

*For Sub-Lease!*

**AVAILABLE**

PRIVATE  
PROPERTY

wic

WIC

CAUTION

WOMEN, INFANTS & CHILDREN

NO PARKING



**3055 W. Ramsey St. #B, Banning, CA 92220**

KW Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 [info@sqftlocal.com](mailto:info@sqftlocal.com)





*Offered for:* \$1.50psf + MG Modified Gross

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*Mostly Open Floor:*

2,998sf; a former WIC local agency office. Features include laminate flooring, several large open floor areas, pocket offices, storage rooms, two restrooms, drop ceiling and a wall mounted drinking fountain.

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*Traffic Counts:* CPD:  $\pm$  134,706 - @ I-10 Freeway/Sunset Ave.  
CPD:  $\pm$  15,338 - @ W. Ramsey St/Sunset Ave.

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- Total Available Space: 2988sf Freestanding Office/Retail; 37,897sf Lot/.87ac
- Zoned: HSC Highway Service Commercial
- APN: 538-181-012-0000 with Frontage on W. Ramsey St (1-Curb Cut); Parking Spaces - 58. Monument & Building Signage.
- 2024 Average Household Income: \$77,336; Population: 44,738 , Daytime Employees: 10,751 - Within 3-Miles
- Conveniently located off the I-10 Freeway Sunset Avenue exit on highly trafficked Ramsey Avenue with easy freeway ramp access at the adjacent signalized corner; surrounded by area local amenities. Only 2-miles from San Geronio Memorial Hospital, with both a patient base as well as the greater Inland Empire and Coachella Valley. This suite is ideal for Office/Professional Medical/Retail/Fitness - all uses are welcome to inquire. \*Must verify own zoning & use with City of Banning.

*Local Map & Summary:*

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