

# FOR SALE OR LEASE: 1.24 ACRES VACANT LAND

S HARGRAVE ST, BANNING, CA

APN: 541-273-007

**PRICE REDUCED**



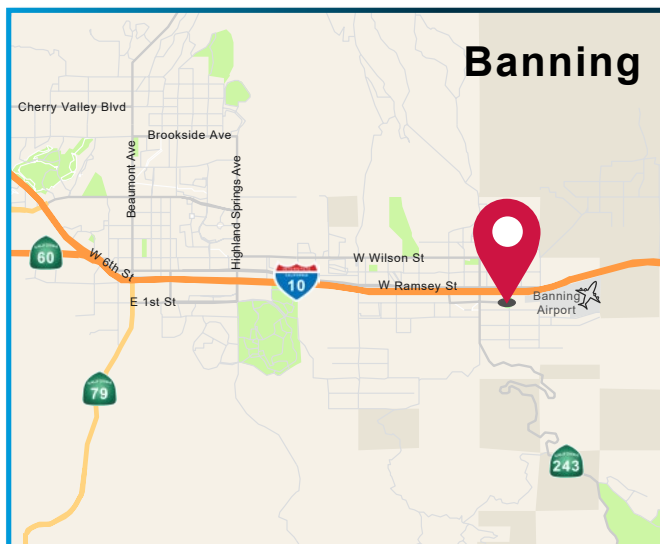
[www.TeamLazarHull.com](http://www.TeamLazarHull.com)

## PROPERTY HIGHLIGHTS

- Seller Willing to Carry
- New Phase 1 Environmental Available
- Zoning: Industrial
- Permitted Uses (Per City of Banning Development Code):
  - Equipment Rental Yard
  - Construction Storage
  - Contractor Storage Yard
  - Distribution
  - Lumber Yards
  - Manufacturing Facilities
  - Recycling Facilities
  - Truck Repair, Towing, Storage and Service

ASKING PRICE: **\$1,100,000.00**

ASKING LEASE RATE: **\$0.20 PSF/MONTH**



**RICK LAZAR**

951.276.3652 | DRE#: 00549349  
RLAZAR@LEERIVERSIDE.COM

**SPENCER HULL**

951.276.3651 | DRE#: 01507542  
SHULL@LEERIVERSIDE.COM

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)

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## 5-MILE DEMOGRAPHICS



**39,075**  
POPULATION



**14,202**  
HOUSEHOLDS

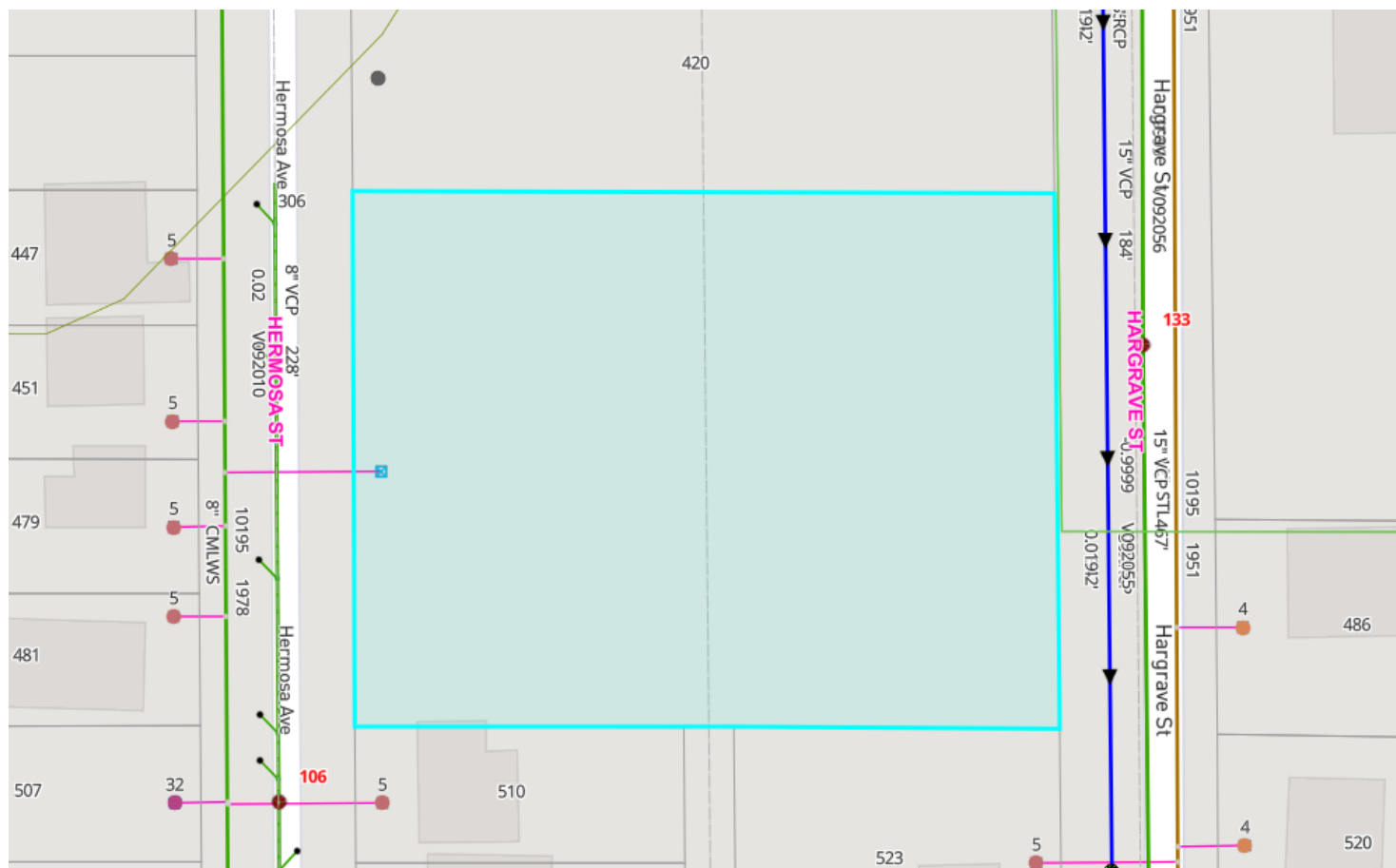


**10,759**  
TOTAL EMPLOYEES



**\$70,395**  
AVERAGE HOUSEHOLD INCOME

## EXISTING UTILITY MAP



1" = 62 ft	541-273-007	10/04/2022	
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This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

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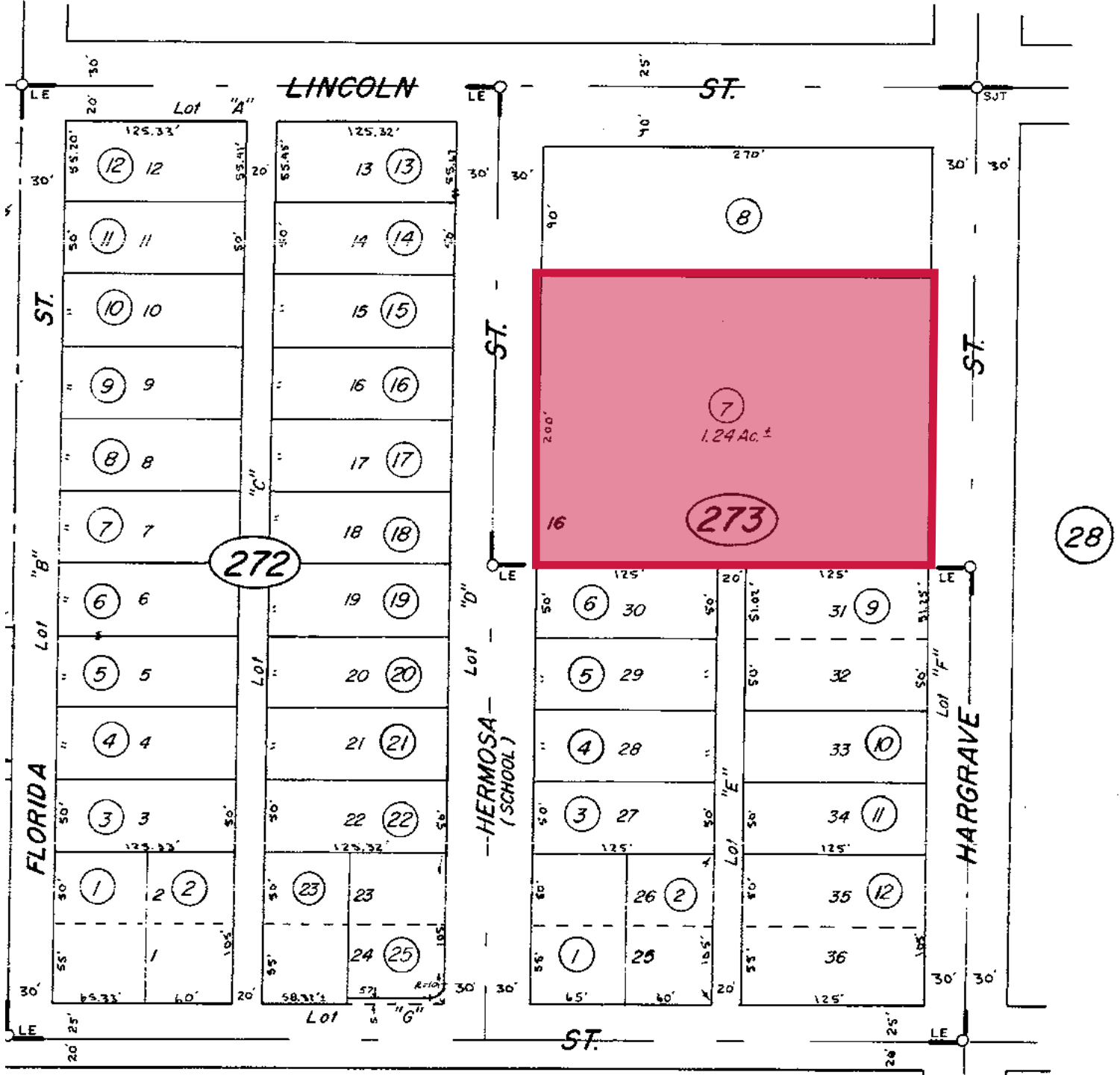
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## PLAT MAP



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