

# INVESTMENT/DEVELOPMENT OPPORTUNITY

## ±11.16 ACRES OF PRIME/FREEWAY FRONTAGE LAND

36711 HIGHWAY 60, BEAUMONT, CA 92223



**SITE**

Existing 6-Lane  
Potrero Bridge &  
Planned Future  
Interchange

POTRERO BLVD

CALIFORNIA  
60

LOGISTICS CENTER  
PLANNED 2M SF

BLDG 1  
948,550 S.F.  
48' CLEAR HEIGHT

BLDG 2  
1,047,500 S.F.  
48' CLEAR HEIGHT

WOLVERINE

600,000 S.F.

iFIT

LOWE'S

amazon

PRE-LEASED  
1,100,000 SF UC (BTS)

BEAUMONT LOGISTICS  
CENTER

PRE-LEASED  
1,777,708 SF

amazon

GJ FOODS

RUDOLPH'S

RISCO GRAMCO

ACSS

W 4TH ST



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COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com



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*For more information, please contact one of the following individuals:*

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# EXECUTIVE SUMMARY

Lee & Associates - Riverside, Inc. is pleased to present this opportunity to acquire an approximately 11.16 net acre parcel of proposed industrial zoned land in the emerging market of Beaumont, California. The seller has owned this land for many years and has spent considerable resources in due diligence in preparation to entitle this site. The family has now decided to take a step back and allow a more seasoned developer that has a little more "horse power" to proceed to obtain the entitlements and develop the property.

## \* CHALLENGES THAT REMAIN ARE:

- 1) Annexation into the city of Beaumont
- 2) Process General Plan Amendment and zone change
- 3) Finalize the access agreement (Seller's processing)
- 4) Submit for the plot plan approval
- 5) Secure a building permit
- 6) Construct the proposed building

## \* ADVANTAGES

- 1) Much of the pre-entitlement work has already been done by Seller
- 2) Balanced site (per conceptual grading plan prepared by Thienes Engineering) Preliminary Engineering already completed
- 3) Immediate access to highway 60, and proximity to highway 10 and highway 79 via three interchanges
- 4) Phase I Environmental and ALTA survey complete
- 5) Infill site between other larger industrial buildings
- 6) Strong demand and limited supply of mid-sized buildings (see surveys)
- 7) Opportunity to enlarge the proposed building with retaining walls
- 8) Major freeway visibility on Highway 60

## \* REWARDS

- 1) Many buildings in this size range are pre-leasing prior to completion
- 2) Long term value in a dynamic market
- 3) "Pied Piper effect" (Where Amazon locates smaller users will follow)

We appreciate you taking a serious look at this opportunity and are available to answer questions at any time.

## PROPERTY INFORMATION

Lee & Associates, Inc.- Riverside is pleased to present an opportunity to acquire approximately 11.16 net acre site consisting of 1 legal parcel is located within the jurisdictional boundaries of an unincorporated area of Riverside County. The site abuts the City of Beaumont along the west property line. Adjacent uses include State Highway 60 and residential to the north and vacant land to the west, east and south. The proposed on/off ramp for this project is defined in the The SR-60/Potrero Boulevard Interchange Project, which includes westbound and eastbound freeway entry ramps. Beaumont is among the most sought after industrial sub markets for new development in Southern California. Currently there are 1,363 acres of proposed industrial development, 2.8 million square feet under construction, and more than 326 acres of residential development in the pipeline.



## INVESTMENT STRATEGY

Hold for future appreciation or build the approximately 158,112 sf proposed building. Seller prefers a relatively short Due Diligence Period and a quick close of escrow due to much of the preliminary entitlement work having already been completed.

[CLICK HERE FOR PHOTOS](#)

[CLICK HERE FOR DRONE VIDEO](#)

## DUE DILIGENCE ITEMS COMPLETED BY SELLER

*	Preliminary Title Report (Chicago Title)
*	ALTA Survey
*	Proposed Site Plan (HPA)
*	Street & Utilities Plans (Thienes Engineering)
*	Conceptual Grading Plan (Thienes Engineering)
*	Phase I Environmental Assessment (HEI)
*	Preliminary Geotechnical Report
*	Right-of-way Agreement for private road access (In Process)
*	Pre Application Comments from City of Beaumont
	<b>A DIGITAL FOLDER CONTAINING THESE ITEMS SHALL BE SHARED UPON REQUEST</b>





**SITE**

±326 ACRES  
PLANNED RESIDENTIAL  
DEVELOPMENT

OLIVE WOOD  
COMMUNITY

LOGISTICS CENTER  
PLANNED 2M SF

PROPOSED  
±587,000 SF  
INDUSTRIAL  
BLDG

**amazon**

PRE-LEASED  
1,100,000 SF UC (BTS)

BEAUMONT LOGISTICS  
CENTER

PRE-LEASED  
1,777,708 SF

**WOLVERINE**

**amazon**

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**RISCO**

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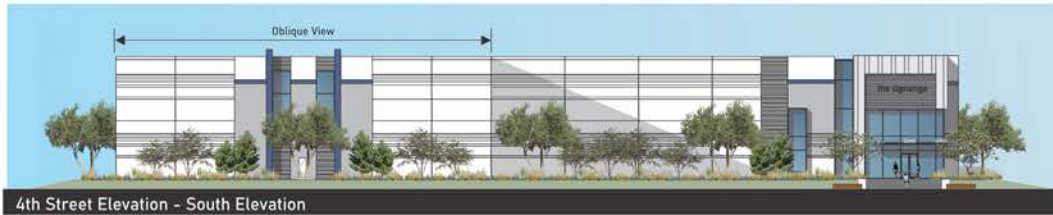
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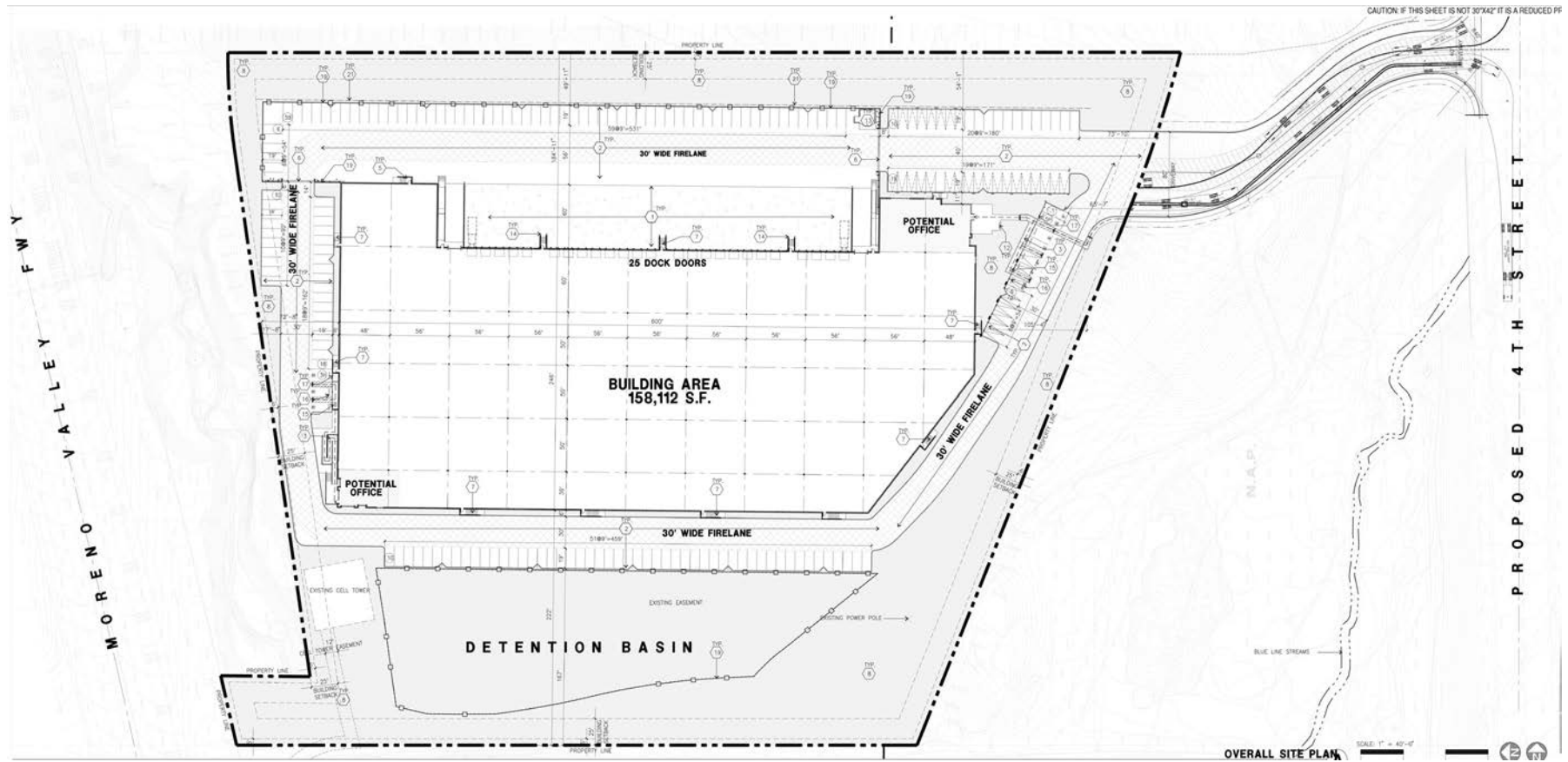


# ELEVATION





# CONCEPTUAL SITE PLAN



# PARCEL MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 6, 7, T.3S., R.1W.

TRA. 002-008  
002-051  
056-004

06 05  
07 08

424-01

421-02

6

60

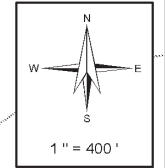
STATE HIGHWAY

STREET

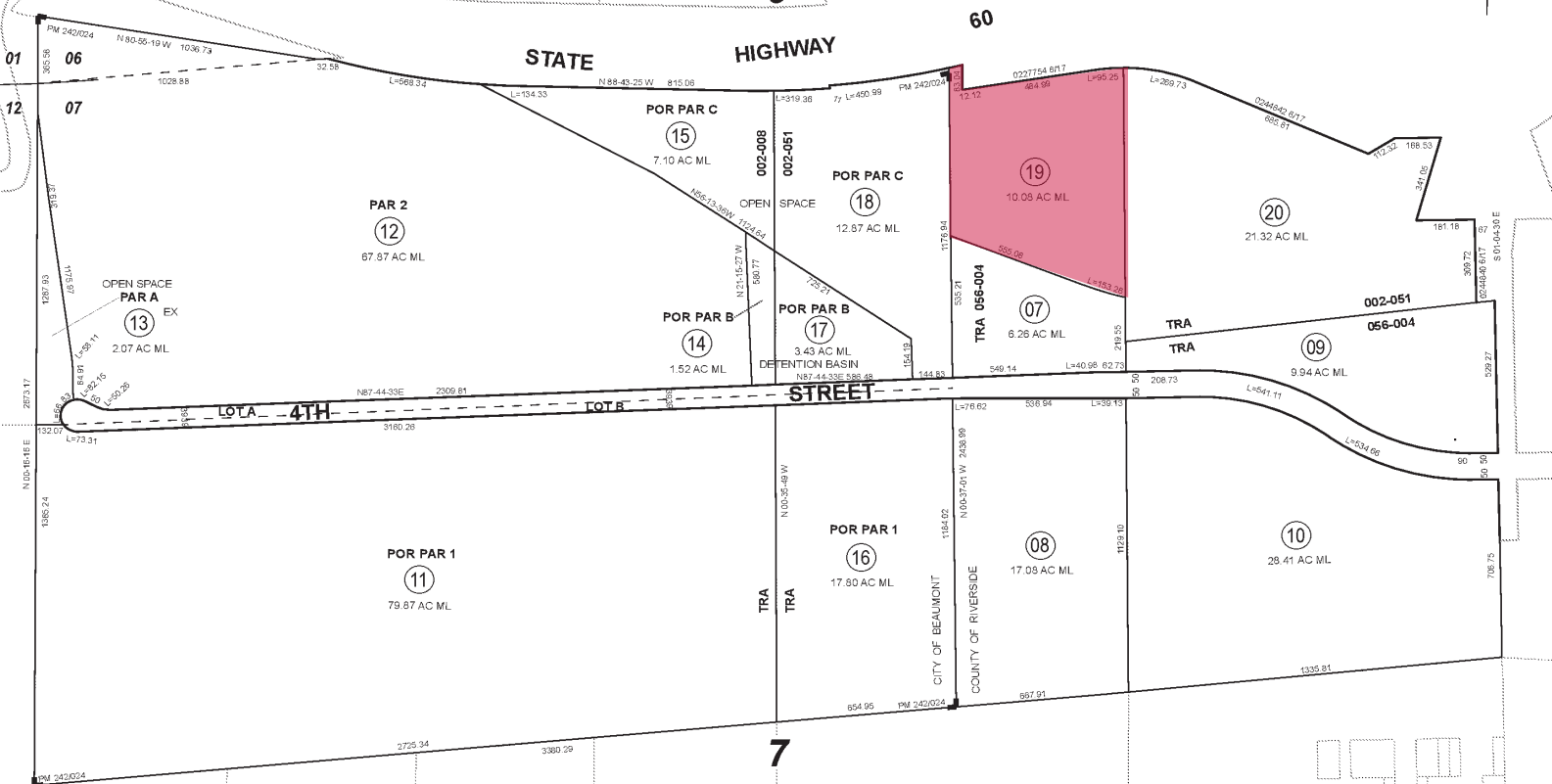
LOTA 4TH

TOT B

7



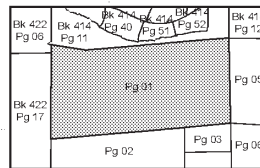
- Legend**
- Lot Lines
  - Right-Of-Way
  - Old Lot Lines
  - Reference R.O.W
  - Other Easements
  - Lease Area
  - Subdivision Tie Mark



ASSESSOR'S MAP BK424 PG.01  
Riverside County, Calif.

*JHernandez*

**Data \***  
G.L.O. PLAT  
STATE HWY MAP V III RIV-19D  
CO. SURVEY 204/157-158



**Map Reference \***  
PM 242/24-29 PARCEL MAP NO. 36426

Date *	Old Number *	New Number *
4/11/2017	4	7,8,ST
4/11/2017	6	8,10,ST
7/3/2017	1	11,12,13,14,15
7/3/2017	2	16,17,18
4/25/2018	3	19,ST
4/25/2018	5	20,ST

May 2018



# LOCATION MAP



# SITE DESCRIPTION AND EXISTING ZONING

SITE DESCRIPTION			
PROJECT NAME: <b>Hall Beaumont</b>			
PROJECT LOCATION: <b>South side of Highway 60 approximately 1500 feet west of Potrero Blvd.</b>			
COUNTY: <b>Riverside</b>	CITY: <b>Beaumont</b>	THOMAS BROS: PG <b>720</b>	GRID <b>E3</b>
A.P.N. <b>424 - 010 - 019 + (Non-exclusive access easement located on 424 - 010 - 018)</b>			
SITE ADDRESS: <b>Existing: 36711 Highway 60, Beaumont, CA 92223 /// Proposed: T.B.D.</b>			
SITE ACRES: <b>GRS - 11.16</b>	<b>NET - 11.16</b>	SITE SQ. FT: <b>GRS - 486,220</b>	<b>NET - 486,220</b>
LEGAL DESCRIPTION:	A PORTION OF THE EAST HALF OF WEST HALF OF NE QUARTER OF SECION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, PER DEED RECORDED 9/5/59 IN BOOK 2328, PAGE 313 AND A NON-EXCLUSIVE 40' WIDE EASEMENT ON THE WEST ONE HALF OF THE WEST ONE HALF OF THE PORTION OF THE NE QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, PER DEED RECORDED IN BOOK 433 PAGE 7, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.		

EXISTING ZONING INFO - County									
GENERAL PLAN: <b>RR- Rural Residential</b>									
ZONING: <b>W-2-20 (Controlled Development Area with a 20 acre minimum lot size)</b>									
PROPOSED ZONING INFO - City									
GENERAL PLAN: <b>Industrial</b>									
ZONING: <b>"M" - Manufacturing Zone</b>									
PERMITTED USES: <b>See Exhibits</b>					SPECIAL ZONE: <b>High Fire Zone</b>				
BUILDING SETBACKS:			OTHER REQUIREMENTS						
FRONT / STREET	SIDE	REAR	REQ LANDSCAPING	HEIGHT	MIN LOT SIZE	MIN LOT WIDTH	MIN LOT DEPTH	F.A.R.	
25'	0'	0'	See Code	50'	10K s.f	N/A	N/A	N/A	
PARKING REQUIREMENTS: <b>See Exhibits</b>					LANDSCAPING REQUIRMENTS: <b>See Exhibits</b>				
ADJ. GEN. PLAN:			NORTH - <b>State Hwy 60</b>		EAST - <b>City - Com/Ind O.</b>		SOUTH - <b>Co. - RR</b>		WEST - <b>City - Industrial</b>
ADJ. ZONING:			NORTH - <b>State Hwy 60</b>		EAST - <b>City - SPA</b>		SOUTH - <b>Co. - W-2-20</b>		WEST - <b>City - SPA</b>



# POTRERO BOULEVARD NEW INTERCHANGE PROJECT

**TO:** City Council  
**FROM:** Jeff Hart, Public Works Director  
**DATE:** September 7, 2021  
**SUBJECT:** Approve a Professional Services Agreement with Mark Thomas in an Amount Not to Exceed \$67,344 for a Revised Traffic Analysis, and Authorize the Mayor to Execute a Reimbursement Agreement with the Western Riverside Council of Governments (WRCOG) to Recoup Costs Associated with the Revised Traffic Analysis

## Background and Analysis:

Phase 1 of the Potrero Interchange, which included the bridge structure, an interim westbound on and off ramp to Western Knolls Avenue, and a 4-lane extension of Potrero Boulevard from the bridge to Fourth Street was completed at the end of 2019.

Phase 2 of the interchange includes the design and construction of a six ramp, partial clover leaf interchange. The six ramp interchange would consist of 4 on-ramps and 2 off-ramps, see following figure for graphical representation.

## CONCEPT PLAN



# LAND SALE COMPS

## 1. Land - 23.34 Acres

Nicolet St., Wilson St., Hathaway St. & Interstate 10 Banning, CA 92220

County Riverside



Market: East Valley  
Submarket: The Pass  
Primary Use: Land - Industrial

Transaction.SF: 1,016,690  
Acreage: 23.34  
Zonning: W-2  
On Market: 02/25/2019  
Mos On Market: 29

Sale Price: \$19,665,000      Price Per SF: **\$19.34**  
Price/Acre: \$842,545  
Sale Date: 07/23/2021  
Seller: O'Donnell Development  
Buyer: First Industrial Realty Trust, Inc.

## 2. Land - 30.91 Acres

38021 Highway 60 Beaumont, CA 92223

County Riverside



Market: East Valley  
Submarket: The Pass  
Primary Use: Land - Industrial

Transaction.SF: 1,346,439  
Acreage: 30.91  
Zonning:  
On Market: 12/31/2021  
Mos On Market: 1

Sale Price: \$26,925,000      Price Per SF: **\$20.00**  
Price/Acre: \$871,077  
Sale Date: 01/01/2022  
Seller: France M. & Estella M. Dowling 1989 Trust  
Buyer: Orchard Logistics Venture, LLC

## 3. Land - 6.33 Acres With 5,500 SF Building

21769-21801 Barton Rd. Grand Terrace, CA 92313

County San Bernardino



Market: East Valley  
Submarket: Colton  
Primary Use: Land - Industrial

Transaction.SF: 275,575  
Acreage: 6.33  
Zonning: MR  
On Market: 03/27/2022  
Mos On Market: 0

Sale Price: \$14,700,000      Price Per SF: **\$53.34**  
Price/Acre: \$2,322,275  
Sale Date: 03/28/2022  
Seller: Silver Spring Property, LLC | California Recyclers  
Buyer: Hines Acquisitions

## 4. Land - 5.99 Acres

26907, 26999 & 27151 5th St. Highland, CA 92346

County San Bernardino



Market: East Valley  
Submarket: San Bernardino  
Primary Use: Land - Industrial

Transaction.SF: 260,924  
Acreage: 5.99  
Zonning: M-1  
On Market: 04/07/2022  
Mos On Market: 0

Sale Price: \$7,590,000      Price Per SF: **\$29.09**  
Price/Acre: \$1,267,112  
Sale Date: 04/08/2022  
Seller: The Cubes at Highland, LLC  
Buyer: AG-CRG Highland Owner, LLC



# LAND SALE COMPS

## 5. Land - 22.21 Acres With Miscellaneous Bldgs

26907-27171 5th St. & 26966-27136 3rd St. Highland, CA 92346

County San Bernardino



Market: East Valley  
Submarket: Highland  
Primary Use: Land - Industrial

Transaction.SF: 967,468  
Acreage: 22.21  
Zonning:  
On Market: 04/12/2022  
Mos On Market: 0

Sale Price: \$58,500,000      Price Per SF: **\$60.47**  
Price/Acre: \$2,633,949  
Sale Date: 04/13/2022  
Seller: AG-CRG Highland Owner, LLC  
Buyer: Crow Holdings Capital Real Estate

## 6. Land - 17.89 Acres

NEQ Nevada St. & Palmetto Ave. Redlands, CA 92374

County San Bernardino



Market: East Valley  
Submarket: Redlands  
Primary Use: Land - Industrial

Transaction.SF: 779,288  
Acreage: 17.89  
Zonning:  
On Market: 09/30/2021  
Mos On Market: 1

Sale Price: \$46,050,000      Price Per SF: **\$59.09**  
Price/Acre: \$2,574,064  
Sale Date: 10/01/2021  
Seller: City of Redlands  
Buyer: PR III/MP Redlands Industrial LLC

## 7. Land - 5.51 Acres With 9,000 SF Building

1880 Riverview Dr. San Bernardino, CA 92408

County San Bernardino



Market: East Valley  
Submarket: San Bernardino  
Primary Use: Land - Industrial

Transaction.SF: 240,015  
Acreage: 5.51  
Zonning: IH  
On Market: 03/23/2022  
Mos On Market: 1

Sale Price: \$12,500,000      Price Per SF: **\$52.08**  
Price/Acre: \$2,268,603  
Sale Date: 04/01/2022  
Seller: Harber Company  
Buyer: Brookfield Properties, Inc.

## 8. Land - 9.40 Acres

350 Iowa St. Redlands, CA 92373

County San Bernardino



Market: East Valley  
Submarket: Redlands  
Primary Use: Land - Industrial

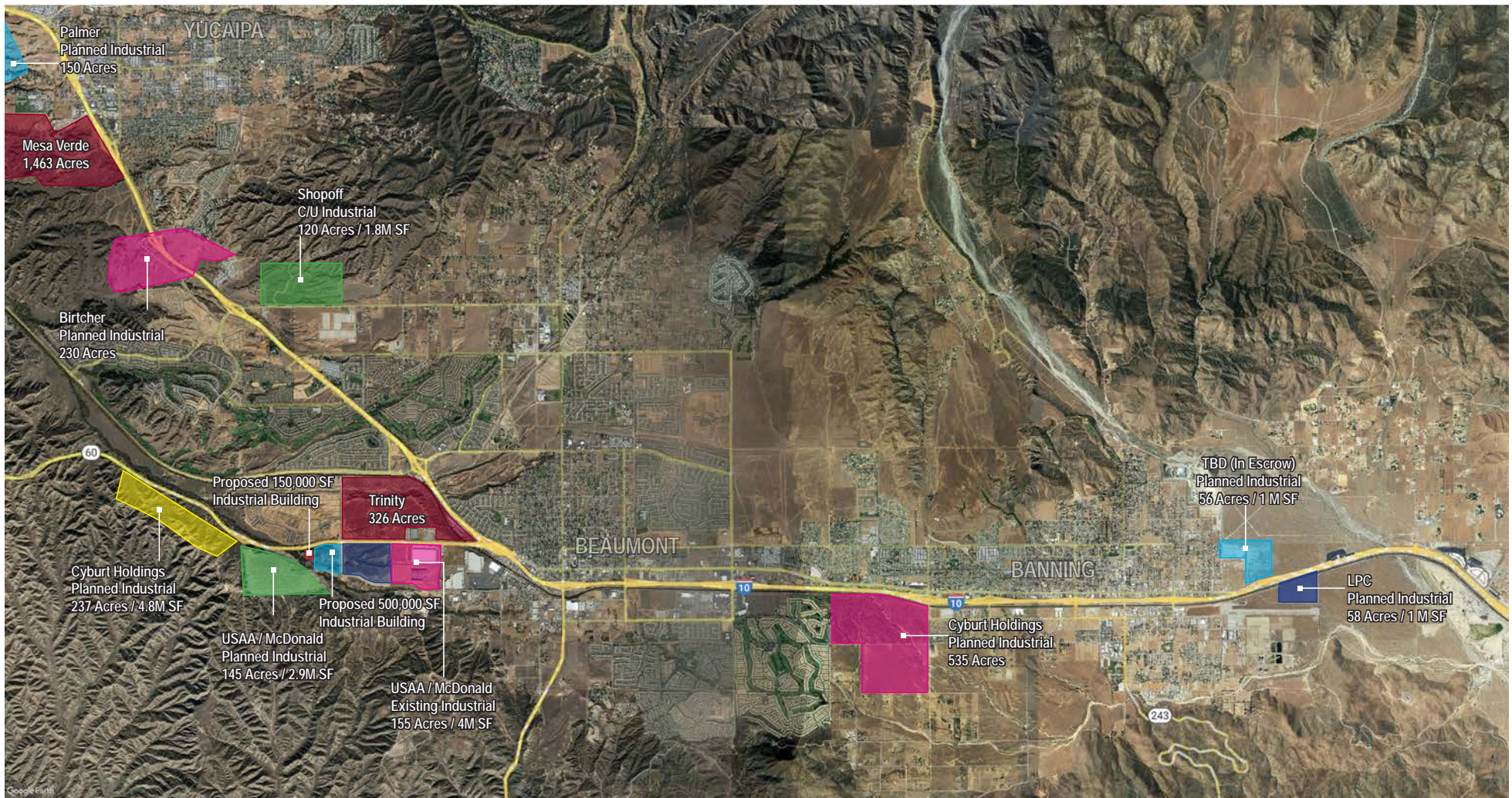
Transaction.SF: 409,602  
Acreage: 9.40  
Zonning:  
On Market: 06/30/2021  
Mos On Market: 1

Sale Price: \$20,850,000      Price Per SF: **\$50.90**  
Price/Acre: \$2,218,085  
Sale Date: 07/01/2021  
Seller: Layne Christensen Company  
Buyer: LBA Realty Fund



# UP COMING PROJECTS

## PLANNED, UNDER CONSTRUCTION, EXISTING INDUSTRIAL PROJECTS IN YUCAIPA | BEAUMONT | BANNING





An aerial photograph of a city, likely in Southern California, with a large mountain range in the background. The city features several large, modern buildings and is surrounded by greenery. The sky is clear and blue.

# INLAND EMPIRE MARKET

## \$200 BILLION

The Inland Empire economy is equal to that of the State of Utah, has been Southern California's best-growth market for several straight years.






## 5.2%

Inland Empire is best-growth market with an average economy growth each year per Federal Reserve.



## CITY OF BEAUMONT DEMOGRAPHICS



	Population:	67,904 Residents
	Average HH Income:	\$83,380
	Median Age:	41 Years
	Labor Force:	22,188
	Median Home Values:	\$333,628



amazon.com

UCR



LOMA LINDA UNIVERSITY  
HEALTH

TOP EMPLOYERS  
IN BEAUMONT

PECHANGA  
RESORT CASINO

COSTCO  
WHOLESALE

esri

BANK OF AMERICA



KAISER  
PERMANENTE®

# CONFIDENTIAL AGREEMENT

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The information contained in this Package is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be

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By acknowledging your receipt of this Package you agree a) that the Package and its contents are confidential, b) you will hold it and treat it in the strictest of confidence, and c) you will not directly or indirectly disclose or permit anyone else to disclose this Package or its contents in a manner detrimental to the interest of the seller of the Property.

## Exclusively Listed By:

