

695 HIGHLAND SPRINGS AVE

LONG-TERM GROUND LEASE | POTENTIAL ± 3,320 SF DRIVE-THRU



FOR MORE INFORMATION PLEASE CONTACT

ZANE RIHAN
zane.rihan@ip-cre.com
858.205.7376
Lic. #02218149

AIDAN JAMES
aidan.james@ip-cre.com
781.879.2872
Lic. #02060510


INLAND PACIFIC

SITE PLAN

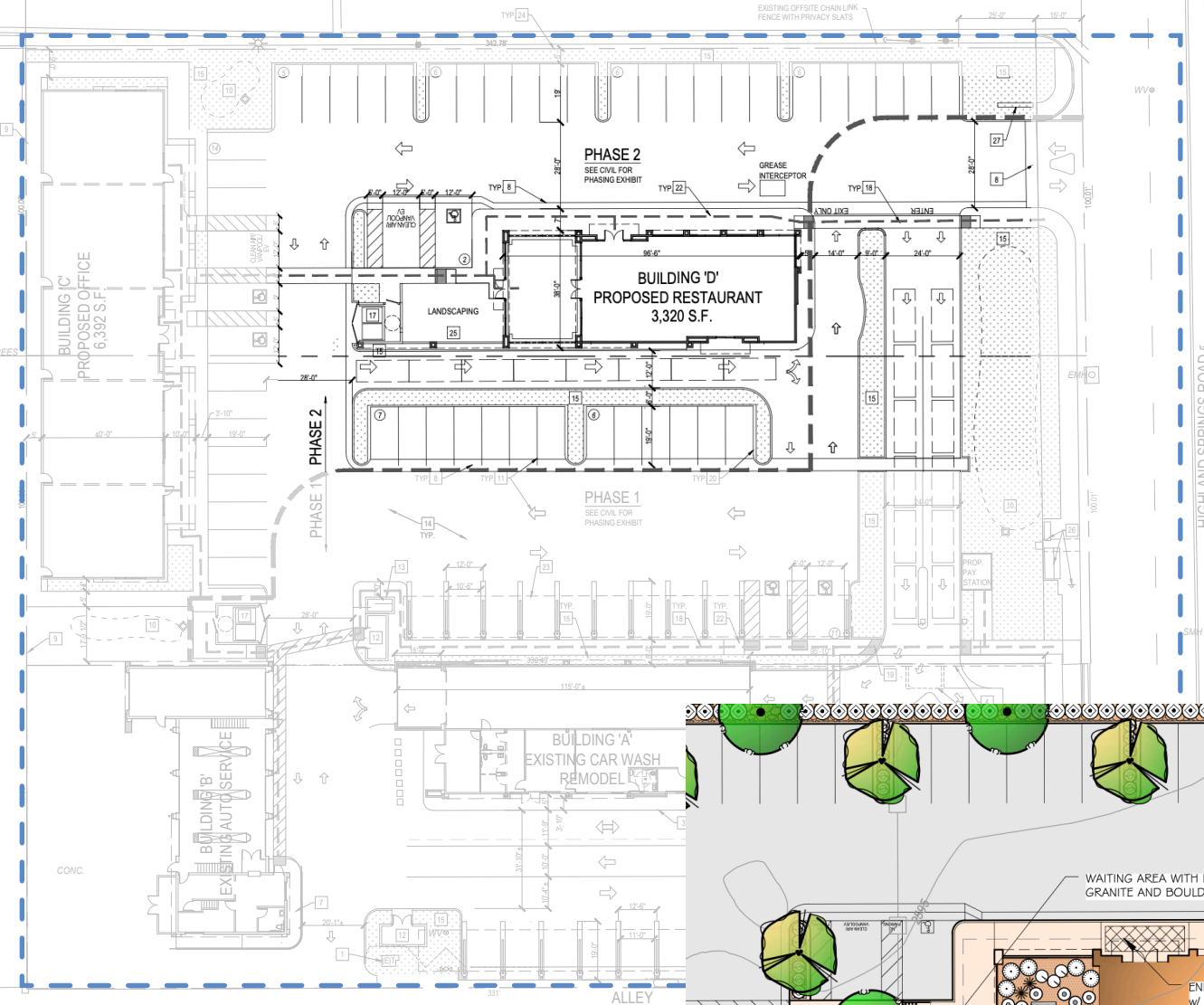
- ### SITE PLAN KEYNOTES
- (1) TRANSFORMER
 - (2) CONCRETE CURB
 - (3) SIDEWALK
 - (4) FENCE TO BE REMOVED
 - (5) TRASH ENCLOSURE TO BE REMOVED
 - (6) WATER UTILITIES
 - (7) RAISED WALKWAY WITH RAMP
 - (8) PROPOSED GUTTER, SEE CIVIL
 - (9) PROPOSED 6" CMU WALL, SEE CIVIL
 - (10) PROPOSED WQMP FACILITIES
 - (11) PROPOSED STRIPING/ARROWS, SEE CIVIL
 - (12) PROPOSED VACUUM EQUIP. ENCLOSURE
 - (13) PROPOSED VENDING ENCLOSURE
 - (14) PROPOSED CONCRETE PAVING, SEE CIVIL
 - (15) PROPOSED LANDSCAPING, SEE LANDSCAPE PLANS
 - (16) PROPOSED SIDEWALK, SEE CIVIL
 - (17) PROPOSED TRASH ENCLOSURE
 - (18) 4' WIDE (MIN.) PATH OF TRAVEL, SHALL COMPLY WITH 20% GRI, 1% MAX. SLOPE IN DIRECTION OF TRAVEL, 2% MAX. CROSS SLOPE - SEE CIVIL DWGS
 - (19) INSTALL TRUNCATED DOMES PER CBC
 - (20) PROPOSED 12" WIDE CONCRETE CURB AT SPACES ADJACENT TO LANDSCAPING
 - (21) PROPOSED 6" CONCRETE CURB, SEE CIVIL
 - (22) PROPOSED CONCRETE WALKWAY, SEE CIVIL
 - (23) PROPOSED VACUUM FABRIC CANOPY ABOVE
 - (24) CHAIN LINK FENCE WITH PRIVACY SLATS TO REMAIN
 - (25) DG. LANDSCAPED AREA, SEE LANDSCAPE PLANS
 - (26) BUS STOP, SEE CIVIL FOR MORE INFO.
 - (27) MONUMENT SIGN, SEE LANDSCAPE DWGS

PROJECT INFORMATION

SITE ADDRESS:	695 HIGHLAND SPRINGS AVE, BEAUMONT, CA
OWNER/APPLICANT:	HIGH SAND, INC. ABE HARB 18095 GREEN ORCHARD RIVERDALE, CA 92504 951-298-0220
ARCHITECT:	BROESKE ARCHITECTS & ASSOCIATES, INC. 4344 LATHAM ST., #100 RIVERDALE, CA 92501 JAMES BROESKE

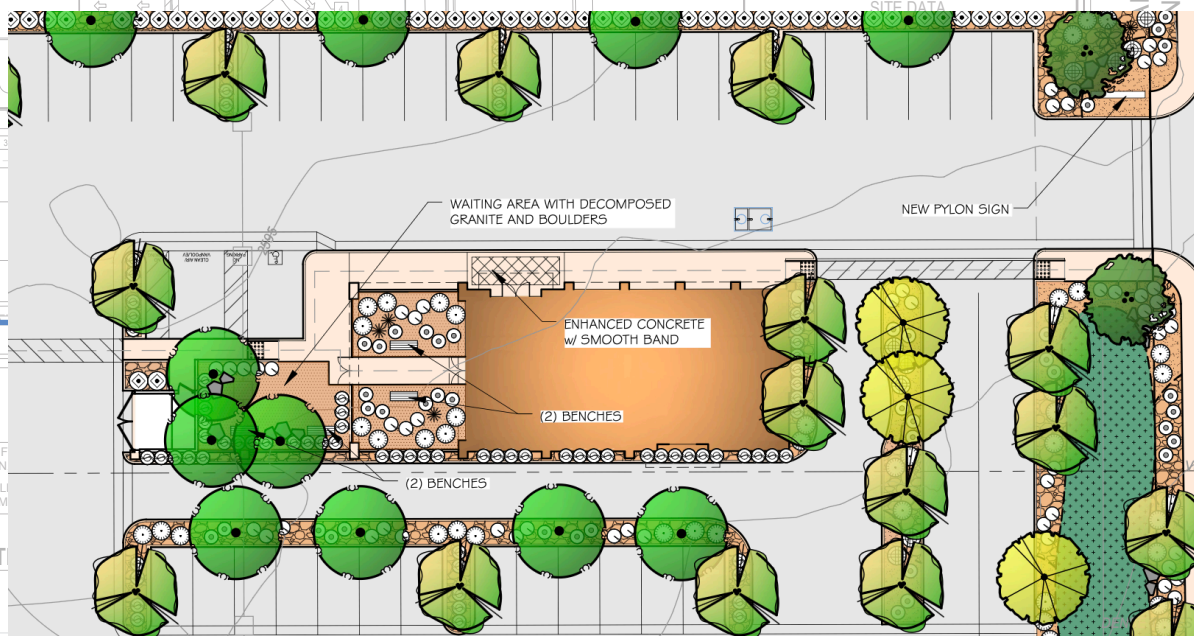
SITE DATA

DATE:	05/01/20
SCALE:	AS SHOWN
PROJECT:	INLAND PACIFIC
CLIENT:	HIGH SAND, INC.
LOCATION:	695 HIGHLAND SPRINGS AVE, BEAUMONT, CA



NOTE: F
SHOWN
A LOT L
BE COM

PROPOSED SIT



PROPERTY HIGHLIGHTS



695 Highland Springs Ave,
Beaumont CA 92223



Total Lot Size:
0.79 acres



Potential Bldg Size:
± 3,320 SF



Zoning:
Community Commercial
(CC)



Potential Parking:
± 36 Spaces



Immediate Proximity to
I-10 Off-ramp



APN / Parcel ID:
419-150-026



Lease Rate:
Contact Broker

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

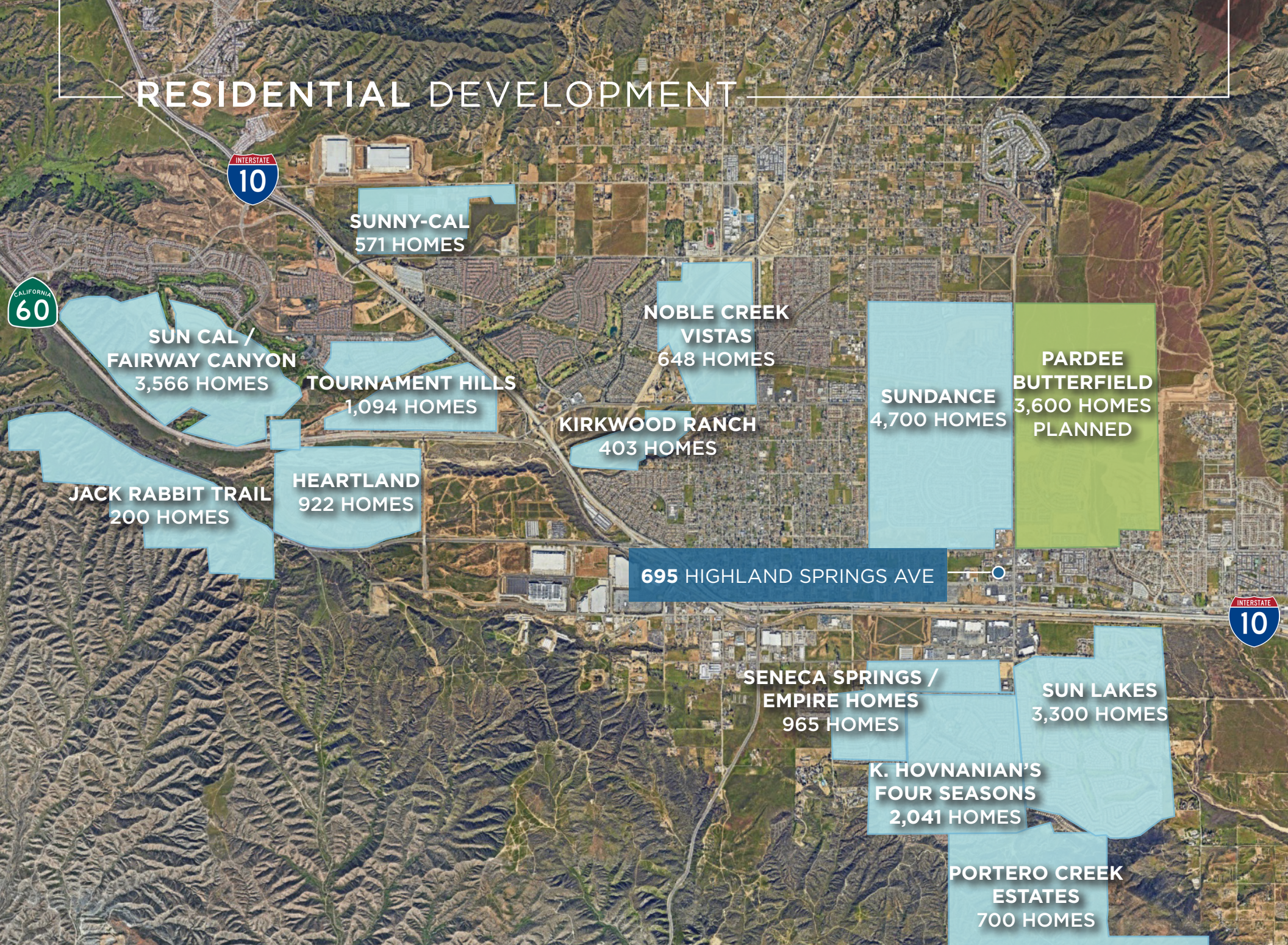
SHOPPING CENTERS

695 HIGHLAND SPRINGS AVE

FREEWAY OFFRAMP EXTENSION

1	BEAUMONT CENTER												
2	HOME DEPOT CENTER												
3	WALMART CENTER												
4	MARKETPLACE AT BEAUMONT												
5	SAN GORGONIO VILLAGE												
6	CENTER POINTE												
7	SUN LAKES VILLAGE SHOPPING CENTER												

RESIDENTIAL DEVELOPMENT



DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	39,930	83,737	166,549
2024 Population	40,927	86,011	172,115
2029 Population Projection	43,265	90,957	180,630
Annual Growth 2020-2024	0.6%	0.7%	0.8%
Annual Growth 2024-2029	1.1%	1.2%	1.0%
Median Age	43.2	39.7	39
Bachelor's Degree or Hig...	22%	20%	20%
U.S. Armed Forces	41	67	200

Population By Race

	2 miles	5 miles	10 miles
White	17,804	35,634	78,387
Black	3,360	6,615	9,941
American Indian/Alaskan ...	596	1,369	3,332
Asian	3,330	6,338	9,561
Hawaiian & Pacific Islander	72	166	398
Two or More Races	15,766	35,889	70,496
Hispanic Origin	17,487	39,767	77,341

SUBJECT PROPERTY

Households	2 miles	5 miles	10 miles
2020 Households	14,965	29,226	57,238
2024 Households	15,016	29,404	58,213
2029 Household Projection	15,814	30,980	60,886
Annual Growth 2020-2024	0.9%	1.0%	1.2%
Annual Growth 2024-2029	1.1%	1.1%	0.9%
Owner Occupied Househ...	12,191	23,003	45,368
Renter Occupied Househ...	3,623	7,976	15,518
Avg Household Size	2.7	2.8	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer ...	\$496.1M	\$1B	\$2.1B

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$85,380	\$91,082	\$93,531
Median Household Income	\$71,518	\$73,613	\$75,019
< \$25,000	2,114	4,052	8,671
\$25,000 - 50,000	3,452	6,299	11,055
\$50,000 - 75,000	2,264	4,589	9,374
\$75,000 - 100,000	2,334	4,257	7,904
\$100,000 - 125,000	1,845	3,458	6,494
\$125,000 - 150,000	1,314	2,639	5,446
\$150,000 - 200,000	996	2,186	5,248
\$200,000+	699	1,922	4,020

LOCATION MAP

695 HIGHLAND SPRINGS AVE

BEAUMONT OVERVIEW

Beaumont, California, is experiencing rapid retail market growth fueled by a rising population, increasing consumer demand, and economic expansion. The city's Primary Retail Trade Area, with over 155,000 residents and an average household income of \$92,157, generates \$1.408 billion in annual consumer demand, projected to grow by \$231 million by 2026. A 2018 market forecast estimated a need for an additional 1.066 to 1.399 million square feet of retail space by 2035, reflecting the city's booming residential and economic development. Key growth sectors include restaurants, health and personal care, automotive, home improvement, and specialty stores, making Beaumont an attractive location for retail investment.

FOR MORE INFORMATION PLEASE CONTACT

ZANE RIHAN
zane.rihan@ip-cre.com
858.205.7376
Lic. #02218149

AIDAN JAMES
aidan.james@ip-cre.com
781.879.2872
Lic. #02060510

An aerial photograph of a suburban area with a grid of streets. A blue rectangular box is drawn on the map, and a blue line with an open circle at its end points from the box to the text 'SUBJECT PROPERTY'. The box highlights a specific lot or building in the middle of the map.

SUBJECT PROPERTY

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.