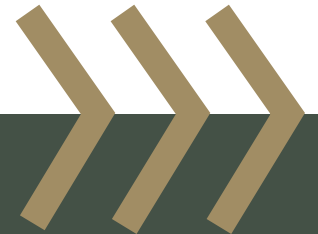




Table of Contents

Property Overview	3
Location Overview	4
Preliminary Site Plan.....	5
Demographics	6



Disclaimer:

This brochure is for informational purposes only. It does not constitute an offer or commitment to enter into any transaction. Any terms outlined herein are subject to negotiation and execution of formal agreements. The information provided in this brochure is believed to be accurate at the time of publication but is subject to change without notice.

Nothing in this brochure constitutes legal, financial, or investment advice. Readers are advised to consult with appropriate professionals before making any decisions based on the information herein.

All renderings, sketches, illustrations, and photographs are artist's impressions only and are conceptual in nature. Actual improvements, including architectural designs and specifications, may vary.

No representation or warranty, express or implied, is made regarding the accuracy, adequacy, completeness, legality, reliability, or usefulness of any information contained in this brochure.

Contacts:

John Szukala

John@GroundStarDevelopment.com
(760) 902-6363

Nigel Szukala

Nigel@GroundStarDevelopment.com
(561) 539-3981

Property Highlight:

- One of the Fastest Growing cities in California
- City Development Incentive programs
- One of the last large parcels on Ramsey Street
- Visual from Interstate 10 Freeway
- Close to other retail shopping centers
- Less than a mile and a half from the city of Beaumont (Highland Springs Ave)
- Ingres and Egress East & West on Ramsey Street
- 340 feet of frontage & visibility
- 9,000 Plus Homes being built

Available Uses: (*Not All Listed)

- Hotel Development
- Car Wash
- (QSR) Quick Service Restaurants
- Dine In Restaurant
- Shopping Center
- Grocery Store/Retail
- Professional/Medical Offices
- Fuel/Convenient Store
- Hardware/Lumber Store
- Farm and Ranch Supply Store
- Residential Care Facility
- Mixed-use Multifamily/Commercial (AB 2011 and SB 6)

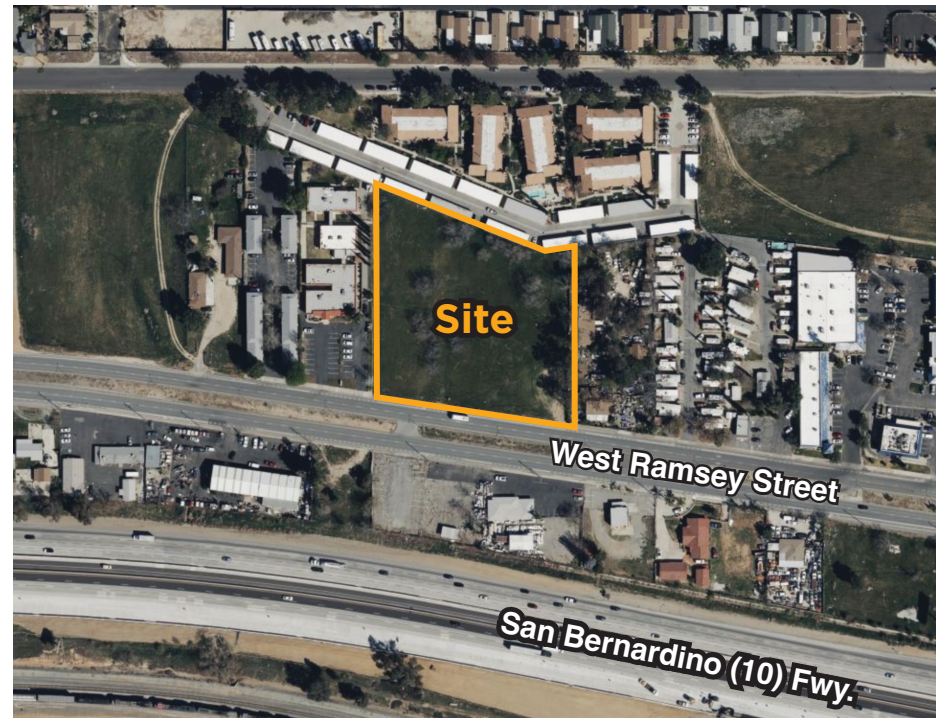


Offer Summary:

Address: 3805 W Ramsey Street, Banning, CA
APN: #: 537-090-007, 537-090-008 and 537-090-009
Total Land Area; 104,108 sq ft to 2.39 ac
Zoning: General Commercial
Available: Immediately - Ready to Build

Traffic Count:

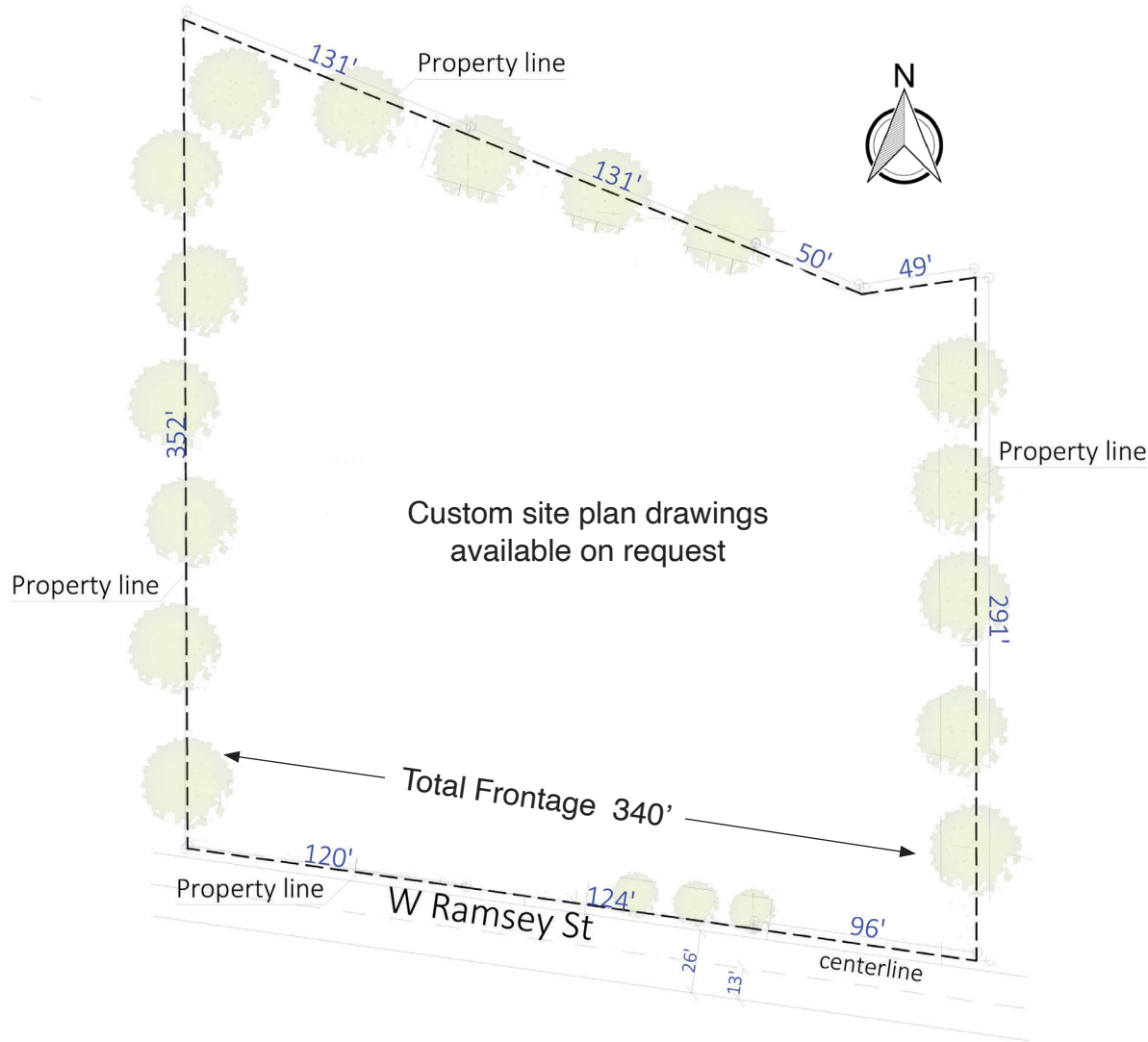
- 136,000 CPD on Interstate 10
- 13,500 CPD W Ramsey Street
- 28,800 CPD Sunset Street



Location Overview



Preliminary Site Plan Concepts



SITE PLAN

3805 W Ramsey Street
Banning, CA 92220

Parcel ID No 1: 537-090-007

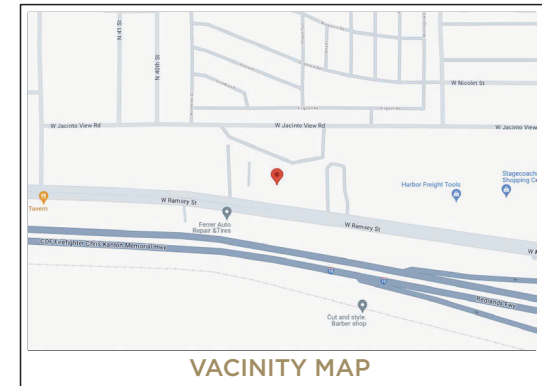
Parcel ID No 2: 537-090-008

Parcel ID No 3: 537-090-009

Lot area No 1: 0.92 Acres

Lot area No 2: 0.85 Acres

Lot area No 3: 0.62 Acres



Build to Suit, Land Lease or For Sale

3805 West Ramsey Street, Banning, CA



Contacts:

John Szukala

John@GroundStarDevelopment.com
(760) 902-6363

Nigel Szukala

Nigel@GroundStarDevelopment.com
(561) 539-3981

Main Office Number: (951) 783-1234
GroundStarDevelopment.com



GroundStar
Development
Company