

1101

E. 1st Street

BEAUMONT, CA.



Pennsylvania Ave.

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4.81 ac lot
Zoned Community
Commercial with a
TOD Zoning Overlay

PRESENTED BY



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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Price:	\$1,695,000
Lot Size:	4.81 ac.
Price/SF:	\$8.08 PSF
Price/AC:	\$352,390
Zoning:	Community Commercial / Transit Oriented District Overlay

INVESTMENT SUMMARY

+/-4.81 ac. Signalized Corner Lot along heavy trafficked passage way. Within walking distance to major Beaumont Shopping center. The lot is signalized corner, level and contains 2 fire hydrants.

The zoning is TOD Transit Oriented District Overlay-zoning allows for Mixed Use / almost 100 permitted uses and 30 additional with a CUP such as a gas station or Self Storage Facility.

The TOD overlay Zoning is flexible and is ideal for big box store, commercial retail center, medical offices, restaurant-drive through, gas station, condos, townhouses, senior living facility.

There is Partial curb and sidewalk at corner and is +/- 1/3 mile from I-10 on and off ramps on Pennsylvania and close to Potrero St future link to Interstate 79 and I-60.

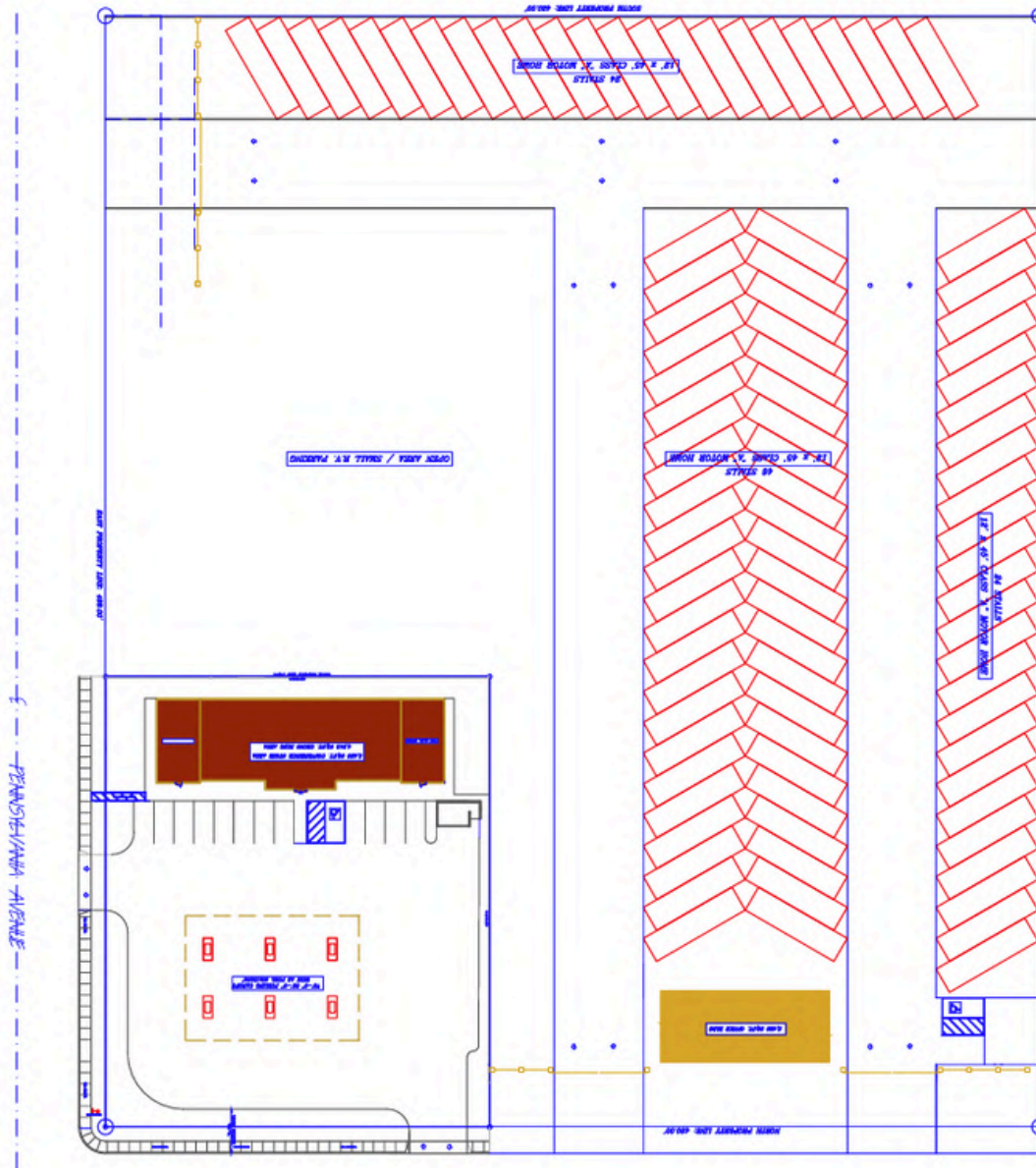
The Owner may consider a land lease.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lessor financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

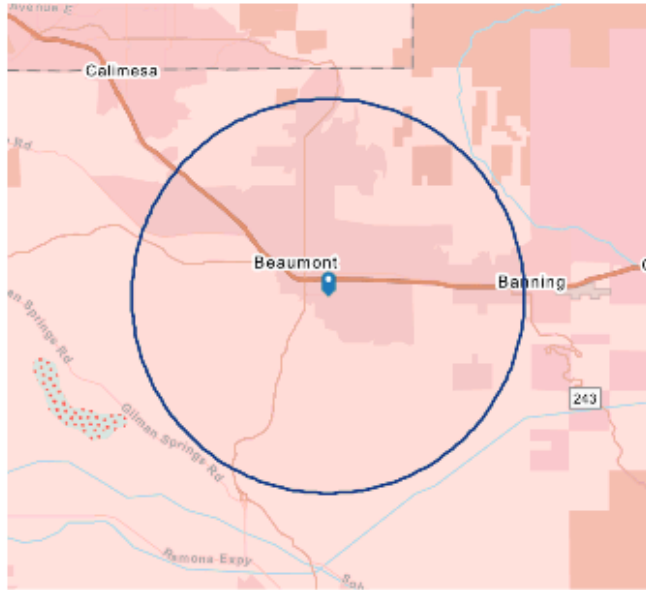
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CONCEPTUAL DRAWING FOR RV STORAGE



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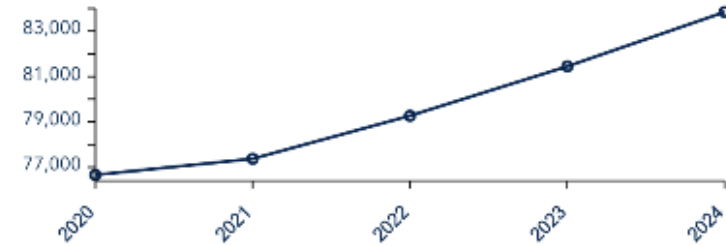
Population Trends and Key Indicators

83,843	29,704	2.80	42.0	\$85,307	\$523,442	105	64	85
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

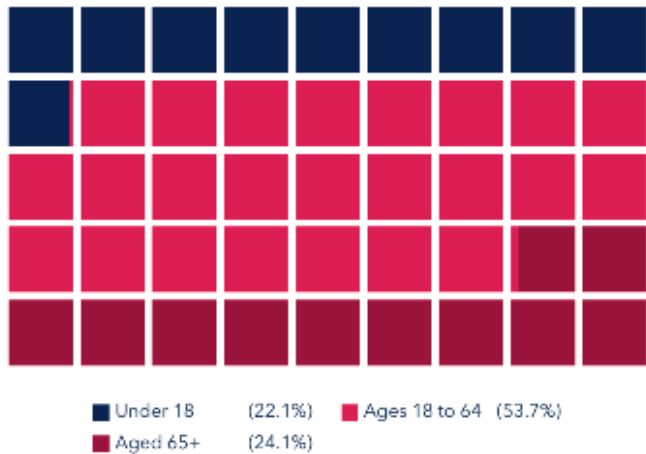
MORTGAGE INDICATORS



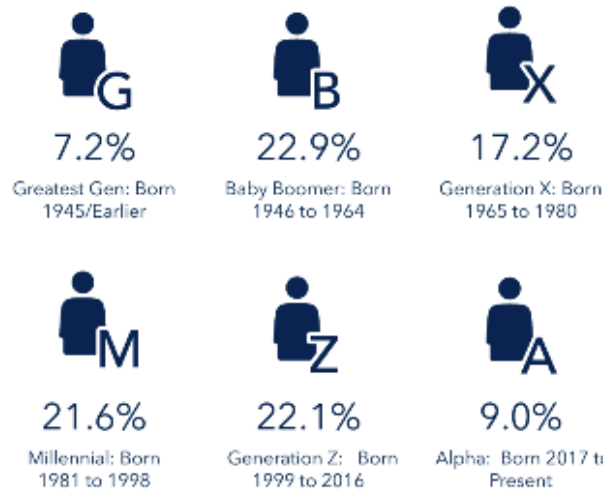
Historical Trends: Population



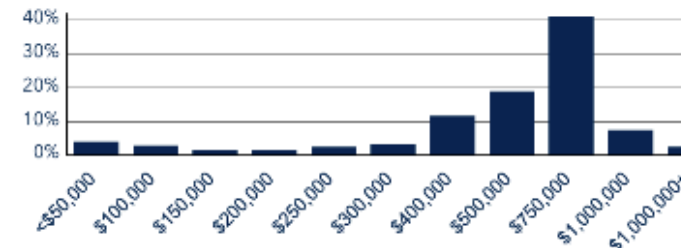
POPULATION BY AGE



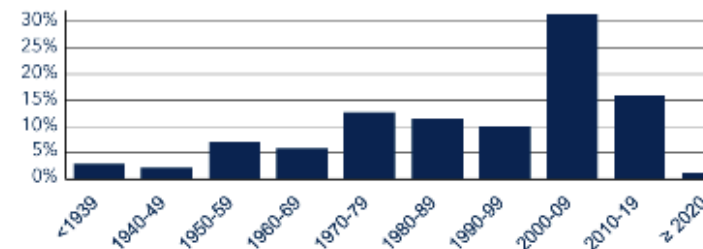
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

CITY OF BEAUMONT CURRENT AND FUTURE PROJECTS



SOME NOTABLE PROJECTS:

THE CITY OF BEAUMONT HAS SEVERAL CURRENT AND UPCOMING PROJECTS AIMED AT IMPROVING INFRASTRUCTURE, PARKS, AND THE OVERALL QUALITY OF LIFE FOR ITS RESIDENTS. THESE PROJECTS ARE OFTEN PART OF THE CITY'S CAPITAL IMPROVEMENT PLAN (CIP). SOME NOTABLE PROJECTS INCLUDE:

- **POTRERO BOULEVARD INTERCHANGE PROJECT:** A \$71 MILLION PROJECT EXPECTED TO START CONSTRUCTION IN FALL 2025. IT AIMS TO EASE CONGESTION AND IMPROVE CONNECTIVITY BY PROVIDING ADDITIONAL FREEWAY ACCESS.
- **PENNSYLVANIA AVENUE WIDENING:** THIS PROJECT FOCUSES ON WIDENING PENNSYLVANIA AVENUE FROM 1ST STREET TO 6TH STREET TO IMPROVE TRAFFIC FLOW. WHILE THERE MAY BE LANE IMPACTS DURING CONSTRUCTION, NO FULL CLOSURES WERE PLANNED AS OF FEBRUARY 2023.
- **SECOND STREET EXTENSION:** THIS PROJECT AIMS TO DIVERT TRAFFIC FROM BUSY INTERSECTIONS LIKE HIGHLAND SPRINGS AVENUE.
- **CITYWIDE STREET REHABILITATION AND MAINTENANCE:** AN ONGOING EFFORT TO MAINTAIN AND IMPROVE THE CITY'S STREETS.
- **CITYWIDE TRAFFIC SIGNAL UPGRADES:** PROJECTS FOCUSED ON UPGRADING TRAFFIC SIGNALS THROUGHOUT THE CITY.
- **DOWNTOWN REVITALIZATION:** PLANS ARE UNDERWAY TO CREATE A MORE WALKABLE AND INVITING DOWNTOWN AREA WITH POTENTIAL LANE REDUCTIONS ON BEAUMONT AVENUE AND SIXTH STREET, ADDED MEDIANS, DIAGONAL PARKING, AND BETTER LIGHTING. THERE ARE ALSO PLANS FOR A \$14 MILLION MAKEOVER OF THE DOWNTOWN PARK.

THE CITY IS ALSO FOCUSED ON ECONOMIC DEVELOPMENT, AIMING TO ATTRACT BOTH INDUSTRIAL AND RETAIL BUSINESSES. THERE ARE PLANS BEING PROCESSED FOR MILLIONS OF SQUARE FEET OF INDUSTRIAL SPACE.

CITY OF BEAUMONT TRANSIT DISTRICT OVERLAY ZONING



THE CITY OF BEAUMONT, CA, UTILIZES A VARIETY OF ZONING DISTRICTS TO REGULATE LAND USE AND DEVELOPMENT WITHIN ITS BOUNDARIES. ONE SUCH DESIGNATION IS THE TRANSIT ORIENTED DISTRICT OVERLAY (TOD OVERLAY) ZONING. HERE'S WHAT WE KNOW ABOUT IT:

PURPOSE AND INTENT:

- THE TOD OVERLAY IS DESIGNED TO ENCOURAGE A MIX OF RESIDENTIAL, COMMERCIAL, AND EMPLOYMENT USES IN CLOSE PROXIMITY TO TRANSIT FACILITIES, SPECIFICALLY THE PROPOSED FUTURE METROLINK STATION ON PENNSYLVANIA AVENUE.
- THE GOAL IS TO CREATE WALKABLE, VIBRANT AREAS THAT REDUCE RELIANCE ON AUTOMOBILES AND PROMOTE THE USE OF PUBLIC TRANSPORTATION.
- THIS TYPE OF ZONING AIMS TO SUPPORT THE TRANSIT STATION BY PROVIDING A CONCENTRATION OF ACTIVITIES AND PEOPLE NEARBY.

PERMITTED USES:

- THE TOD OVERLAY ALLOWS FOR A WIDE RANGE OF USES, PROMOTING A MIXED-USE ENVIRONMENT.
- PERMITTED USES TYPICALLY INCLUDE:
 - RESIDENTIAL (VARIOUS DENSITIES, SUCH AS APARTMENTS, CONDOMINIUMS, TOWNHOUSES, SENIOR HOUSING)
 - COMMERCIAL (RETAIL STORES, RESTAURANTS, OFFICES, HOTELS)
 - SERVICES (BANKS, PERSONAL SERVICES, ETC.)
 - PUBLIC AND QUASI-PUBLIC USES (LIBRARIES, COMMUNITY CENTERS)
 - TRANSPORTATION FACILITIES
- USES PERMITTED WITH A CONDITIONAL USE PERMIT (CUP) MAY INCLUDE MORE INTENSIVE USES LIKE GAS STATIONS OR SELF-STORAGE FACILITIES, SUBJECT TO SPECIFIC REVIEW AND APPROVAL PROCESSES BY THE CITY.

CONTACT INFORMATION



FOR FURTHER INQUIRIES, PLEASE CONTACT

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**WE LOOK FORWARD TO BUILDING BETTER
COMMUNITIES WITH YOU.**



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