

SHOPPING CENTER COMING SOON

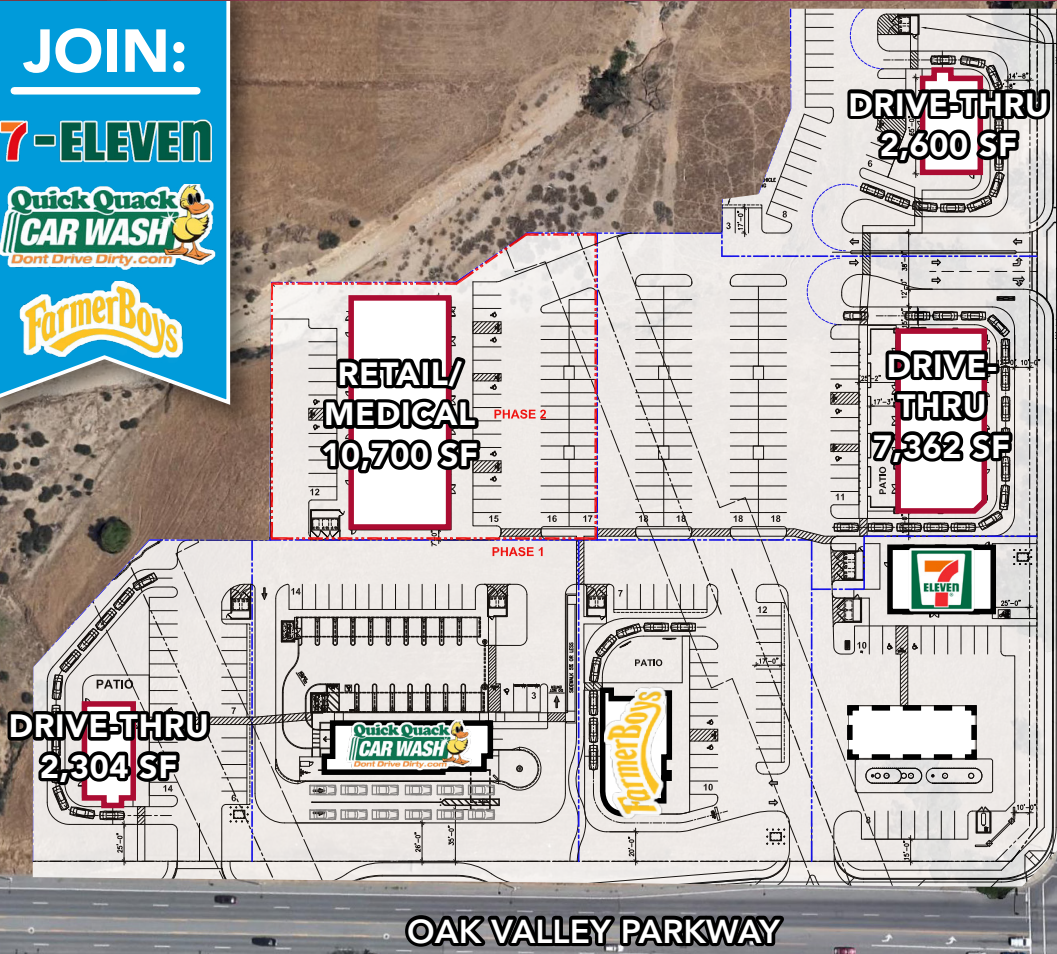
PADS AVAILABLE FOR LEASE
±2,304 - 10,700 SF AVAILABLE

JOIN:

7-ELEVEN

Quick Quack CAR WASH
Don't Drive Dirty.com

FormerBoys



DEMOGRAPHICS
3 MILE 2021



ESTIMATED
POPULATION
54,021



AVERAGE HOUSEHOLD
INCOME
\$82,258



ADJ. DAYTIME
DEMOGRAPHICS
42,601



TRAFFIC COUNTS
(OAK VALLEY PKWY & BEAUMONT AVE)
24,515 CPD

NWC OAK VALLEY PKWY. & BEAUMONT AVE., BEAUMONT, CA 92223

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COMMERCIAL REAL ESTATE SERVICES

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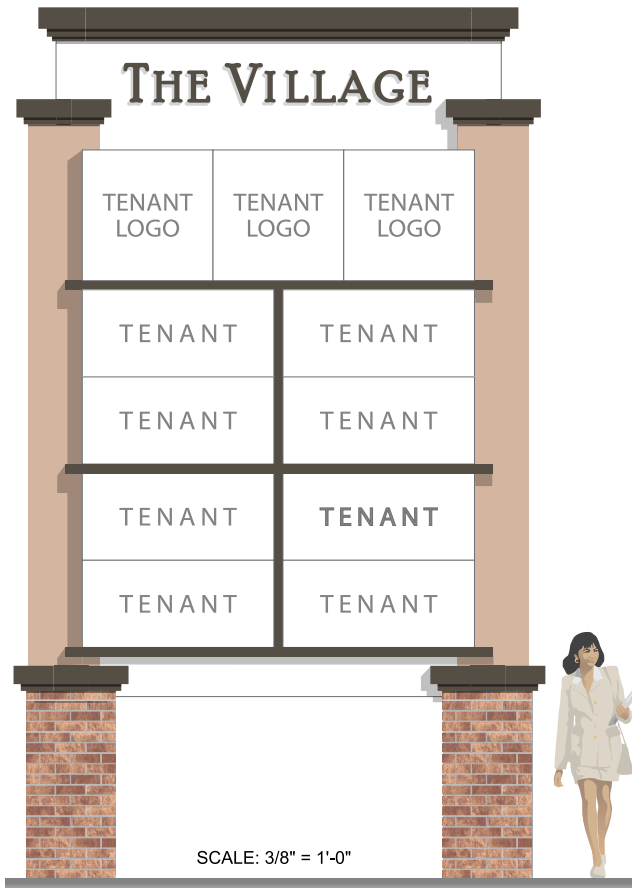
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MONUMENT SIGNAGE



BUILDING ELEVATIONS



PROJECT HIGHLIGHTS

- Anchor, pads and shop space available for lease
- Join 7-Eleven, Quick Quack and Farmer Boys
- Delivery in 2022
- Intersection of two streets that are both freeway on and off ramps
- Center of trade area location
- High volume Stater Bros. and Walgreens across the street from site

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