

# OFFERING MEMORANDUM





3



SHEET NUMBER  
**A5-2**



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# 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

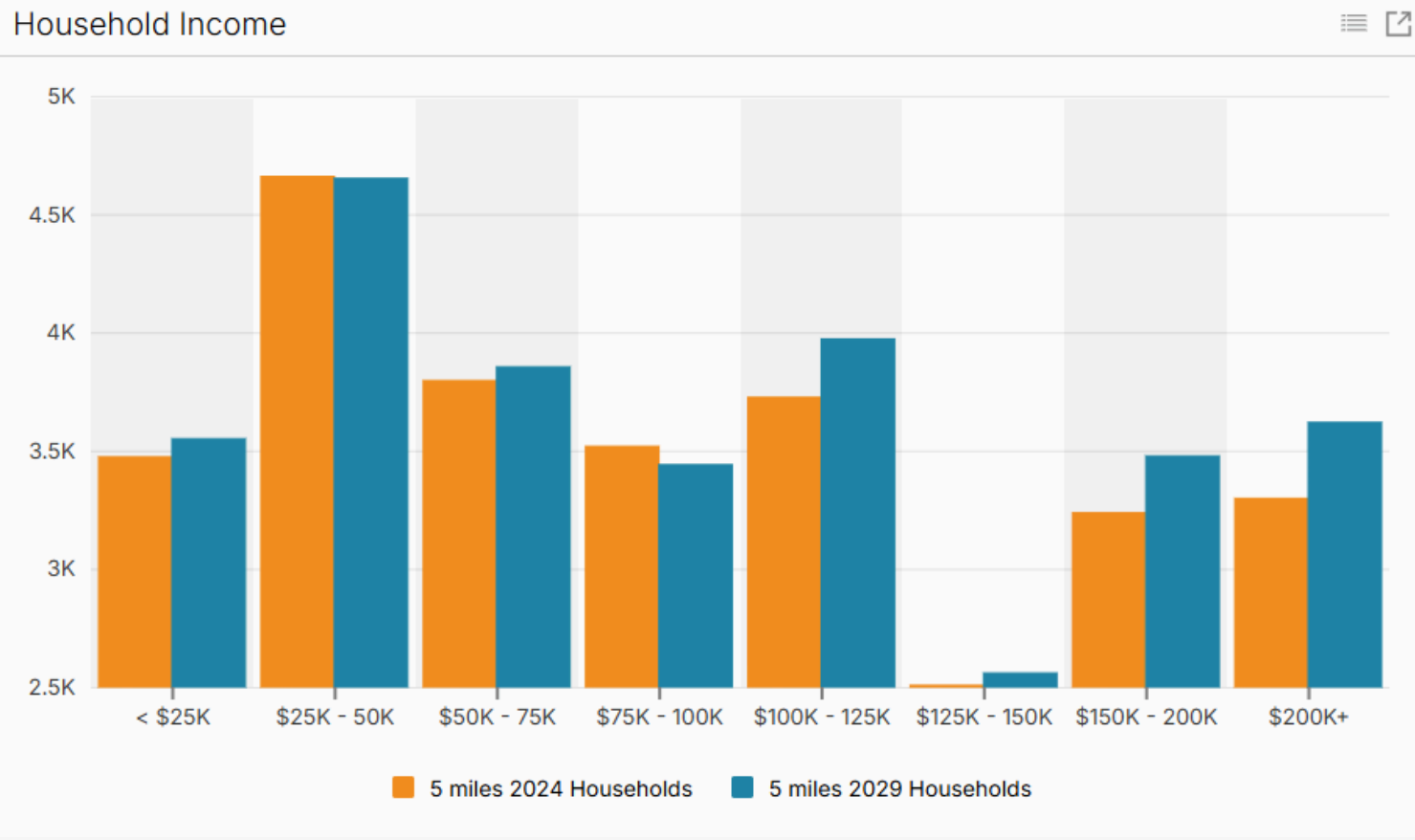
- 25,700 SF Available  
Entitled Land for  $\pm 2,336$  SF of Retail
- Built-To-Suit Lease in Place with  
Zendejas Restaurant  
Excellent Opportunity for Investors,  
Builders, Developers
- Fully Entitled Retail Pad with A Well-Known  
Restaurant Tenant Secured



# 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

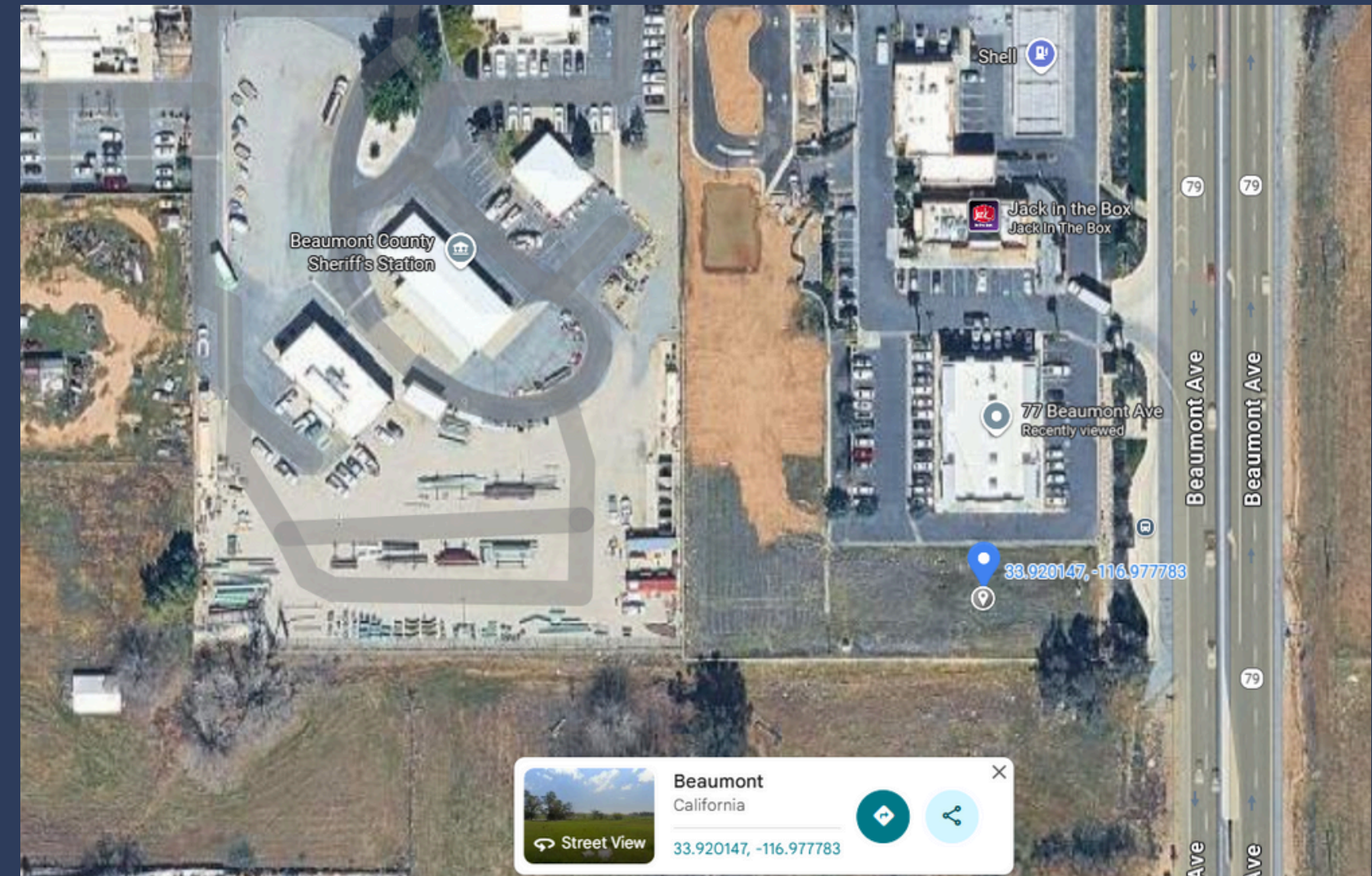


Households	2 miles	5 miles	10 miles
2020 Households	8,478	26,924	64,651
2024 Households	8,545	28,213	67,151
2029 Household Projection	8,749	29,122	68,947
Annual Growth 2020-2024	1.3%	2.4%	2.0%
Annual Growth 2024-2029	0.5%	0.6%	0.5%
Owner Occupied Households	6,344	22,742	50,755
Renter Occupied Households	2,405	6,380	18,192
Avg Household Size	3	2.8	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$308M	\$1B	\$2.4B

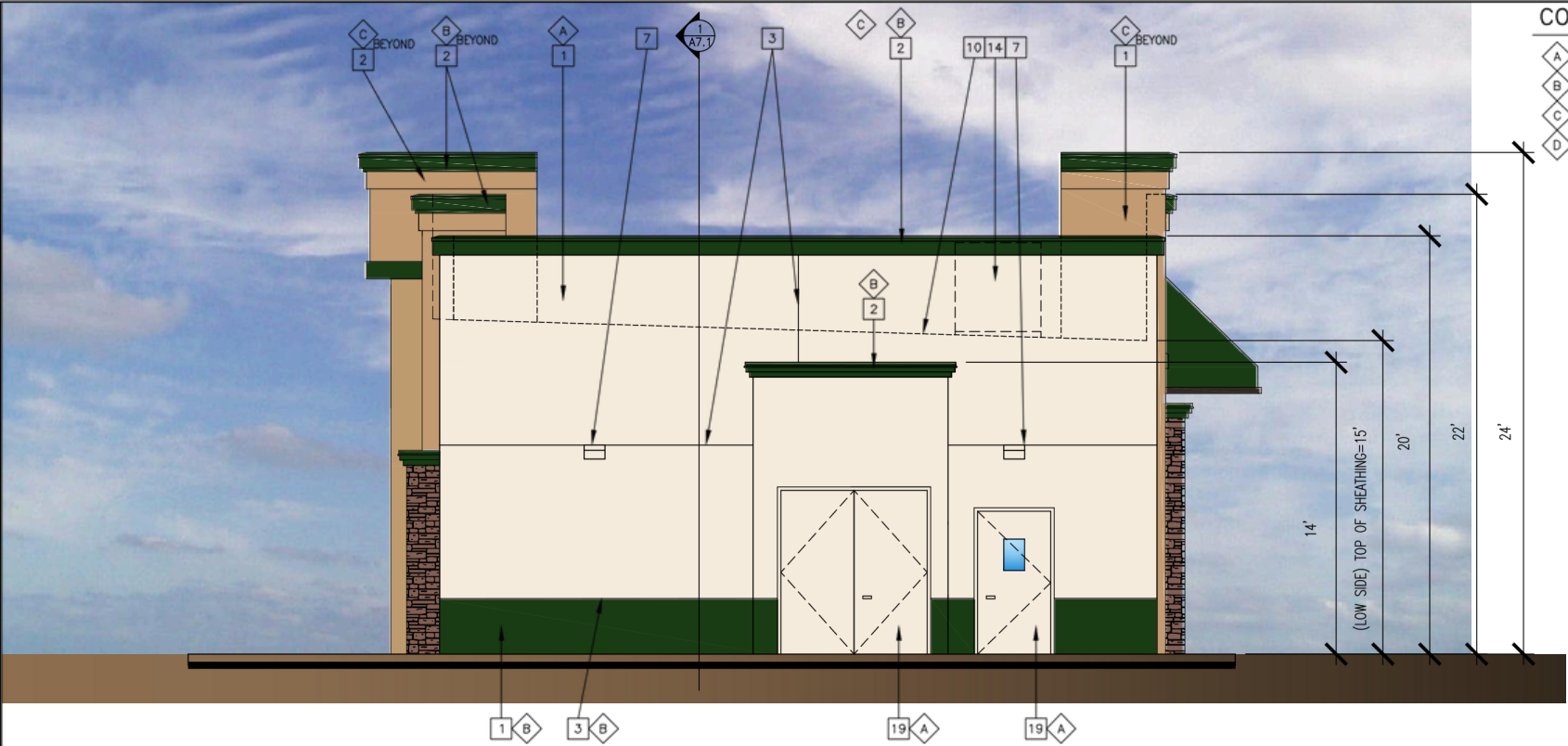


# LOCATION HIGHLIGHTS

- 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







WEST ELEVATION

3

COLOR SCHEDULE

- A MAIN BUILDING COLOR: SHERWIN WILLIAMS "ACCESSIBLE BEIGE", #SW7036
- B ACCENT COLOR: SHERWIN WILLIAMS "ARUGULA", #SW6446
- C SECONDARY BUILDING COLOR: SHERWIN WILLIAMS "CANOE", #SW7724
- D DARK ANODIZED STORE FRONT FRAME & GLAZING PER T-24 TINTING

KEY NOTES

- 1 STUCCO OVER 2X STUD CONSTRUCTION
- 2 PREFAB FOAM CORNICE W/SMOOTH STUCCO FINISH  
REFER TO PRIMARY AND SECONDARY CORNICE DETAILS 8, 11 & 12/AD-3.
- 3 STUCCO EXPANSION JOINT, SEE DETAIL 3/AD-4.
- 4 STOREFRONT GLAZING SYSTEM, STOREFRONT WINDOW DETAILS, SHEET 3/A2
- 5 DESIGNATED SIGNAGE PER TENANT, UNDER SEPERATE PERMIT
- 6 METAL AWNING OVER WOOD FRAMING,  
SEE DETAILS 21, 22 & 23/AD-9
- 7 WALL MOUNT LIGHTING, REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
- 8 STONE VENEER BY: ELDORADO  
STACKED STONE, "SANTA FE"
- 9 KNOX BOX @ 66" A.F.F.
- 10 ROOF LINE
- 11 DRIVE THRU WINDOW, REFER TO DETAIL 13 & 15/AD-10.
- 12 EXTERIOR ROOF LADDER, REFER TO DETAIL X/XXX
- 13 BUILDING ADDRESS, SHALL BE 8" TALL AND VISIBLE FROM STREET  
COLOR AND NUMERALS SHALL CONTRAST WITH THE BACKGROUND.
- 14 ROOF MOUNTED MECH. UNIT, SEE MECHANICAL PLANS.
- 15 OMITTED
- 16 PREFAB FOAM TRIM W/ SMOOTH STUCCO  
FINISH UNDER WINDOW SILL, SEE DETAIL 9/AD-10
- 17 OMITTED
- 18 GALVANIZED METAL AWNING OVER WOOD FRAMING, DRIVE-THRU  
SEE DETAIL 21 & 22/AD-9
- 19 EXTERIOR METAL DOORS, REFER TO DOOR SCHEDULE FOR DETAILS.

GENERAL NOTES

1. T=TEMPERED GLAZING
2. REFER TO MECHANICAL SHEETS FOR GLAZING TYPE



SOUTH ELEVATION

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ZENDAJAS  
BEAUMONT AVE. AND E 1ST ST.  
BEAUMONT, CA

2800 BRISTOL STREET  
SUITE A-203  
COSTA MESA, CA 92626  
JDA  
JDA ASSOCIATES, INC.  
TEL: 949.261.8805  
MOBILE: 714.876.0556  
E-MAIL: jda@jda.com

57 BEAUMONT LP  
425 S. SAN GABRIEL BLVD #800  
SAN GABRIEL, CA 91776  
PH: (626)374-4727  
STANLEY HUANG

SHEET TITLE  
ELEVATIONS

PROJECT ADDRESS  
NEAR S/W CORNER  
BEAUMONT AVE. &  
E 1ST ST.  
BEAUMONT, CA

NO.	DATE	DESCRIPTION
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# Geoffery Huang



MANAGING PRINCIPAL & CCIM CANDIDATE

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