

894 OAK VALLEY PARKWAY
BEAUMONT, CA 92223

FREE STANDING BLDG.
±17,330 SQUARE FEET



AVAILABLE FOR LEASE OR SALE

FOR FURTHER INFORMATION, PLEASE CONTACT:

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LOCATION-LOCATION-LOCATION:

This Prime Commercial Property on the hard corner of Oak Valley Parkway and Golf Club Drive offers outstanding visibility and access, located, one block from the I'10 Freeway on/off ramps and less than a half mile from the I'10/60 Interchange. Situated on a high traffic commuter corridor and within the affluent Oak Valley Ranch community and is adjacent to the Oak Valley 18-hole Golf Course. This property is situated in one of the fastest growing residential areas in Riverside County, creating an ideal opportunity for restaurants, retail, service commercial uses, and future development.

ON SITE PARKING: 76 Spaces - Includes 4 Handicap
(Possible for Additional Spaces)

BLDG. CONDITION: In Very Good Condition

LAND SIZE: ±1.73 Acres (±75,358 SF)

APN: 400 - 520 - 009

YEAR BUILT: 2007

ZONING: Community Commercial Zone (C-C Zone)

JURISDICTION: City of Beaumont / County of Riverside

TRAFFIC COUNTS: 109,000 Cars Per Day

3 & 5 MILE DEMOGRAPHICS

Population

| | |
|--------|--------|
| 3 Mile | 5 Mile |
| 56,020 | 96,015 |

Daytime Population

| | |
|--------|--------|
| 3 Mile | 5 Mile |
| 40,739 | 74,540 |

Average HH Income

| | |
|-----------|-----------|
| 3 Mile | 5 Mile |
| \$123,008 | \$118,656 |

Average Home Value

| | |
|-----------|-----------|
| 3 Mile | 5 Mile |
| \$587,664 | \$583,664 |

ADJACENT DEVELOPMENTS:

Located Directly Across the Street / The Regency Oak Valley Village Development ±230,000 SF Community Center - Breaking Ground 2025.

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"A RARE EXISTING OPPORTUNITY"



Store Interior



Drive-Through Access



Hard Corner



Truck Loading



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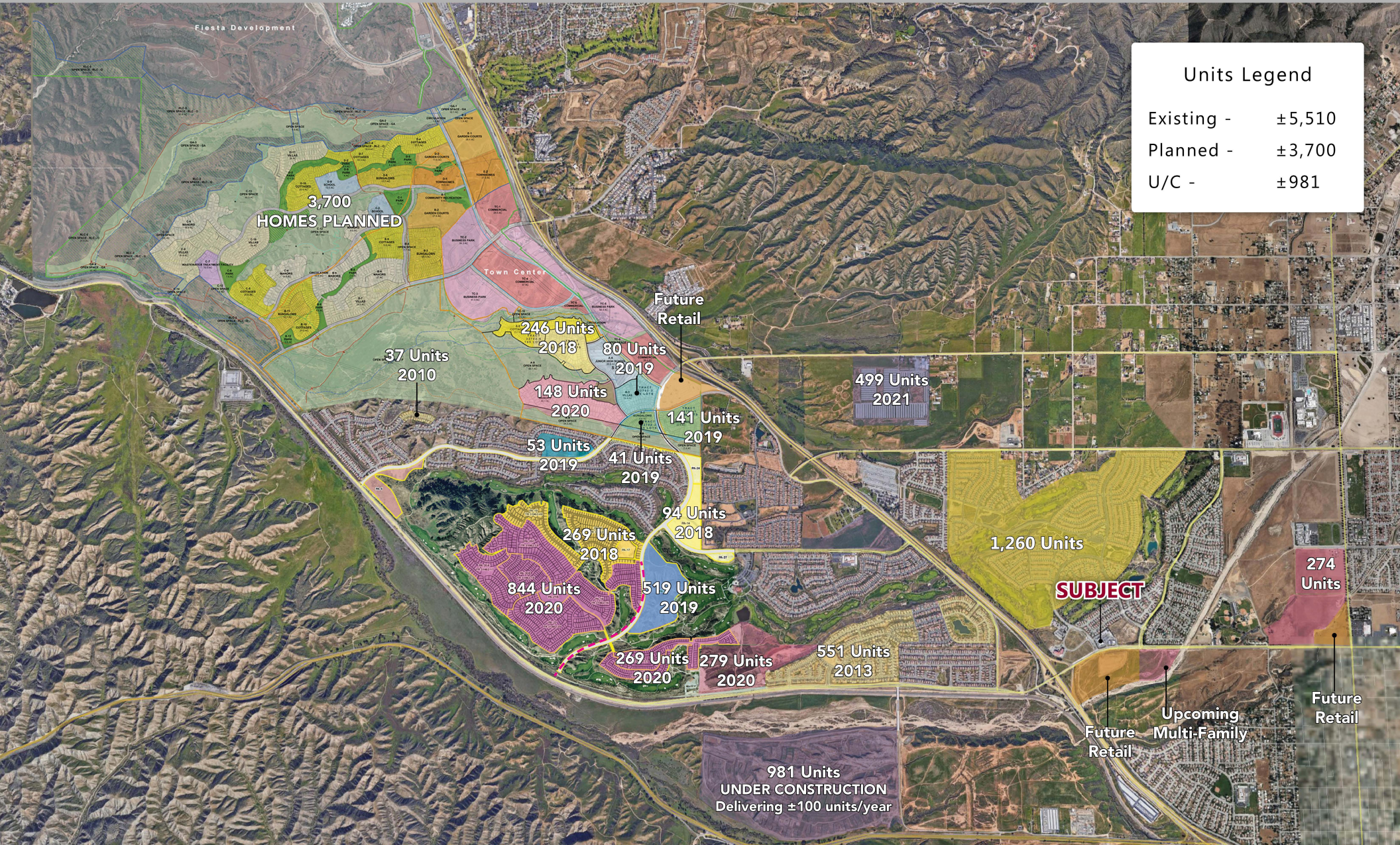
SURROUNDING AREA
DEVELOPMENTS



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RETAIL AND SERVICE
COMMERCIAL DEVELOPMENT





Units Legend

| | |
|------------|--------|
| Existing - | ±5,510 |
| Planned - | ±3,700 |
| U/C - | ±981 |