

Anchor & Shop Space  
For Lease

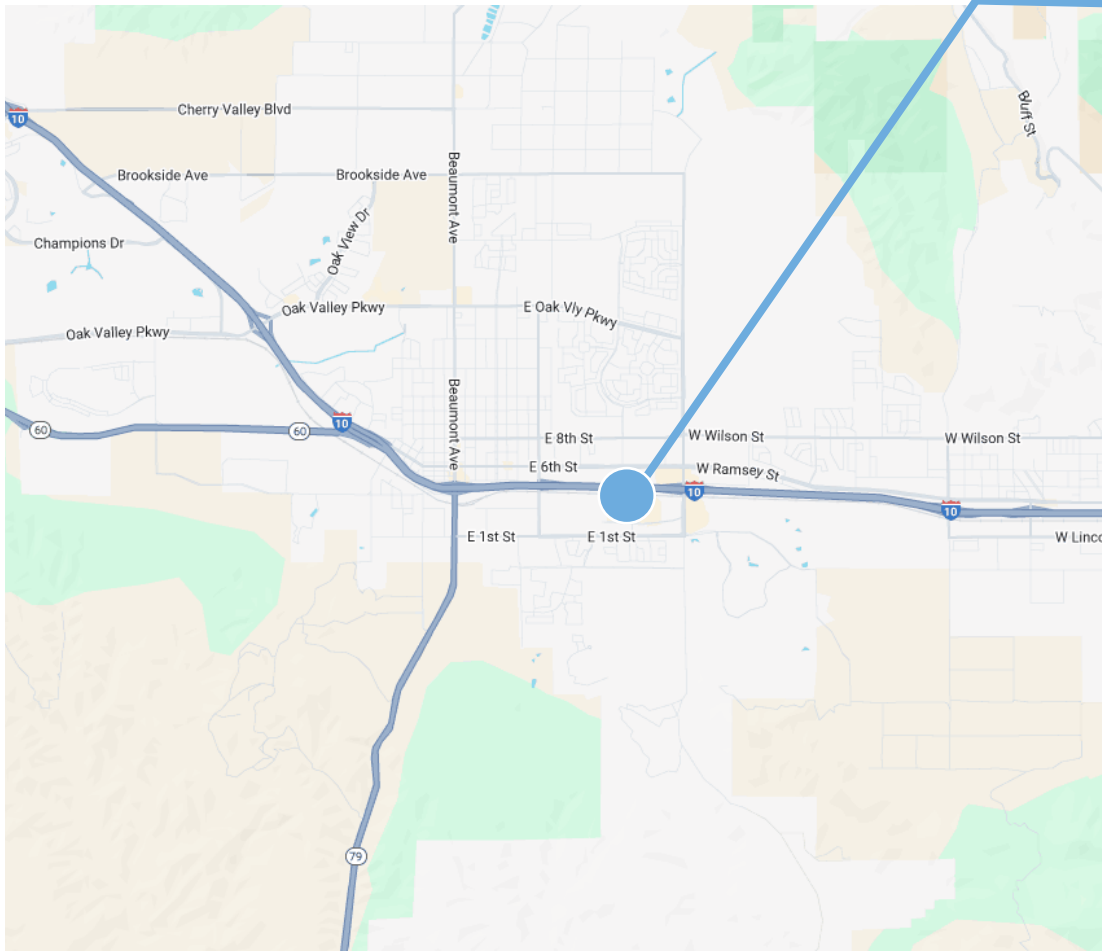
1482 & 1484 East 2nd Street  
Beaumont, CA 92223





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## Property Highlights:

- Freeway visible 42,500 SF Anchor with traffic counts over 140,000 ADT on I-10
- Freeway Pylon Sign Panel
- Situated between high volume Home Depot and Walmart
- Other premier tenants located nearby include Home Goods, Ross, Best Buy, Aldi, Marshalls, Hobby Lobby, PetSmart, Ulta Cosmetics, Kohls, Five Below, & many more
- Located along 2nd Street, Beaumont's #1 retail location
- 1,163 SF shop space available with prominent visibility along 2nd St

## Demographics:

2024 Estimates	3 MILE	5 MILE	10 MILE
Population	55,785	85,200	179,577
AHH Income	\$106,538	\$108,766	\$110,041



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1482 East 2nd Street  
42,500 SF



1484 East 2nd Street  
1,163 SF



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