

15986

HIGHLAND
SPRINGS AVE

FOR SALE OR LEASE

BANNING
REHABILITATION CENTER

16 BED INPATIENT
BEHAVIORAL HEALTH FACILITY

RIVERSIDE COUNTY
CALIFORNIA 92220

CBRE'S NATIONAL BEHAVIORAL
HEALTH ADVISORY GROUP

CBRE

THE OFFERING

CBRE's National Behavioral Health Advisory Group is pleased to present the exclusive offering of 15986 Highland Springs Avenue, Banning, California.

Located just east of Riverside, this behavioral health facility sits on approximately 32.59 acres, providing an expansive and private setting. The property is bordered to the south by the San Jacinto Wildlife Area, creating a tranquil environment ideal for treatment and recovery.

The addiction treatment center consists of two residential buildings totaling 8,072 square feet and is configured with six resident rooms accommodating up to 16 beds. Built in 2009, the facility features group therapy rooms, a commercial kitchen, administrative offices, and extensive outdoor recreation and gathering areas.

This offering presents an exceptional opportunity for a behavioral health operator to acquire a previously licensed and operated facility on a large, private campus with convenient access to the major population centers of Southern California.



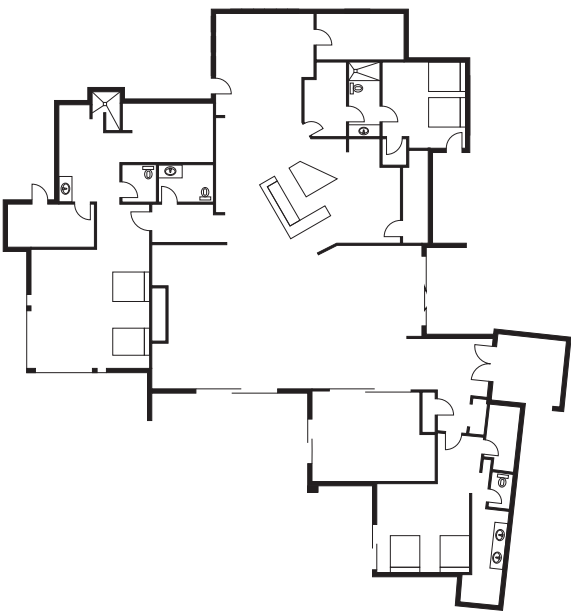
PROPERTY OVERVIEW

Address	15986 Highland Springs Ave Riverside County, California 92220
Market/Submarket	Banning/ Riverside
Square Footage	8,072 SF
Lot Size	32.59 Acres
MSA	Riverside–San Bernardino–Ontario
Year Built	2009
Occupancy	Vacant
Bed Count	16

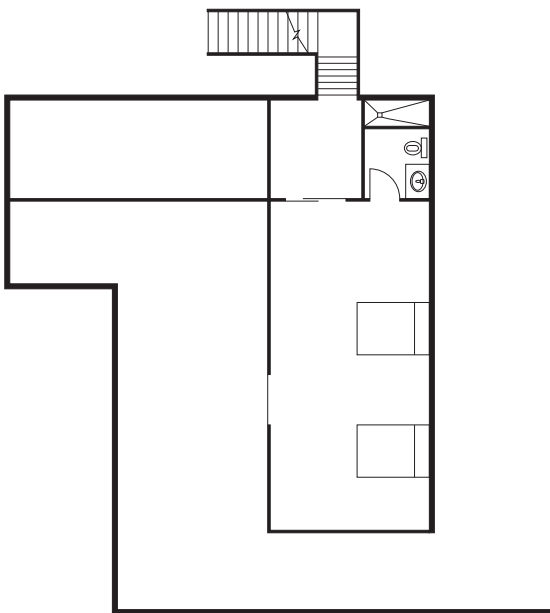


FLOOR PLANS

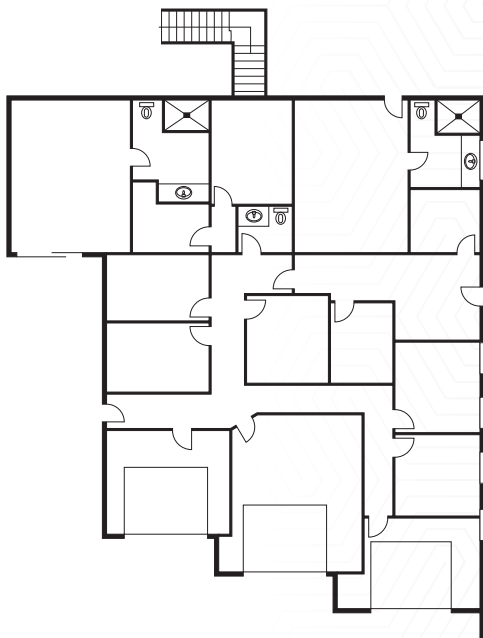
Main Building



Second Floor Garage



Garage



PROPERTY MAP



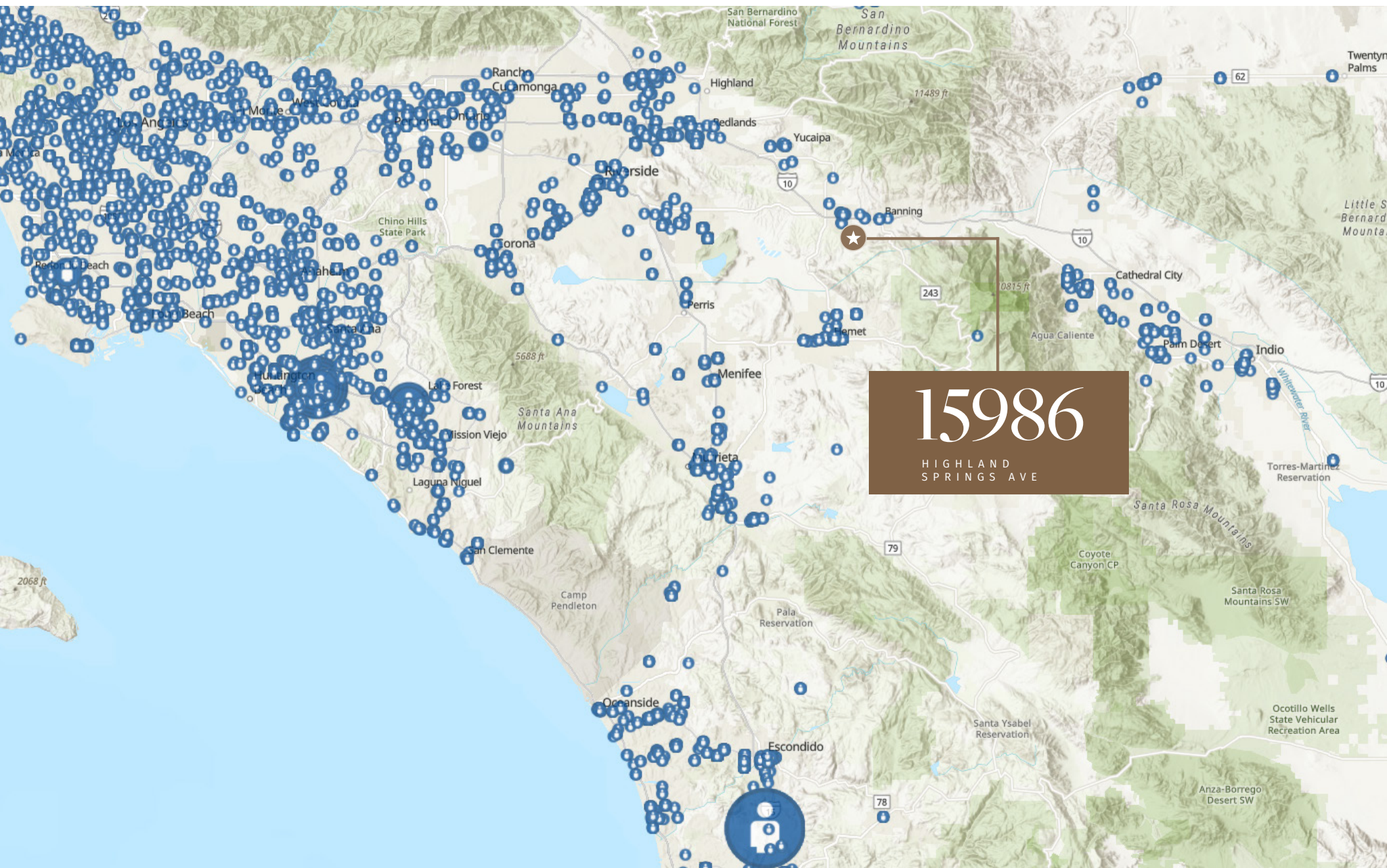
LOCATION OVERVIEW

Banning, California, is a growing community in Riverside County located within the San Geronio Pass, offering a mix of residential development, commercial services, and outdoor recreational opportunities. Positioned approximately 25 miles west of Palm Springs and 35 miles east of Riverside, the area serves as a key gateway between Inland Southern California and the Coachella Valley.

The property on Highland Springs Avenue benefits from convenient access to Interstate 10, providing efficient connectivity to Riverside, San Bernardino, Palm Springs, and the greater Los Angeles region. Regional air travel is available through Palm Springs International Airport approximately 30 miles east and Ontario International Airport approximately 50 miles west.



SUBSTANCE ABUSE DIAGNOSIS CLAIMS - 2025



COMMUNITY SUMMARY

15986 Highland Springs Ave, Banning, California, 92220
Ring: 25 mile radius

1,396,404	1.09%	3.03	87.0	37.0	\$93,504	\$574,056	\$317,531	22.7%	60.2%	17.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



20.6%
Services

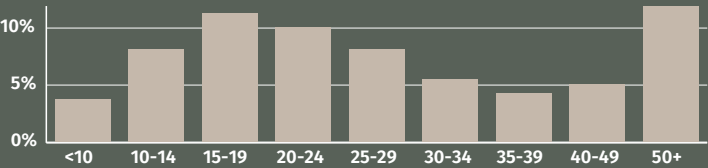


25.1%
Blue Collar

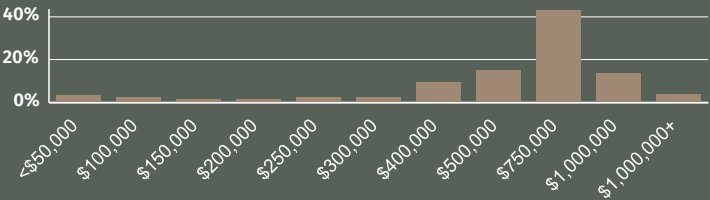


54.4%
White Collar

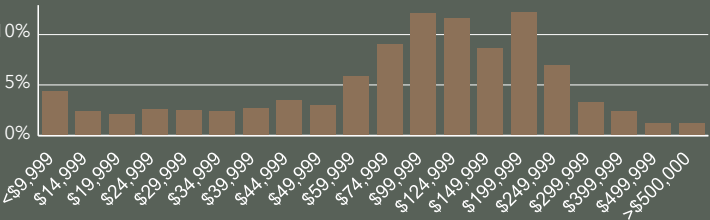
Mortgage as Percent of Salary



Home Value



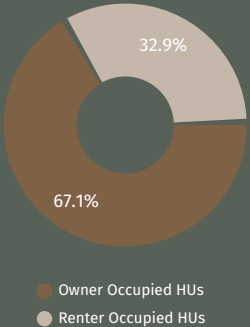
Household Income



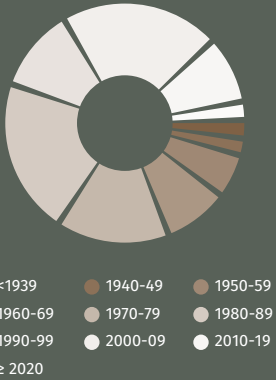
Age Profile: 5 Years Increments



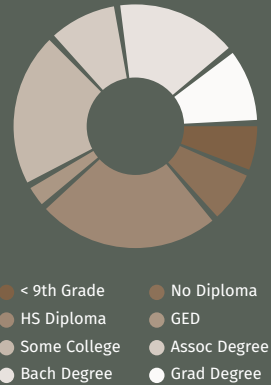
Home Ownership



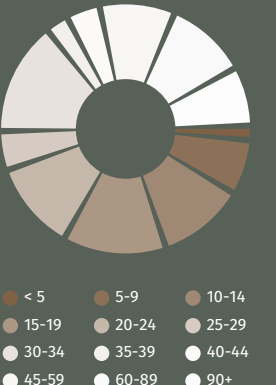
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2026), ACS (2020-2024).

COMMUNITY SUMMARY

15986 Highland Springs Ave, Banning, California, 92220
Ring: 50 mile radius

5,513,044	0.51%	3.04	87.1	37.7	\$103,419	\$649,574	\$360,567	22.3%	60.9%	16.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



19.2%
Services

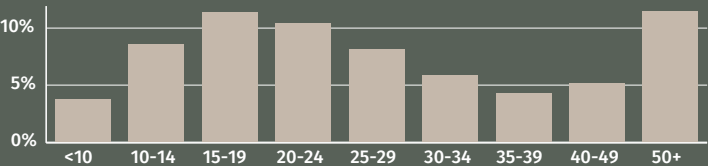


23.0%
Blue Collar

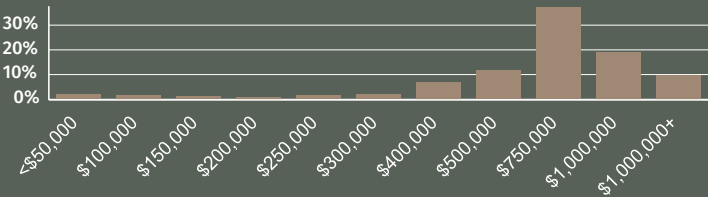


57.8%
White Collar

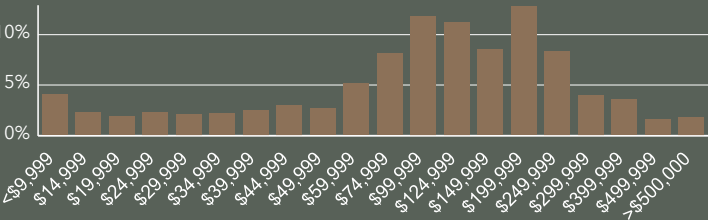
Mortgage as Percent of Salary



Home Value



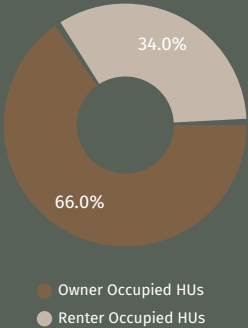
Household Income



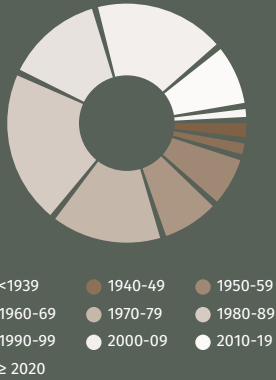
Age Profile: 5 Years Increments



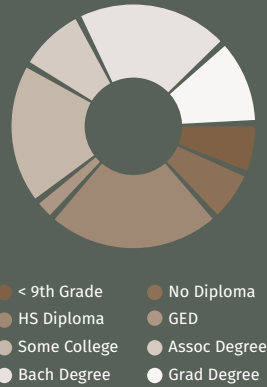
Home Ownership



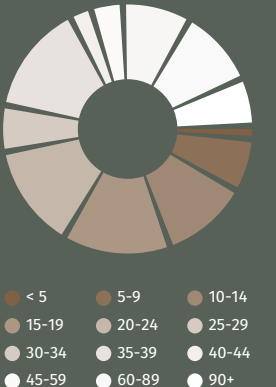
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2026), ACS (2020-2024).

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KEN BROWN
Senior Vice President
+1 720 527 6507
ken.brown@cbre.com

STUART THOMAS
Executive Vice President
+1 970 818 6660
stuart.thomas@cbre.com

PABLO RODRIGUEZ
First Vice President
+1 909 418 2041
pablo.rodriguez1@cbre.com

CHESA PIKE
Senior Associate
+1 917 280 6612
chessa.pike@cbre.com

SIMON HINCE
Associate
+1 209 252 6891
simon.hince@cbre.com

CBRE