

OFFERING MEMORANDUM





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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ECRE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ECRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ECRE has not verified, and will not verify, any of the information contained herein, nor has ECRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



OFFERING

PRICE **\$750,000**

LAND SIZE **25,700 SF**

ENTITLED **±2,336 SF of Retail**

PROPERTY SPECIFICATIONS

Built-To-Suit **Zendejas Restaurant**

ADDRESS **SW of Beaumont Ave and 1st St, Beaumont, CA 92223**

Excellent Opportunity for Investors, Builders, Developers



INVESTMENT HIGHLIGHTS

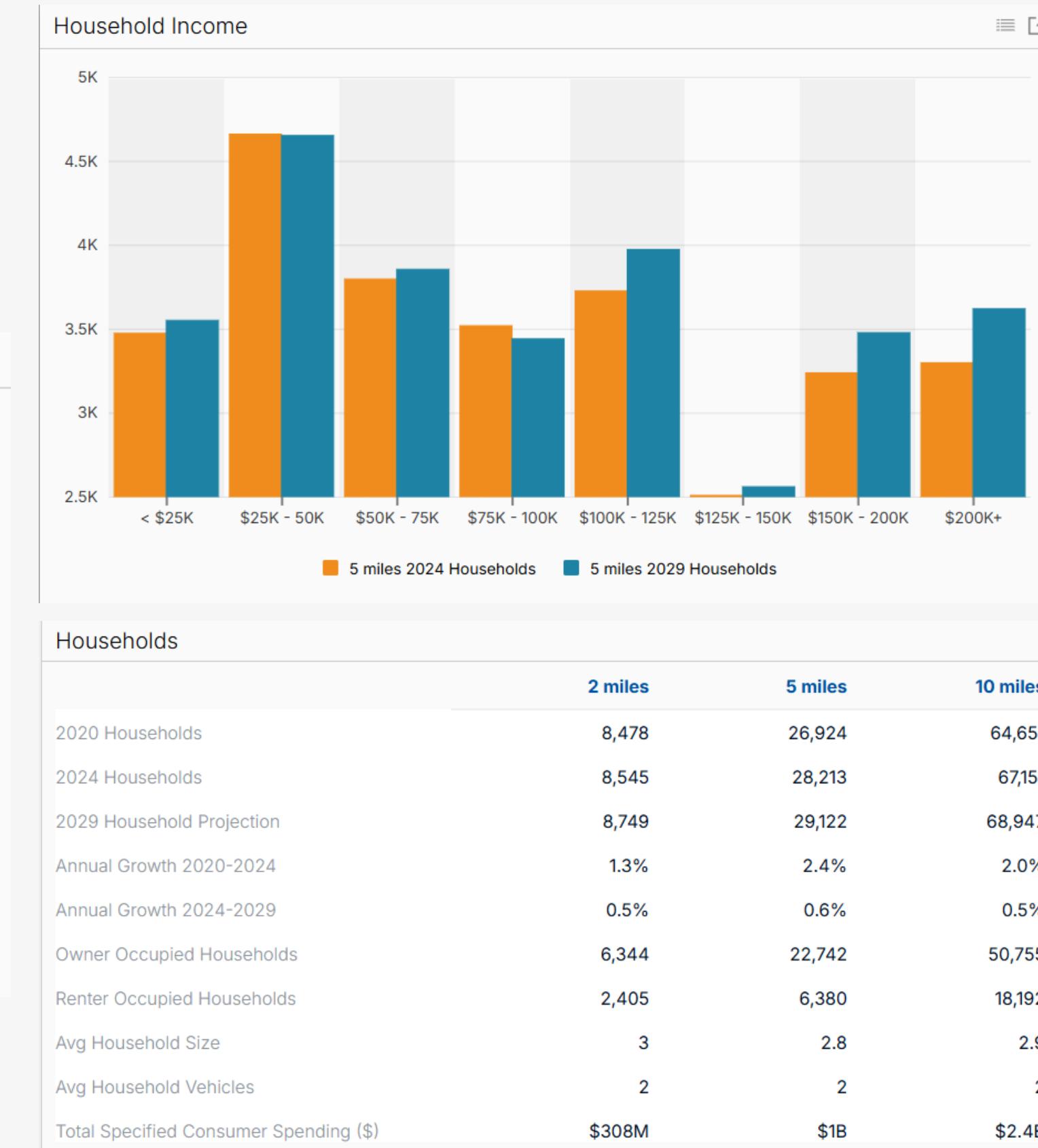
- 25,700 SF Available Entitled Land for ±2,336 SF of Retail
- Built-To-Suit Lease in Place with Zendejas Restaurant Excellent Opportunity for Investors, Builders, Developers
- Fully Entitled Retail Pad with A Well-Known Restaurant Tenant Secured



DEMOGRAPHIC

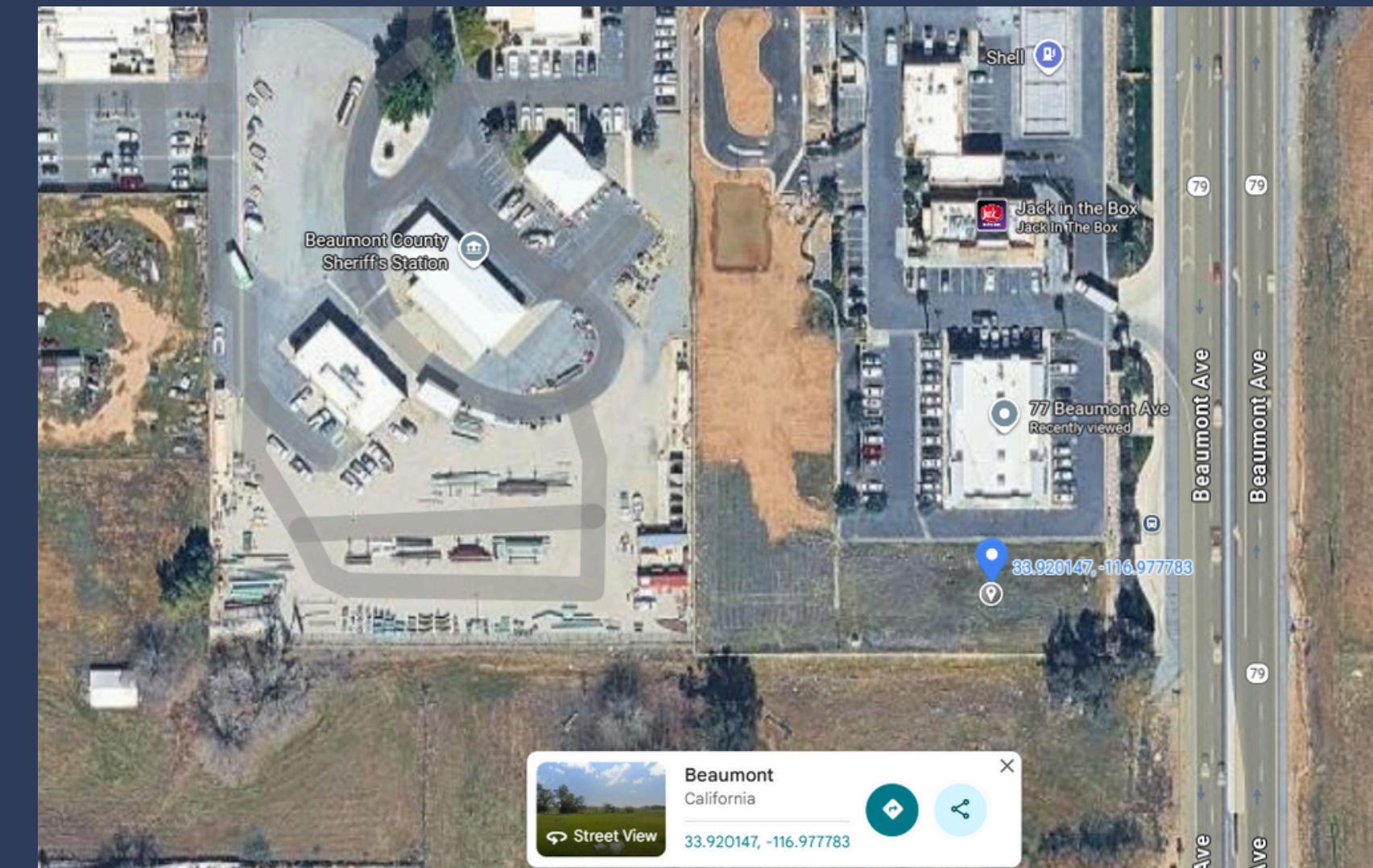
POPULATION

| Population | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2020 Population | 25,038 | 75,191 | 193,259 |
| 2024 Population | 25,822 | 81,350 | 204,477 |
| 2029 Population Projection | 26,553 | 84,464 | 210,723 |
| Annual Growth 2020-2024 | 0.8% | 2.0% | 1.5% |
| Annual Growth 2024-2029 | 0.6% | 0.8% | 0.6% |
| Median Age | 39.2 | 41.4 | 38.7 |
| Bachelor's Degree or Higher | 22% | 23% | 20% |
| U.S. Armed Forces | 15 | 40 | 269 |



LOCATION HIGHLIGHTS

- Prime Westside Location
 - Located in Beaumont
 - SW of Beaumont Ave and 1st St
- Surrounding Retail & Tenancy
 - Jack in the Box
 - Shell Gas Station
 - Beaumont County Sheriff's Station – provides strong area safety and stability





Geoffery Huang



MANAGING PRINCIPAL & CCIM CANDIDATE

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