPD) on/off Ramp which results in being a frequent stopping point for people driving from Los Angeles and Orange County to the Coachella Valley.
- The property is directly across the street from San Geronio Hospital and has excellent freeway visibility with a 65-foot Freeway Pylon and a prominent Monument Sign on Highland Springs Ave which is available to the potential tenant.
- The Beaumont and Banning trade area has been experiencing tremendous home growth with more than 7,000 built and expected new development of 5,000+ homes more planned or under construction by national home builders including Tri Pointe, Diversified Pacific, and Vintage Stone Eagle, LLC. This residential growth has reignited retail momentum as quality retailers including Pet Smart, Boot Barn, Smart & Final, ALDI, In-N-Out Burger, & Planet Fitness have committed to the market.
- Sun Lakes Village's location is ideal with direct access to most of Banning and Beaumont's residential communities, further distinguishes itself as one of the major retailer hubs in the submarket.

SITE PLAN



TRADE AREA MAP



SIGNAGE OPPORTUNITIES



Monument Sign



Pylon Sign

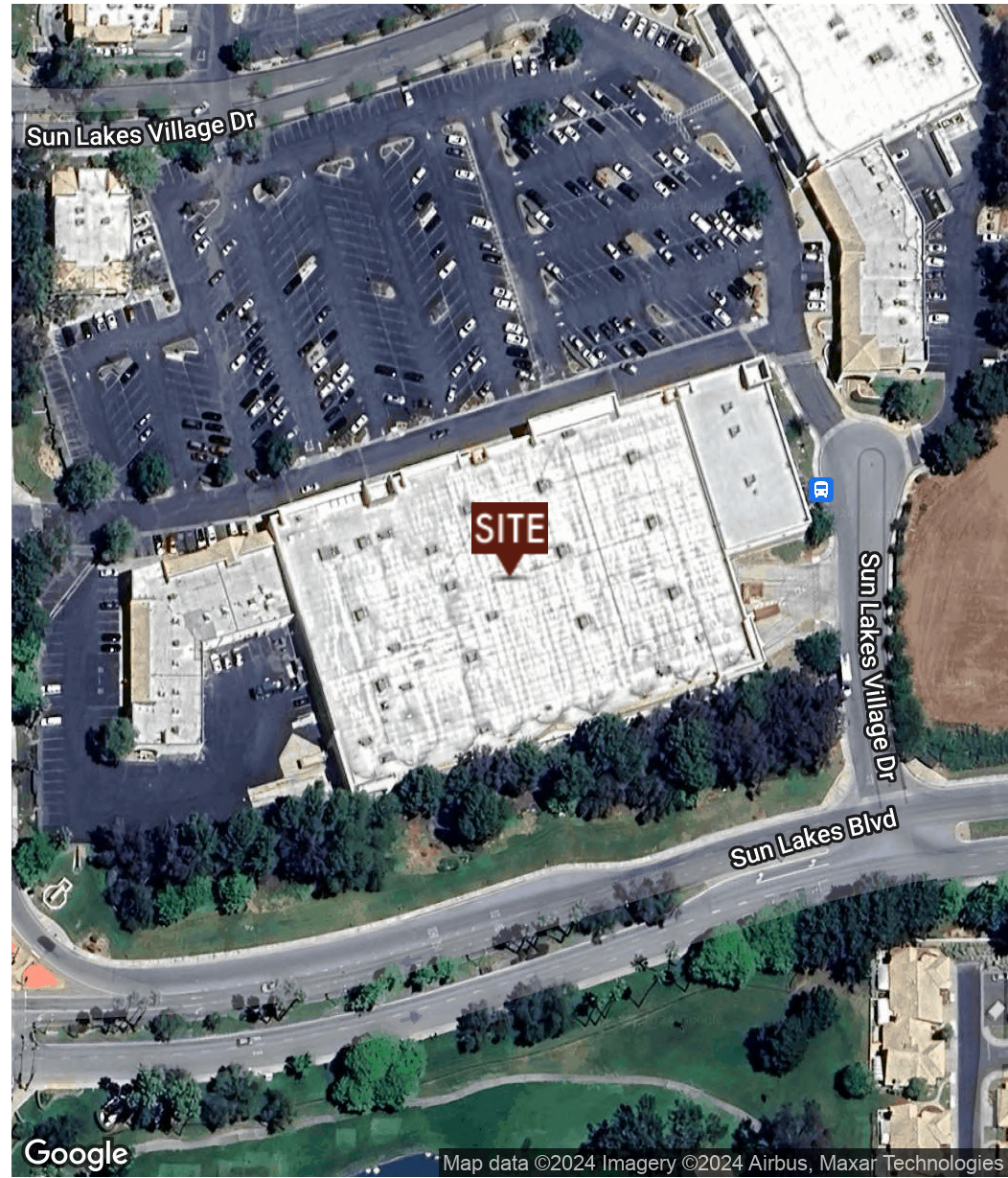
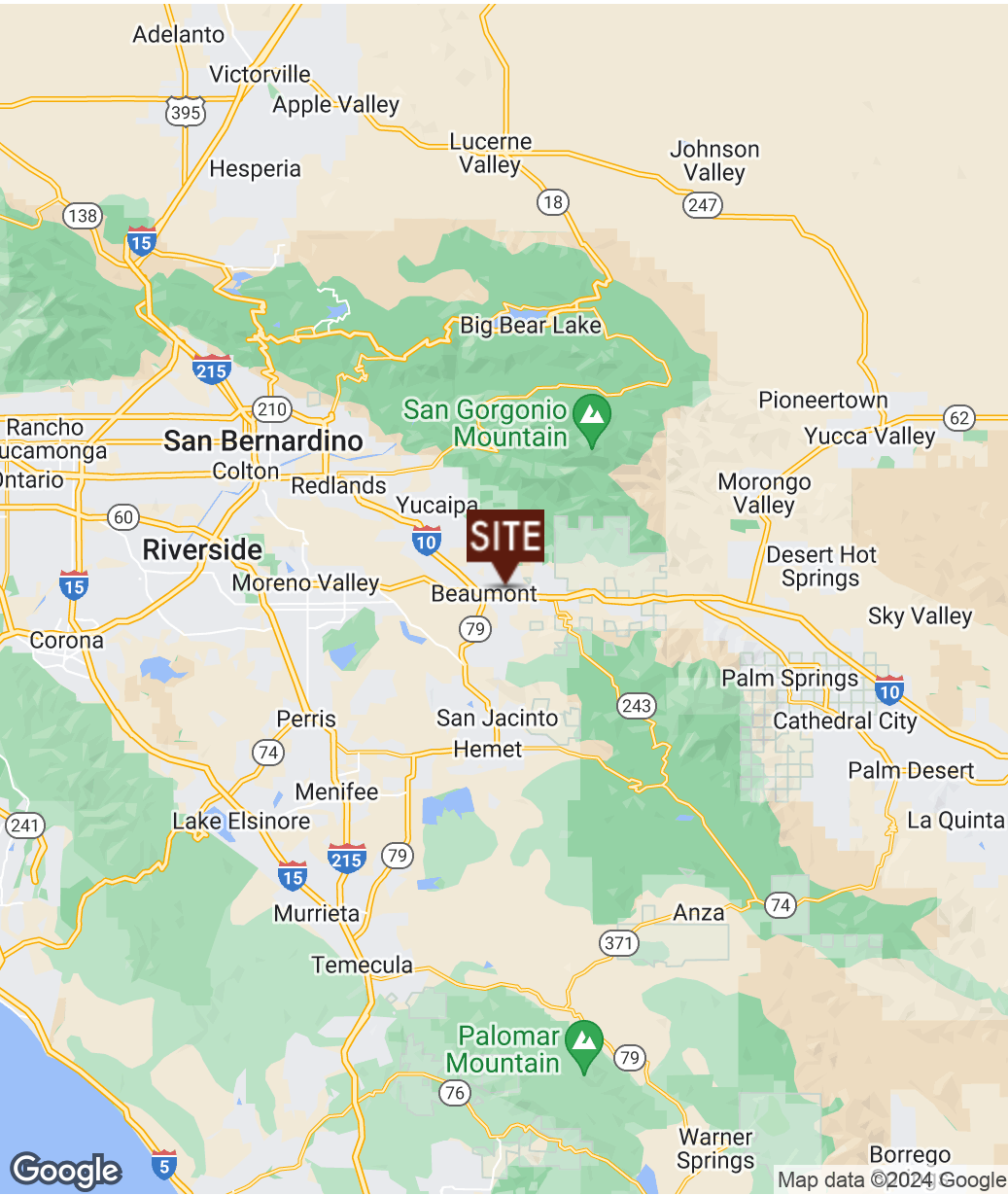


Building Facade

CO-TENANTS



LOCATION MAPS



DEMOGRAPHICS

	10 min	15 min	20 min
<u>POPULATION</u>			
2023 Total Population	75,882	96,709	144,117
2023 Median Age	38.2	37.8	37.3
2023 Total Households	26,005	32,752	49,417
2023 Average Household Size	2.9	2.9	2.9
<u>INCOME</u>			
2023 Average Household Income	\$103,190	\$107,332	\$111,860
2023 Median Household Income	\$85,023	\$89,479	\$89,698
2023 Per Capita Income	\$35,469	\$36,456	\$38,466
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	1,646	2,278	3,725
2023 Total Employees	22,519	28,266	37,191

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