


Subject Property

116 W Ramsey St

116 W Ramsey St 
 Banning, CA 92220 - Beaumont/Hemet



OWNER

Ashan Ahmad

Purchased 12/10/2014

Not Disclosed

TRAFFIC COUNTS

10/S San Gorgonio Ave	131K
I- 10/S San Gorgonio Ave	132K
S San Gorgonio Ave/John St	3.3K
E Ramsey St/Martin St	13.6K

LOCATION

Location Score:	Best Location (95)
Walk Score®:	Very Walkable (79)
Transit Score®:	Minimal Transit (0)

PROPERTY

Type:	Restaurant	Tenancy:	1 Tenant
Center:	-	Construction:	Wood Frame
GLA:	3,026 SF	Land AC:	0.10 AC
Year Built/Renov	1936; Renov 2004	Building FAR:	0.69
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking:	-		
Features:	Air Conditioning		
Frontage:	74' on W Ramsey St		

VACANCY

Current:	100%
Last Quarter:	100%
Year Ago:	0%
Peers:	31.3%
Submarket:	6.1%

NNN ASKING RENTS PER SF

Current:	\$1.36-1.66 (Est)
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$1.47
Submarket (Market Rent):	\$1.87

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	-
Peers Count:	8
Peers Avg:	-
Submarket:	248,996

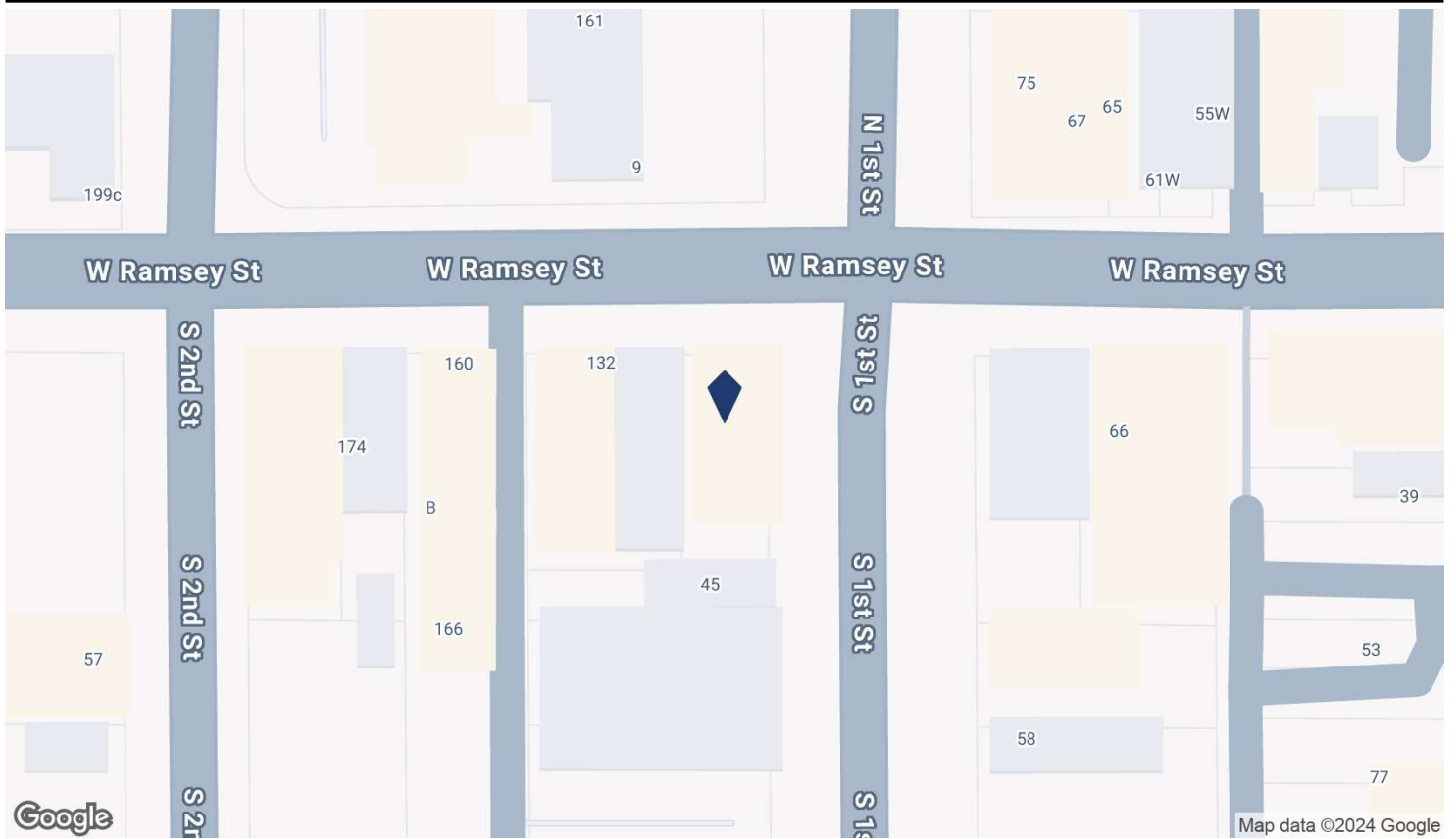
AVAILABLE SPACES

Currently No Available Spaces

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SITE PLAN



TENANTS

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Wing's Garden Cafe	Restaurant	3,026	No	Dec 2008	-

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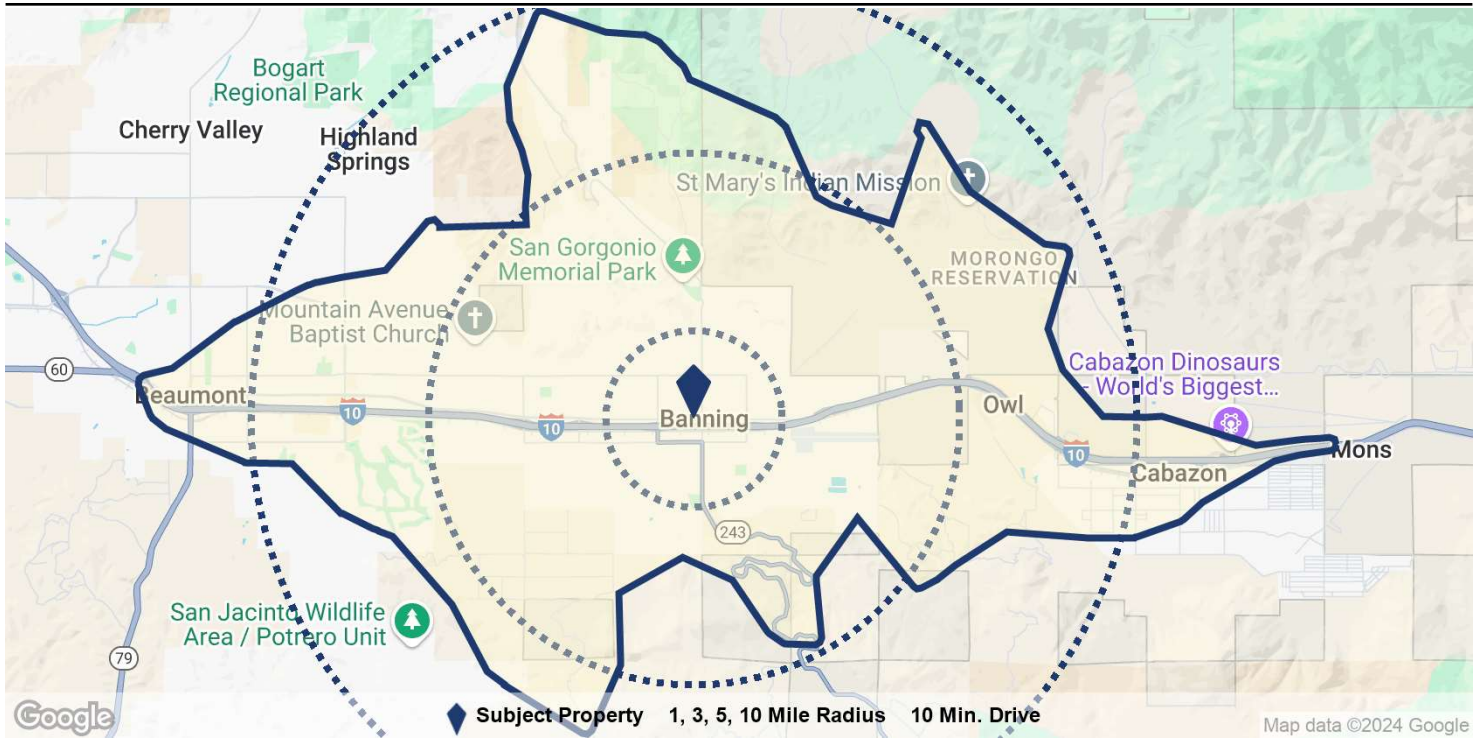
AERIAL VIEW



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DEMOGRAPHICS

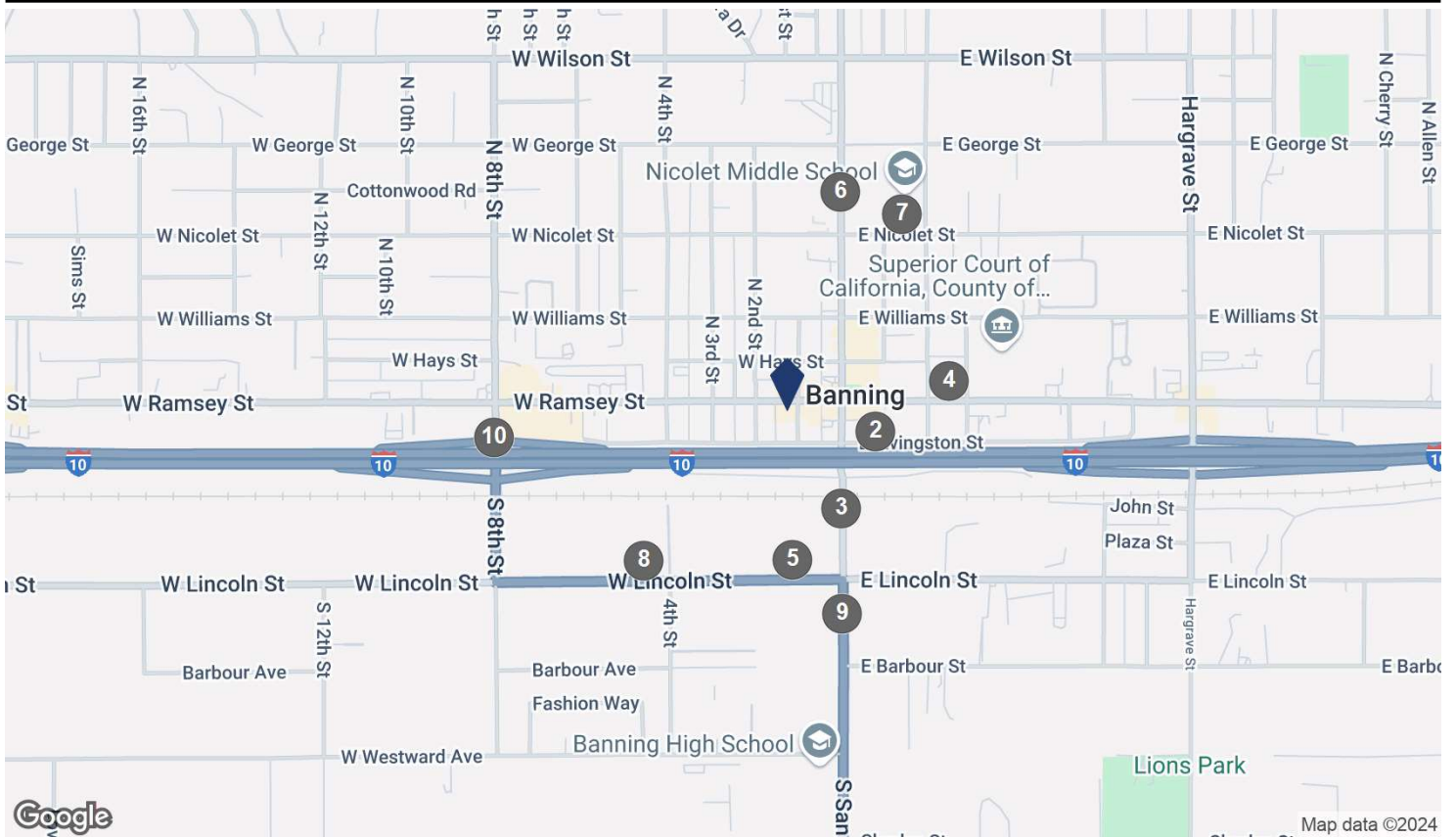


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	11,779	23,962	52,332	106,991	48,978
5 Yr Growth	5.3%	5.6%	5.7%	5.6%	5.3%
Median Age	34	36	41	40	39
5 Yr Forecast	36	37	42	41	40
White / Black / Hispanic	28% / 9% / 62%	31% / 9% / 57%	39% / 9% / 46%	43% / 7% / 45%	76% / 9% / 50%
5 Yr Forecast	28% / 9% / 62%	31% / 9% / 58%	38% / 9% / 47%	42% / 7% / 45%	75% / 10% / 52%
Employment	3,829	6,107	14,352	23,983	19,466
Buying Power	\$183.2M	\$380.4M	\$1.2B	\$2.7B	\$997.7M
5 Yr Growth	5.8%	6.9%	7.6%	6.3%	7.0%
College Graduates	8.1%	10.6%	18.6%	20.0%	22.0%
Household					
Households	3,570	7,410	18,341	36,386	16,644
5 Yr Growth	5.0%	5.4%	5.3%	5.2%	5.0%
Median Household Income	\$51,330	\$51,336	\$63,183	\$75,044	\$59,941
5 Yr Forecast	\$51,719	\$52,041	\$64,549	\$75,811	\$61,058
Average Household Income	\$63,734	\$68,239	\$80,608	\$94,269	\$78,182
5 Yr Forecast	\$64,804	\$70,045	\$82,014	\$95,257	\$78,891
% High Income (>\$75K)	30%	31%	43%	50%	41%
Housing					
Median Home Value	\$278,456	\$259,523	\$354,044	\$375,511	\$330,354
Median Year Built	1968	1973	1992	1993	1984
Owner / Renter Occupied	52% / 48%	60% / 40%	73% / 27%	76% / 24%	68% / 32%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 10	S San Gorgonio Ave - W	131,000	2018	0.14 mi
2 I- 10	S San Gorgonio Ave - W	131,950	2022	0.14 mi
3 S San Gorgonio Ave	John St - N	3,342	2022	0.19 mi
4 E Ramsey St	Martin St - E	13,557	2022	0.23 mi
5 Hwy 234	S San Gorgonio Ave - E	4,612	2022	0.24 mi
6 N San Gorgonio Ave	George St - N	3,342	2022	0.30 mi
7 E Nicolet St	N Alessandro St - E	2,119	2022	0.30 mi
8 Hwy 234	4th St - E	3,432	2022	0.32 mi
9 S San Gorgonio Ave	E Barbour St - S	1,905	2022	0.33 mi
10 243	E Barbour St - S	7,007	2022	0.43 mi



Demographics

116 W Ramsey St

3,026 SF Retail Restaurant

Banning, California - Beaumont/Hemet Submarket

PREPARED BY

**BERKSHIRE
HATHAWAY**
HOMESERVICES

Vinod Desai

Executive Vice President



Income & Spending Demographics

116 W Ramsey St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	3,569		7,410		18,343		16,644	
<\$25,000	731	20.48%	1,600	21.59%	2,998	16.34%	2,949	17.72%
\$25,000 - \$50,000	989	27.71%	1,993	26.90%	4,363	23.79%	4,012	24.10%
\$50,000 - \$75,000	791	22.16%	1,556	21.00%	3,182	17.35%	2,939	17.66%
\$75,000 - \$100,000	386	10.82%	744	10.04%	2,441	13.31%	2,099	12.61%
\$100,000 - \$125,000	284	7.96%	587	7.92%	2,093	11.41%	1,841	11.06%
\$125,000 - \$150,000	214	6.00%	421	5.68%	1,415	7.71%	1,245	7.48%
\$150,000 - \$200,000	120	3.36%	241	3.25%	1,035	5.64%	858	5.16%
\$200,000+	54	1.51%	268	3.62%	816	4.45%	699	4.20%
2024 Avg Household Income	\$63,734		\$68,239		\$80,608		\$78,182	
2024 Med Household Income	\$51,330		\$51,336		\$63,183		\$59,941	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$103.5M		\$218.9M		\$587.1M		\$524.6M	
Total Apparel	\$6.1M	5.88%	\$12.4M	5.68%	\$30.4M	5.17%	\$27.9M	5.31%
Women's Apparel	\$2.1M	2.07%	\$4.5M	2.04%	\$11.6M	1.97%	\$10.5M	2.00%
Men's Apparel	\$1.2M	1.13%	\$2.4M	1.11%	\$6.1M	1.03%	\$5.5M	1.05%
Girl's Apparel	\$500.8K	0.48%	\$987.2K	0.45%	\$2.2M	0.38%	\$2.1M	0.40%
Boy's Apparel	\$405.4K	0.39%	\$787.1K	0.36%	\$1.7M	0.29%	\$1.6M	0.31%
Infant Apparel	\$350.1K	0.34%	\$681.9K	0.31%	\$1.5M	0.25%	\$1.4M	0.27%
Footwear	\$1.5M	1.47%	\$3.1M	1.42%	\$7.3M	1.24%	\$6.7M	1.29%

Total Entertainment & Hobbies	\$14.2M	13.74%	\$31M	14.17%	\$87.6M	14.92%	\$77.1M	14.70%
Entertainment	\$3.2M	3.07%	\$6.6M	3.02%	\$16.7M	2.84%	\$15.2M	2.90%
Audio & Visual Equipment/Service	\$3.2M	3.06%	\$6.7M	3.07%	\$18.5M	3.16%	\$16.4M	3.13%
Reading Materials	\$181.4K	0.18%	\$430.3K	0.20%	\$1.4M	0.24%	\$1.2M	0.23%
Pets, Toys, & Hobbies	\$2.2M	2.16%	\$4.9M	2.26%	\$14.5M	2.47%	\$12.7M	2.42%
Personal Items	\$5.5M	5.28%	\$12.3M	5.63%	\$36.4M	6.20%	\$31.6M	6.02%

Total Food and Alcohol	\$29.7M	28.69%	\$62.1M	28.37%	\$161.1M	27.43%	\$145.3M	27.70%
Food At Home	\$17.1M	16.51%	\$35.5M	16.24%	\$88.8M	15.13%	\$80.6M	15.37%
Food Away From Home	\$11M	10.62%	\$23.1M	10.55%	\$62.7M	10.68%	\$56.1M	10.70%
Alcoholic Beverages	\$1.6M	1.56%	\$3.5M	1.58%	\$9.5M	1.63%	\$8.5M	1.63%

Total Household	\$14.8M	14.30%	\$33.1M	15.14%	\$99.1M	16.88%	\$84.9M	16.18%
House Maintenance & Repair	\$3.3M	3.21%	\$8M	3.64%	\$24.6M	4.19%	\$20.4M	3.89%
Household Equip & Furnishings	\$5.8M	5.64%	\$12.8M	5.83%	\$37.7M	6.41%	\$32.7M	6.23%
Household Operations	\$4.4M	4.25%	\$9.5M	4.36%	\$27.7M	4.72%	\$24M	4.57%
Housing Costs	\$1.2M	1.20%	\$2.9M	1.31%	\$9.2M	1.56%	\$7.8M	1.49%

Income & Spending Demographics

116 W Ramsey St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$29.5M	28.51%	\$59.7M	27.26%	\$148.4M	25.27%	\$136.5M	26.01%
Vehicle Purchases	\$15.7M	15.13%	\$30.7M	14.04%	\$72.3M	12.31%	\$68.2M	13.00%
Gasoline	\$8M	7.77%	\$16.4M	7.47%	\$40.1M	6.83%	\$36.6M	6.99%
Vehicle Expenses	\$344.5K	0.33%	\$898.8K	0.41%	\$3.5M	0.59%	\$2.8M	0.54%
Transportation	\$2M	1.97%	\$4.6M	2.09%	\$14.4M	2.45%	\$12.3M	2.34%
Automotive Repair & Maintenance	\$3.4M	3.31%	\$7.1M	3.25%	\$18.2M	3.10%	\$16.5M	3.14%
Total Health Care	\$4.5M	4.37%	\$10.2M	4.64%	\$29.5M	5.03%	\$25.7M	4.89%
Medical Services	\$2.7M	2.64%	\$6M	2.76%	\$17.3M	2.95%	\$15.1M	2.88%
Prescription Drugs	\$1.3M	1.25%	\$3M	1.38%	\$8.9M	1.52%	\$7.7M	1.47%
Medical Supplies	\$486K	0.47%	\$1.1M	0.50%	\$3.3M	0.56%	\$2.9M	0.54%
Total Education/Day Care	\$4.7M	4.51%	\$10.4M	4.74%	\$31M	5.29%	\$27.3M	5.20%
Education	\$2.8M	2.74%	\$6.3M	2.86%	\$18.4M	3.13%	\$16.3M	3.12%
Fees & Admissions	\$1.8M	1.77%	\$4.1M	1.88%	\$12.7M	2.16%	\$10.9M	2.08%