

FOR LEASE/FOR SALE 14,608 SF FREESTANDING BUILDING AVAILABLE

1660 E 1ST ST, BEAUMONT, CA 92223



PROPERTY HIGHLIGHTS

-  ±14,608 SF Freestanding Building Available
Ample parking and convenient access for customers.
-  Ideal opportunity for fitness, home goods, apparel, and various retail businesses
-  Centrally located to serve Beaumont, Banning, and nearby communities.
-  Prime location on E 1st St with high traffic exposure and excellent visibility
-  Situated within a bustling retail center surrounded by popular national retailers
-  Monument signage available for enhanced brand presence





SITE

DRIVE-THRU

petco



HomeGoods

ROSS
DRESS FOR LESS

BEST
BUY

SITE

DRIVE-THRU

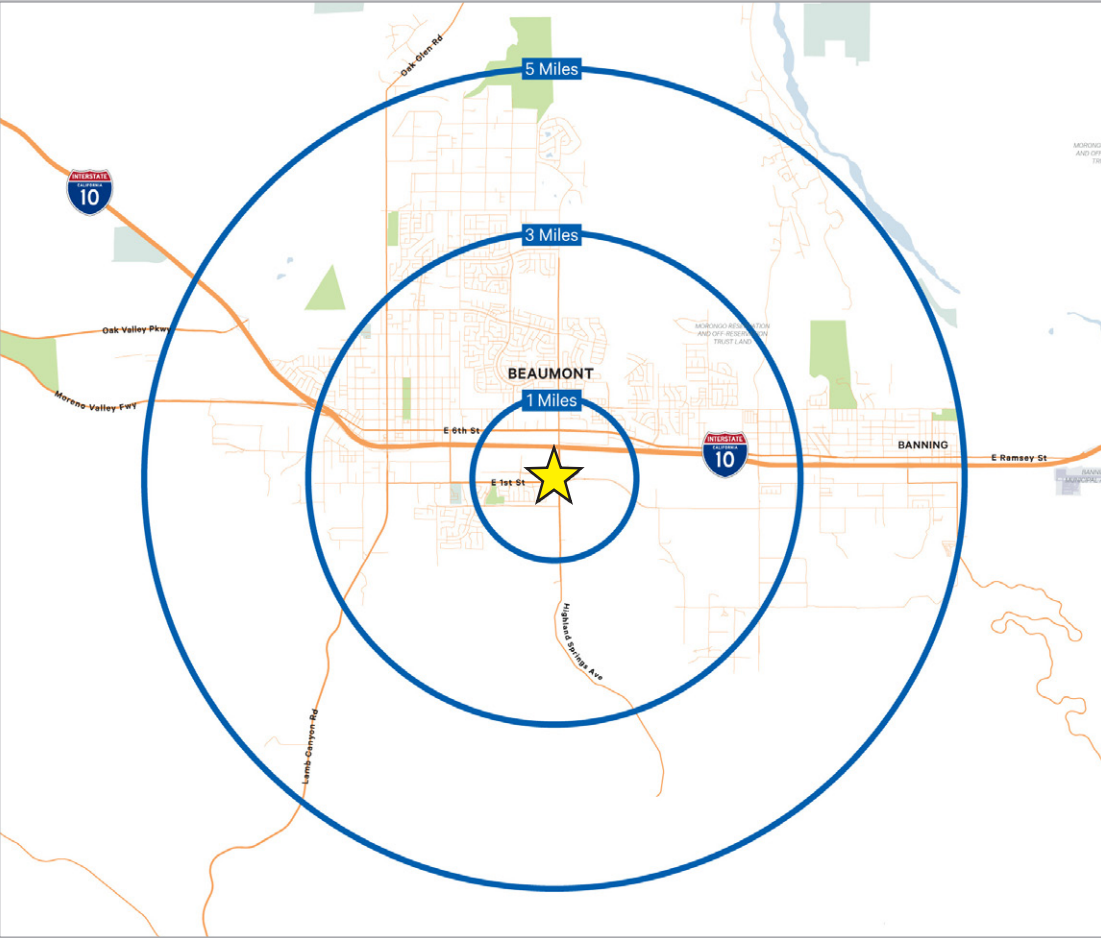
RITE AID

1st St



DEMOGRAPHICS

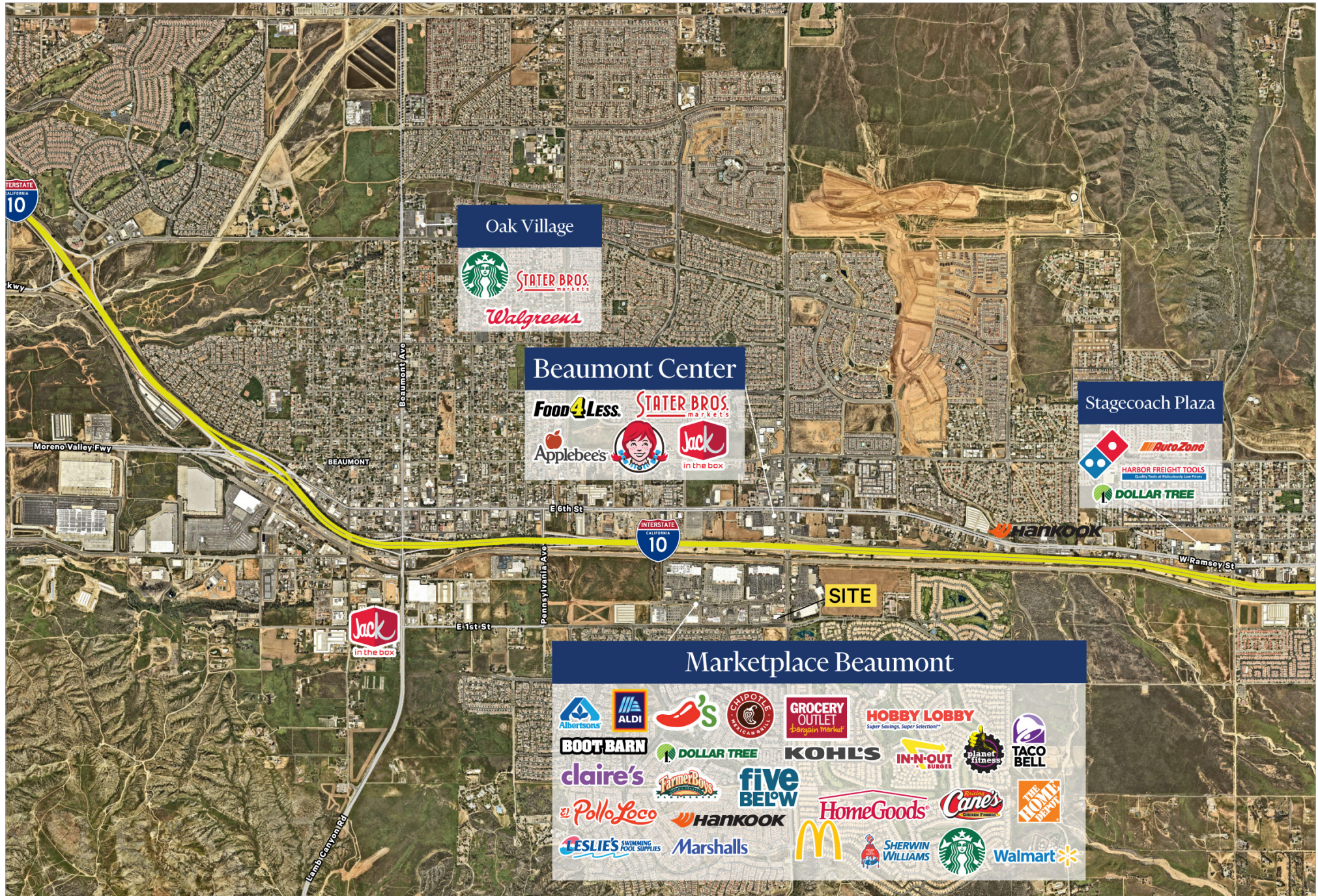
	1 Mile	3 Miles	5 Miles
Population (2024)	10,126	56,907	90,404
Average HH Income	\$91,776	\$101,392	\$106,961
Average HH	4,661	20,233	31,181
Median Age	62.5	42.4	40.8



CITY OF BEAUMONT

Beaumont, CA, is a flourishing city nestled in the San Bernardino Mountains, known for its picturesque landscapes and family-friendly environment. With a robust economy featuring a mix of retail, manufacturing, and service industries, Beaumont offers a strategic location with easy access to major highways. The city's rich history and community-oriented spirit attract residents and visitors alike, making it a hub for outdoor activities and local events. With ongoing development and a commitment to enhancing quality of life, Beaumont presents an excellent opportunity for businesses seeking to thrive in a welcoming and growing community. Join us in Beaumont and experience the vibrant possibilities this charming city has to offer!

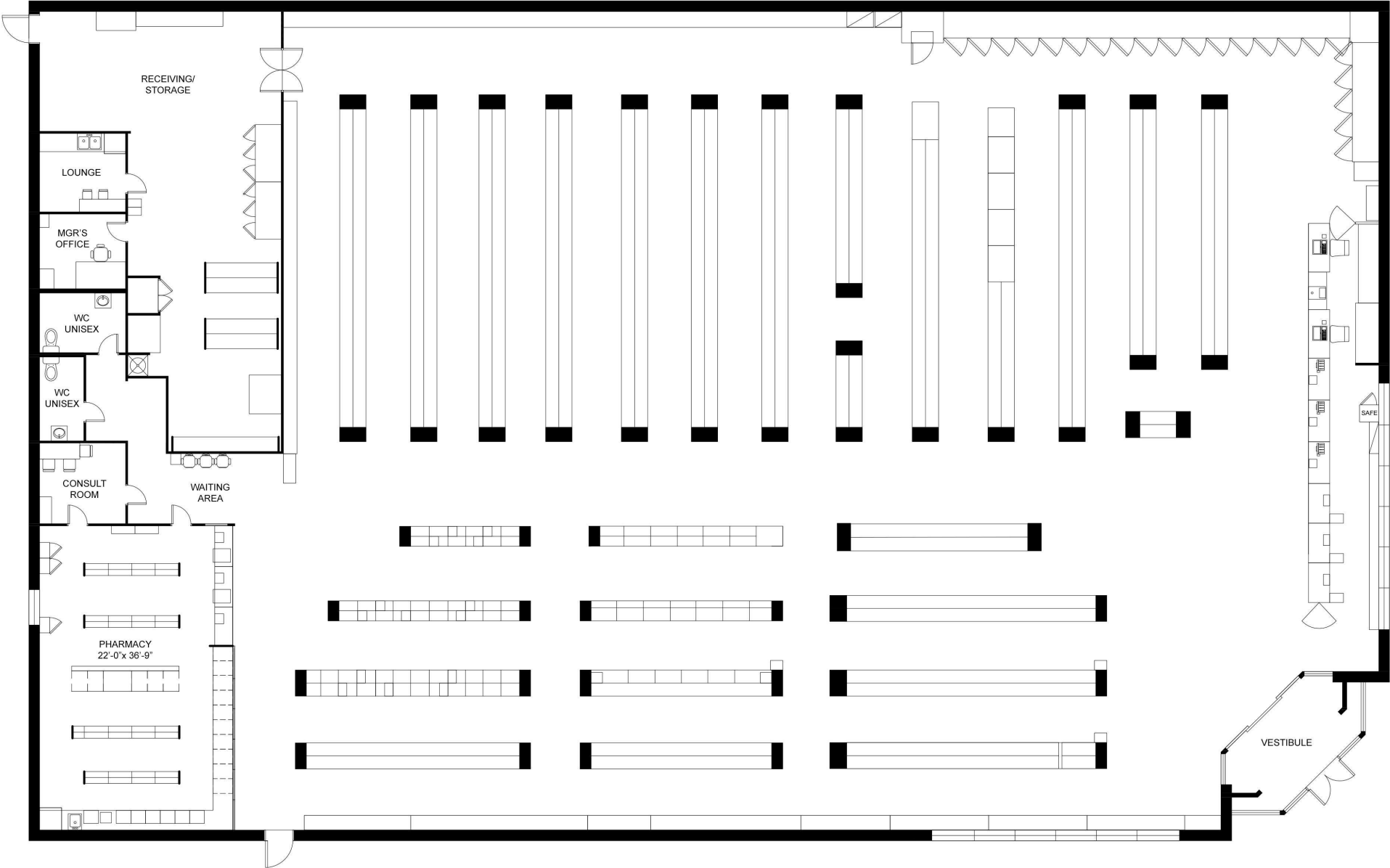
RETAILER MAP



AERIAL MAP



FLOOR PLAN





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