

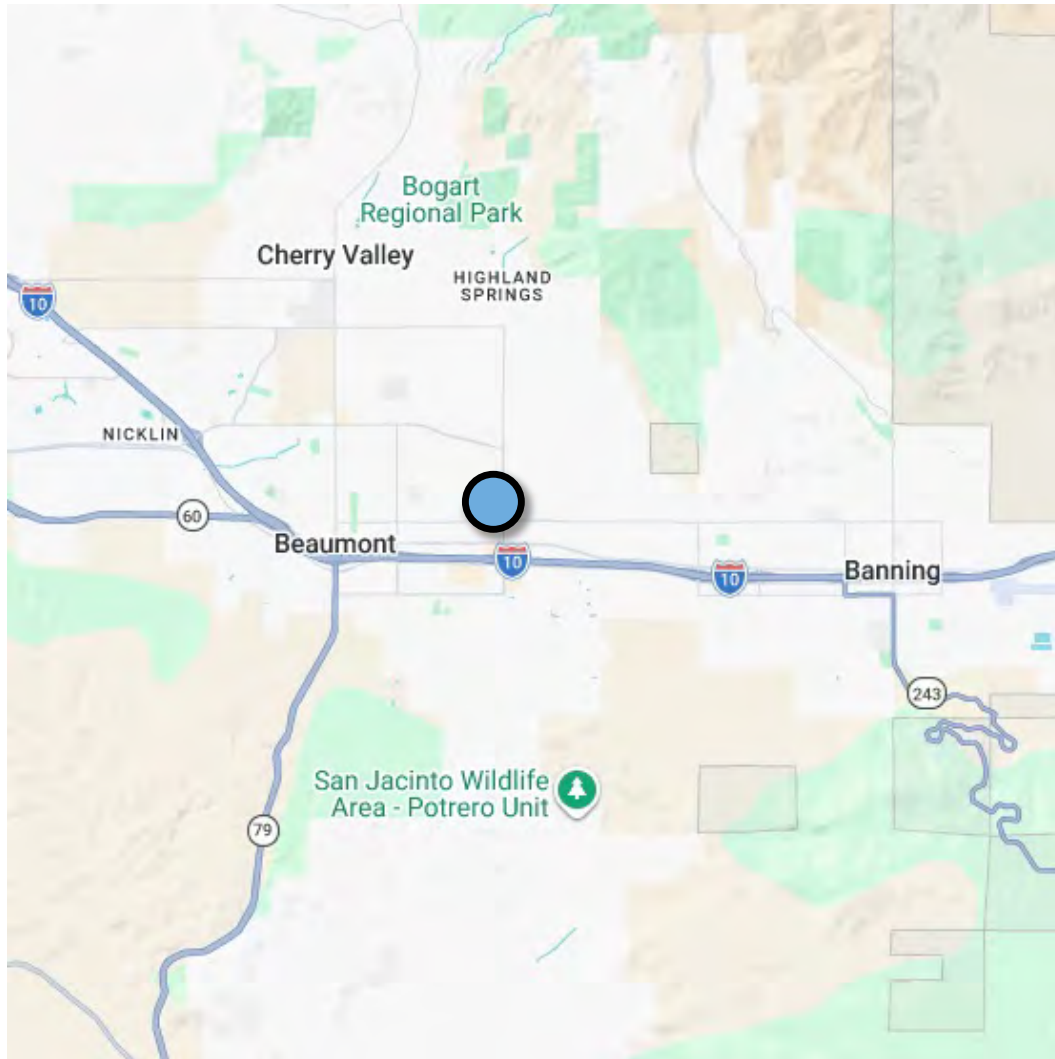
For Lease, Ground Lease, Build to Suit, or Sale
Beaumont Retail Development
Drive-Thru, Multi-Tenant Retail,
Freestanding Retail/Restaurants, Medical

835 Highland Springs Avenue
Beaumont, CA 92223



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Property Highlights:

- Easily accessible from the I-10 Freeway which carries nearly 140,000 cars in ADT.
- Outstanding location at the intersection of Highland Springs and N. 8th St – adjacent to San Geronio Memorial Hospital and other medical buildings
- Very robust daytime population of over 36,000 workers in a two-mile radius.
- Median income of \$90,662 and per capita income of \$40,784 represent that residents have high disposable income.
- The current parcel configuration and proposed elevation offer prominent signage, patios, parking, and convenient access for customers.
- 19,695 new residential units planned and 15,516 homes recently completed or under constructed in the city of Beaumont

Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	14,375	45,716	60,443
AHH Income	\$120,526	\$108,007	\$110,798



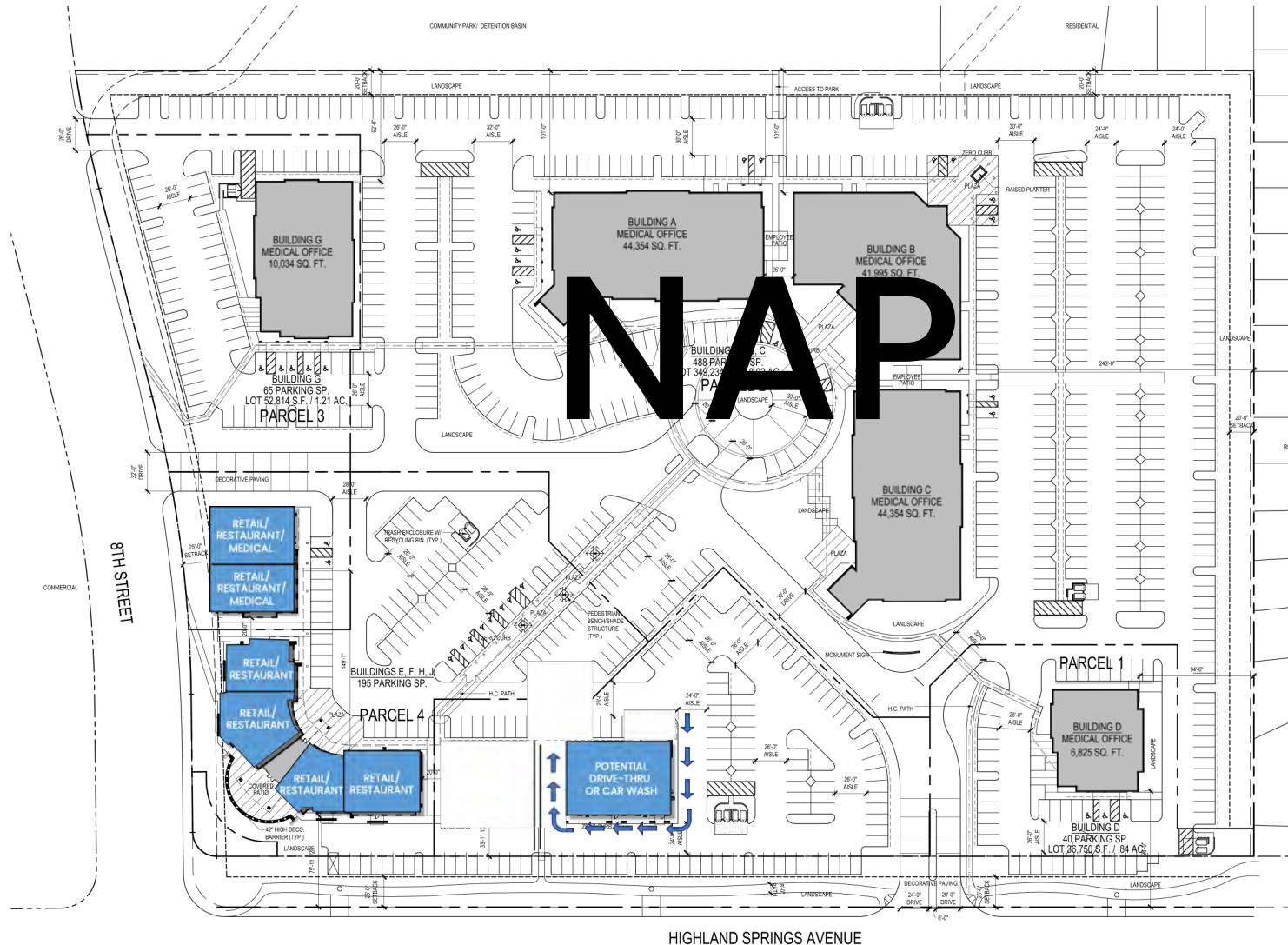
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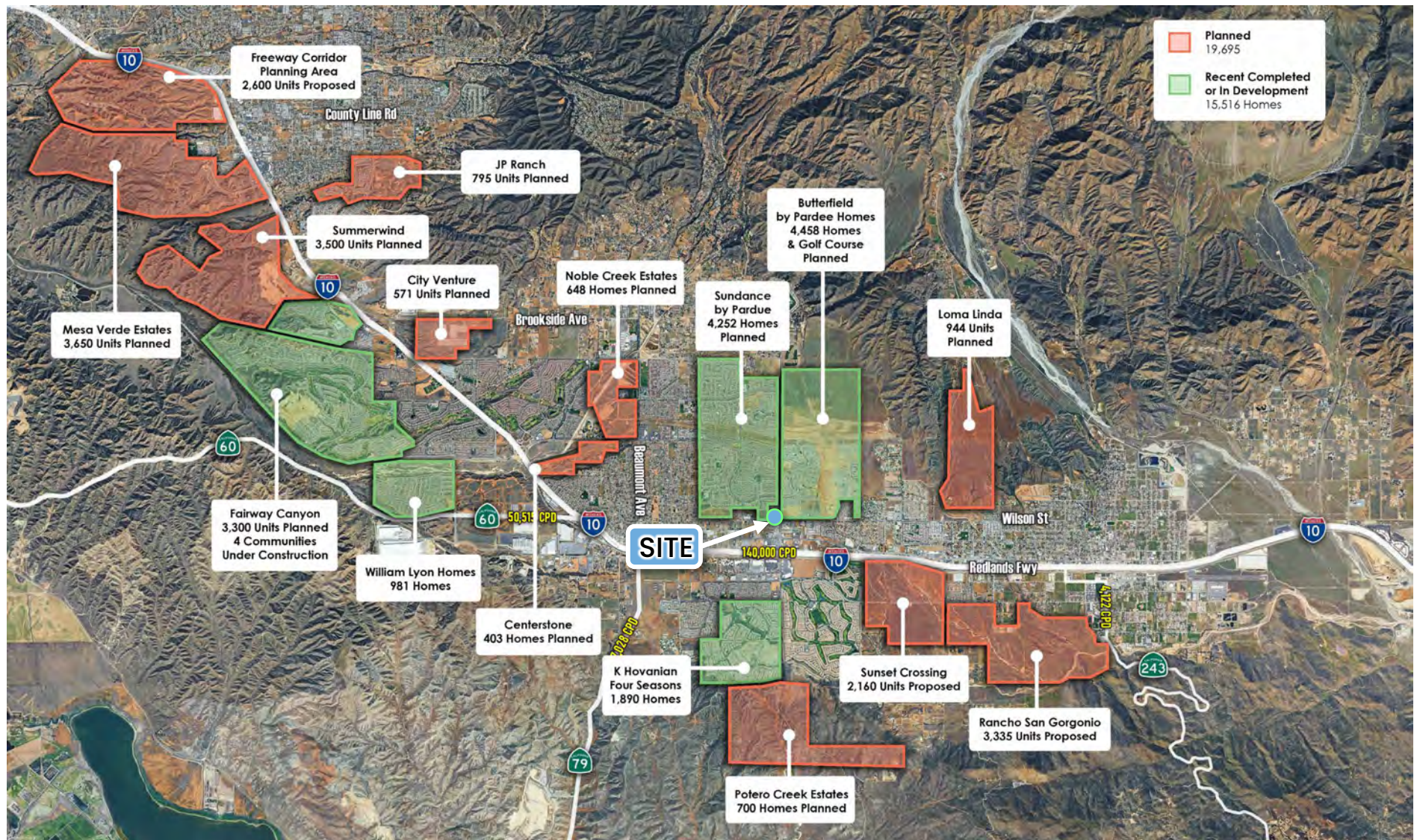
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