

494

494 4TH ST
BANNING, CA 92220

For Lease



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For
Lease

W Lincoln ST

1,500 SF
Garage Bay

2,500 SF Office

2.49 Acre
Fenced Yard

4th St

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

494 4th St, Banning, CA 92220 offers a fully fenced and paved 2.49-acre industrial yard with approximately 2,500 SF of office space and a 1,500 SF garage bay. The property features electric gated access and industrial zoning, making it well suited for trucking, towing, contractor yard, vehicle storage, and other industrial uses. Conveniently located near Estes and the I-10 Freeway with easy freeway access. APN: 540-250-045.

PROPERTY HIGHLIGHTS

- 2.49 Acres of Fully Fenced and Paved Yardage
- 2,500 SF of Office Space | 1,500 SF Garage Bay
- Electric Gate | Near Estes and the I-10 Freeway
- Strategically located near the I-10 Freeway with excellent regional connectivity
- Industrial zoning permits a variety of uses, including trucking, towing, contractor yards, vehicle storage, and other industrial uses. All parties to verify permitted uses

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	2.49 Acres
Building Size:	2,500 SF Office - 1,500 SF Garage

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	416	1,108	2,989
Total Population	1,395	3,553	9,527
Average HH Income	\$75,419	\$70,067	\$69,454

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LOCATION DESCRIPTION

Strategically located near the I-10 Freeway with excellent regional connectivity throughout the Inland Empire and Southern California. The property is situated near Estes and the SKECHERS distribution center within an established industrial and logistics corridor, providing convenient access for trucking, distribution, and transportation operations.



Complete Highlights



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Additional Photos



**For
Lease**

**2.49 Acre
Fenced Yard**

**1,500 SF
Garage Bay**

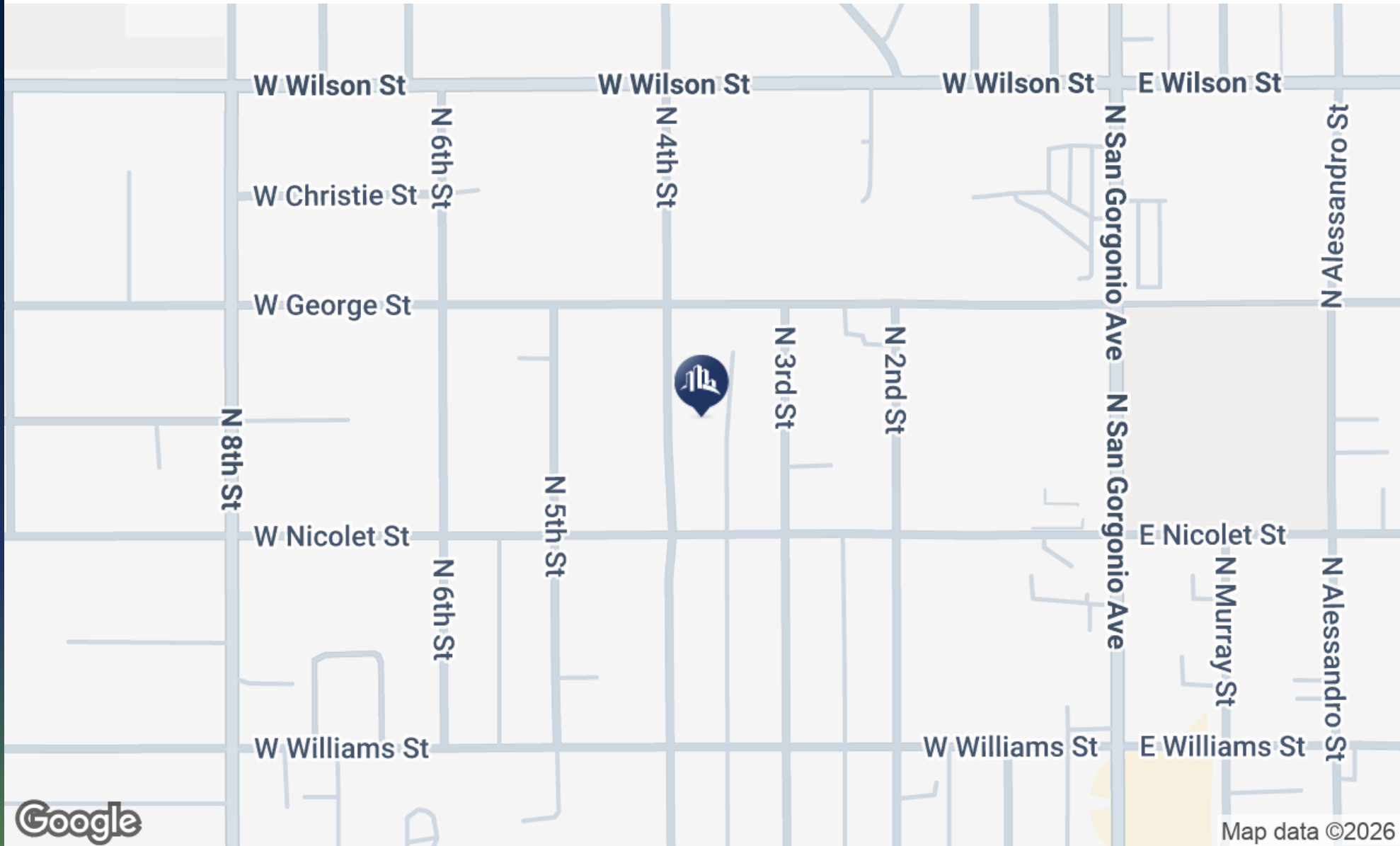
2,500 SF Office

4th St

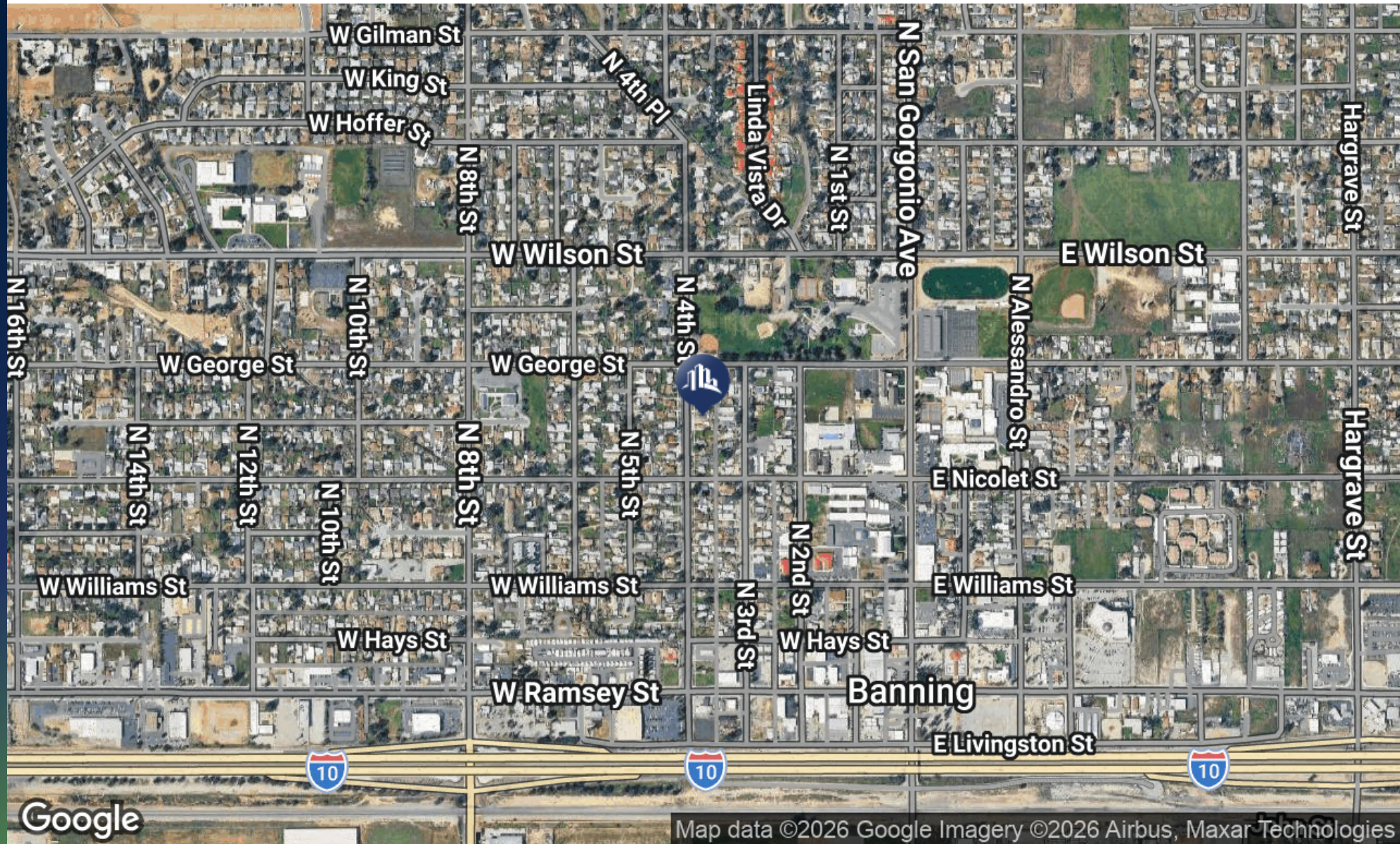
SECTION 2

LOCATION INFORMATION

Location Map



Aerial Map



**For
Lease**

**2.49 Acre
Fenced Yard**

**1,500 SF
Garage Bay**

2,500 SF Office

4th St

SECTION **3**

DEMOGRAPHICS

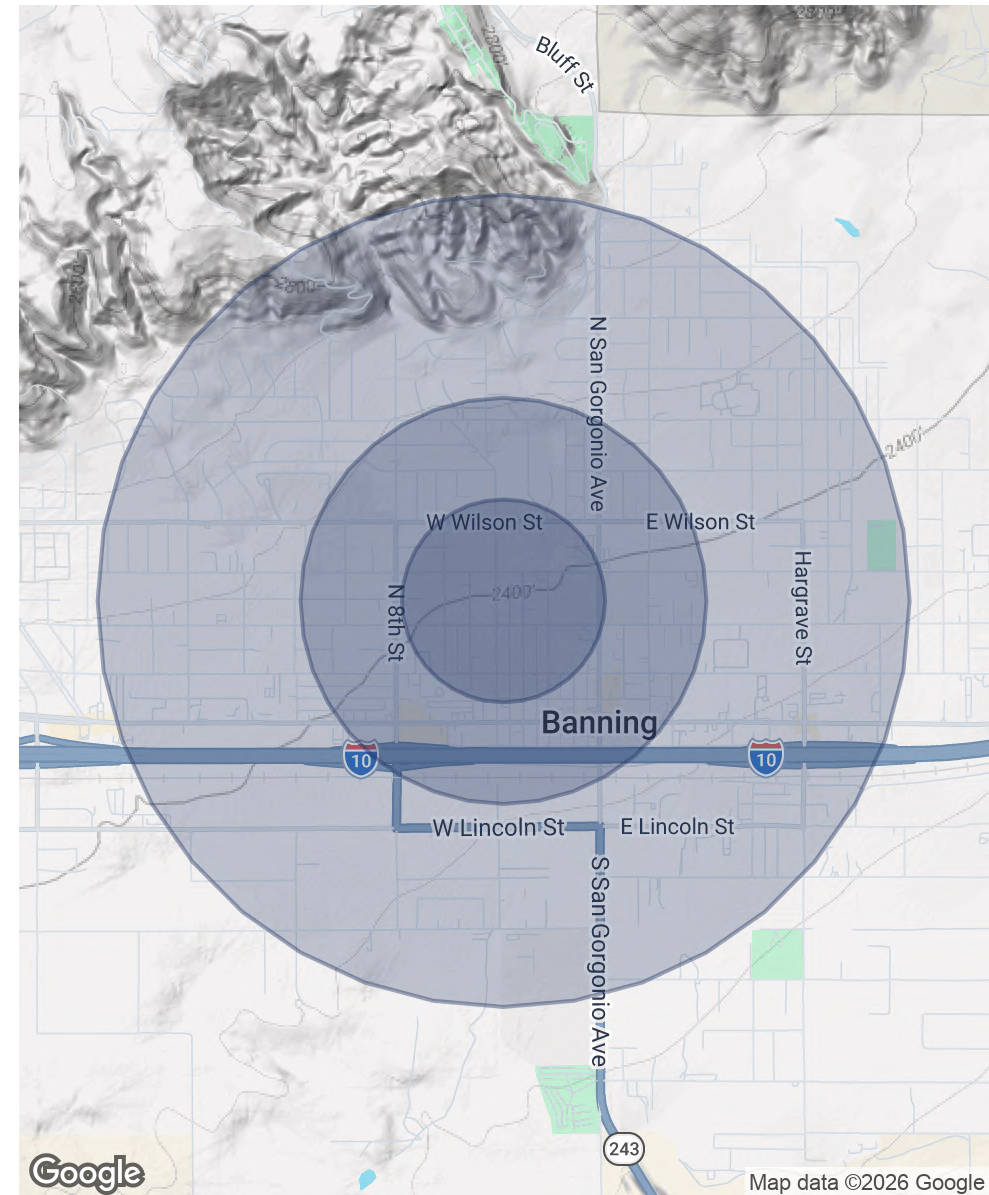
Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,395	3,553	9,527
Average Age	27.9	29.2	30.2
Average Age (Male)	28.0	28.9	29.4
Average Age (Female)	27.2	29.3	31.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	416	1,108	2,989
# of Persons per HH	3.4	3.2	3.2
Average HH Income	\$75,419	\$70,067	\$69,454
Average House Value	\$308,719	\$268,923	\$272,517

2023 American Community Survey (ACS)



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