

AVAILABLE FOR SALE/LEASE

**NWC OAK VALLEY PKWY & OAK VIEW DR
BEAUMONT, CA 92223**



PROPERTY FEATURES

- Four schools within a 1-mile radius of the site.
- Immediate access to I-10 on/off ramps.
- Beaumont high school just to the Northeast with 3,328 students enrolled.
- Immediately adjacent to Oak Valley Golf Club.
- Just North of 60/10 Freeway Interchange.
- Immediate Market population currently exceeds 120,000 with strong growth projected.
- Excellent visibility from heavily trafficked Oak Valley Parkway.
- ±480 AC of Future Residential directly across the Oak Valley Parkway

5 MILE RADIUS DEMOS

91,251
POPULATION



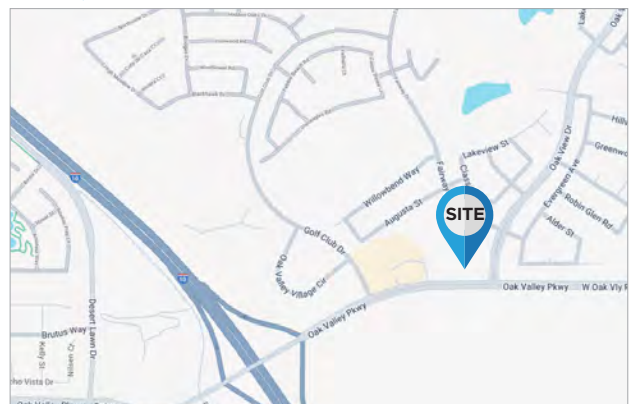
\$121,289
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS
54,759**

TRAFFIC COUNTS

At Oak Valley Pkwy and Oak View Dr:

±23,948 CPD



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ABOUT BEAUMONT, CA

Beaumont, California, is a city located on the summit of the San Geronio Pass, known for its mountain vistas, apple orchards, and a small-town feel within a dynamic suburban environment, with **easy access to deserts, mountains, beaches, and the greater Los Angeles area.**

As a vibrant, growing city with small-town charm and a dynamic business environment, **Beaumont offers numerous advantages to those wishing to establish a new business.** Entrepreneurs, start-ups, and small businesses are vital components of our local economy, creating jobs and fostering a sense of community. Specialized incentives are also available for businesses wishing to establish in Downtown Beaumont, including incentives for façade improvements, business attraction, and energy efficiency.



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±1,000 - 25,000 SF AVAILABLE



*Conceptual Site Plan Subject To Change.



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