

For Sale!



89 N. San Geronio Ave, Banning, CA 92220

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



Offered for: \$769,000

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I-10 Freeway

W Ramsey St

N San Geronimo Ave



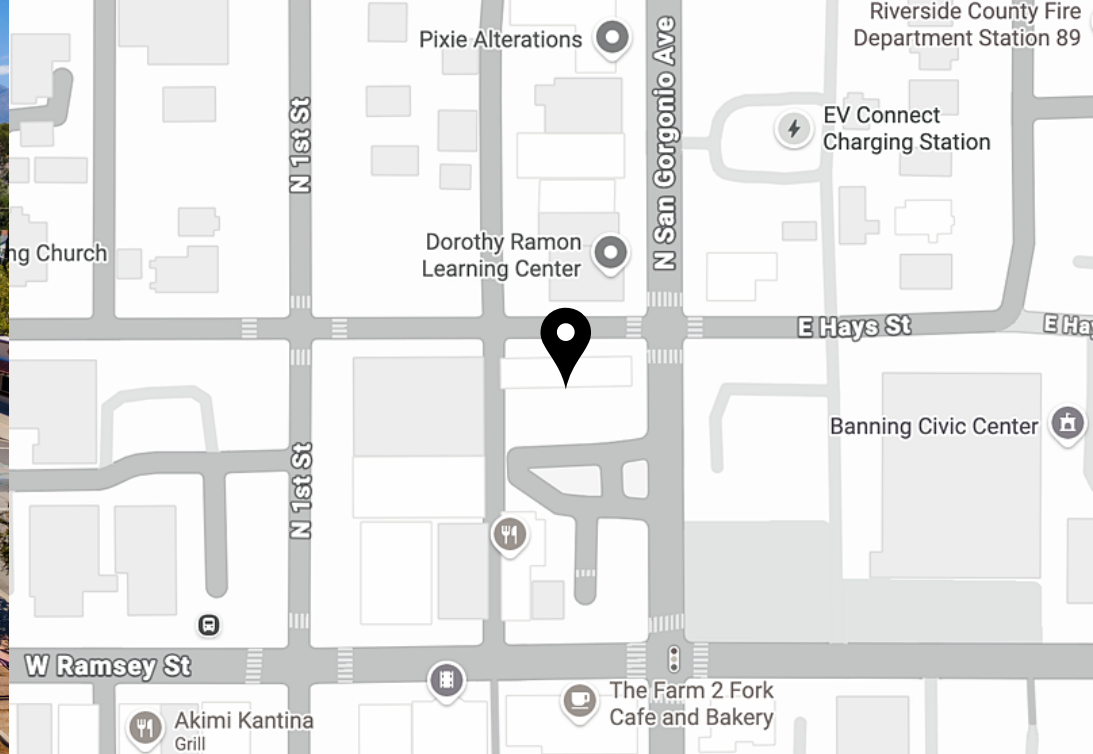
Traffic Counts:

CPD: $\pm 3,390$ - @ W Ramsey St/George St

CPD: $\pm 13,534$ - @ W Ramsey St/Martin St

CPD: $\pm 129,990$ - @ I-10 Freeway/8th St

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- Total Available Space: 3600sf Freestanding Retail (5-Units) with a 2-Parcels 6097sf/.14ac
- Zoned: DC - Downtown Commercial; City of Banning
- APN: 540-168-003, 540-168-010; Year Built: 1964
- 2024 Median Household Income Within 3-Miles: \$61,441
- Nicely Updated, Immediate Income, Value-Add Opportunity and Located Within An "Opportunity Zone"
- The property is currently occupied by a diverse mix of commercial and residential uses, including a street front candy shop, barber shop, engineering office, one vacant retail/office suite, and a 2nd floor studio apartment; all month-to-month. Strategically positioned in Banning's established Downtown Commercial District, in close proximity to the I-10 Freeway and local area amenities.

Local Map & Summary:

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