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



PROPERTY HIGHLIGHTS



±14,608 SF Freestanding Building Available Ample parking and convenient access for customers.



Prime location on E 1st St with high traffic exposure and excellent visibility



Ideal opportunity for fitness, home goods, apparel, and various retail businesses



Situated within a bustling retail center surrounded by popular national retailers



Centrally located to serve Beaumont, Banning, and nearby communities.



Monument signage available for enhanced brand presence

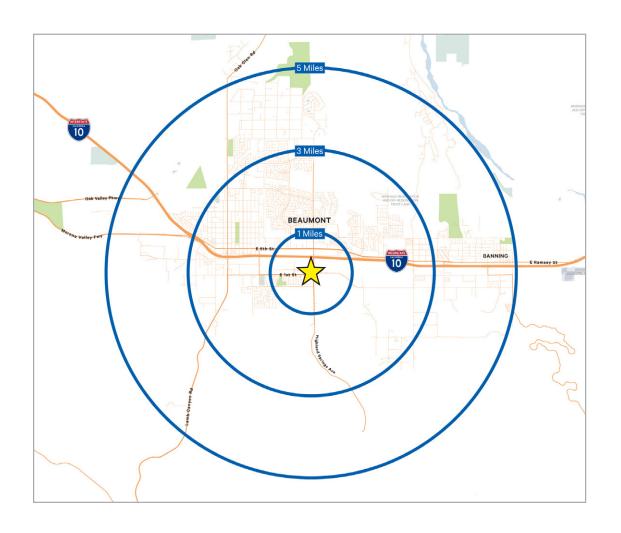






DEMOGRAPHICS

| | 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 |

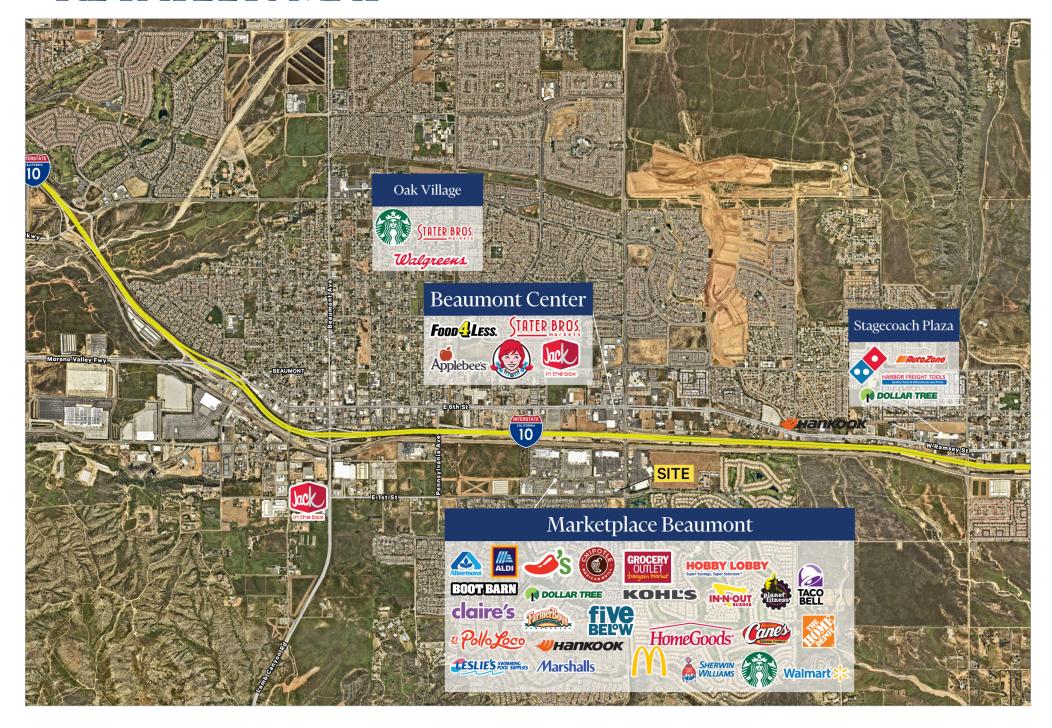




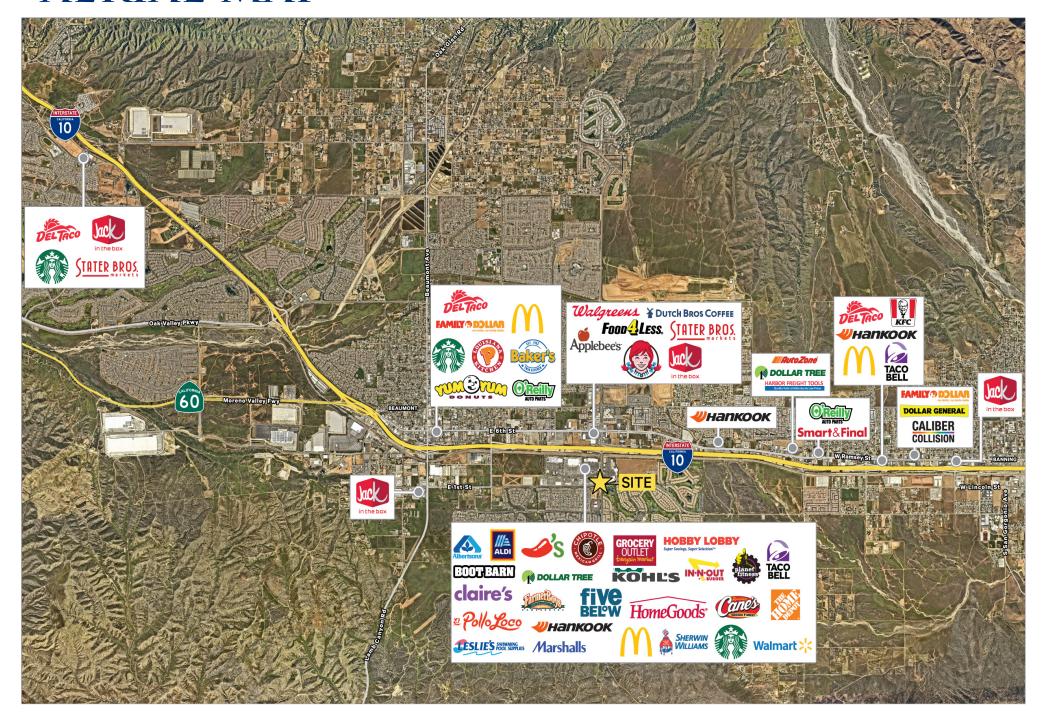
CITY OF BEAUMONT

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!

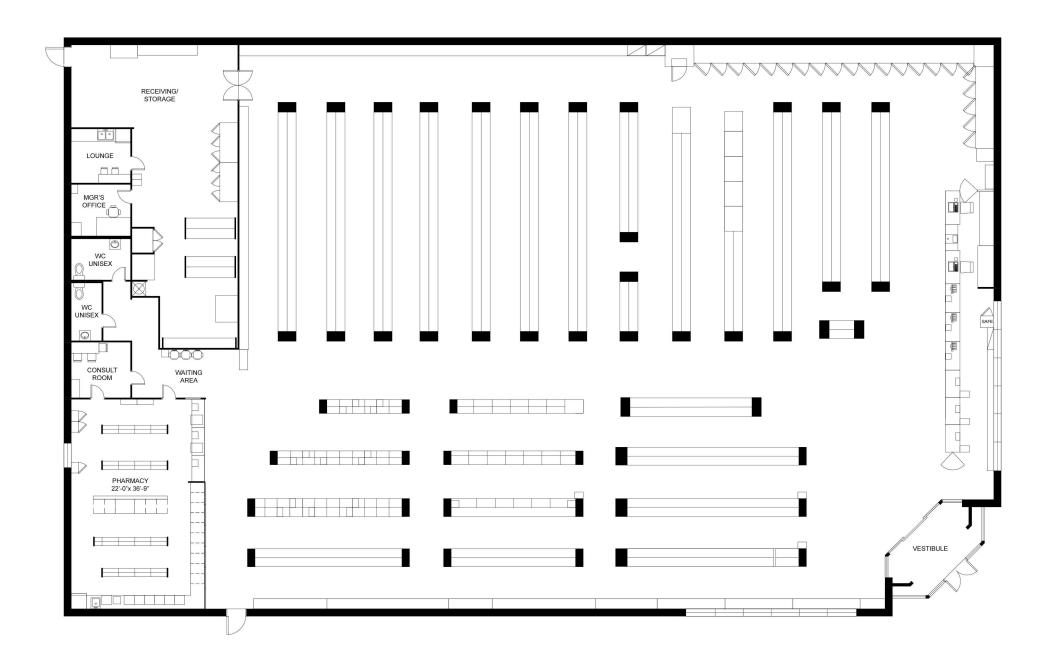
RETAILER MAP



AERIAL MAP



FLOOR PLAN





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