Anchor & Shop Space For Lease

1482 & 1484 East 2nd Street Beaumont, CA 92223

AXIOM Retail Advisors

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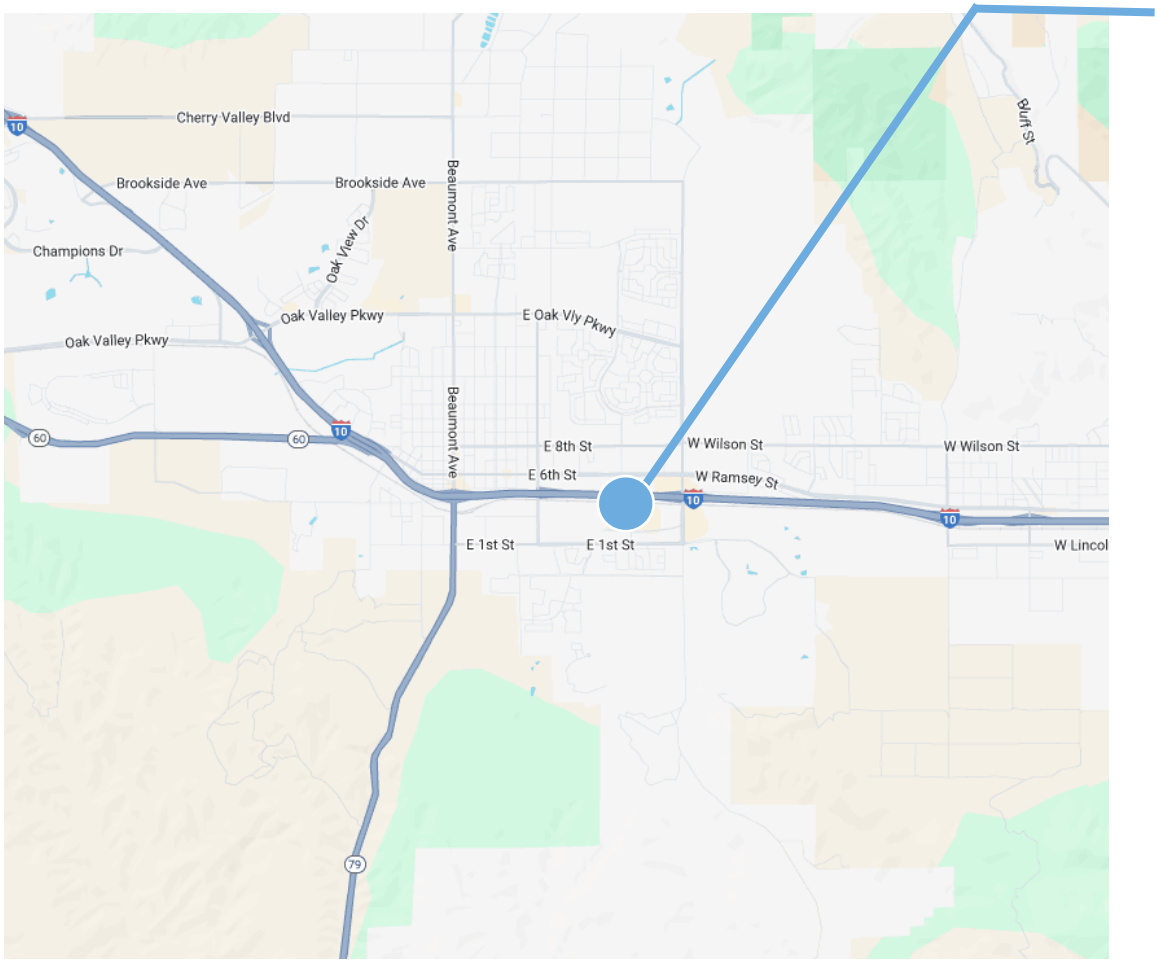

Property Highlights:

- Freeway visible 42,500 SF anchor space with traffic counts over 140,000 ADT on I-10
- Freeway Pylon Sign Panel
- Situated between high volume Home Depot and Walmart
- Other premier tenants located nearby include Home Goods, Ross, Best Buy, Aldi, Marshalls, Hobby Lobby, Petsmart, Ulta Cosmetics, Kohls, Five Below, & many more
- Located along 2nd Street, Beaumont's #1 retail location
- 1,163 SF shop space available with prominent visibility along 2nd St

Demographics:

2024 Estimates	3 MILE	5 MILE	10 MILE
Population	55,785	85,200	179,577
AHH Income	$106,538	$108,766	$110,041

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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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For Lease

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1482 East 2nd Street
42,500 SF

1484 East 2nd Street
1,163 SF

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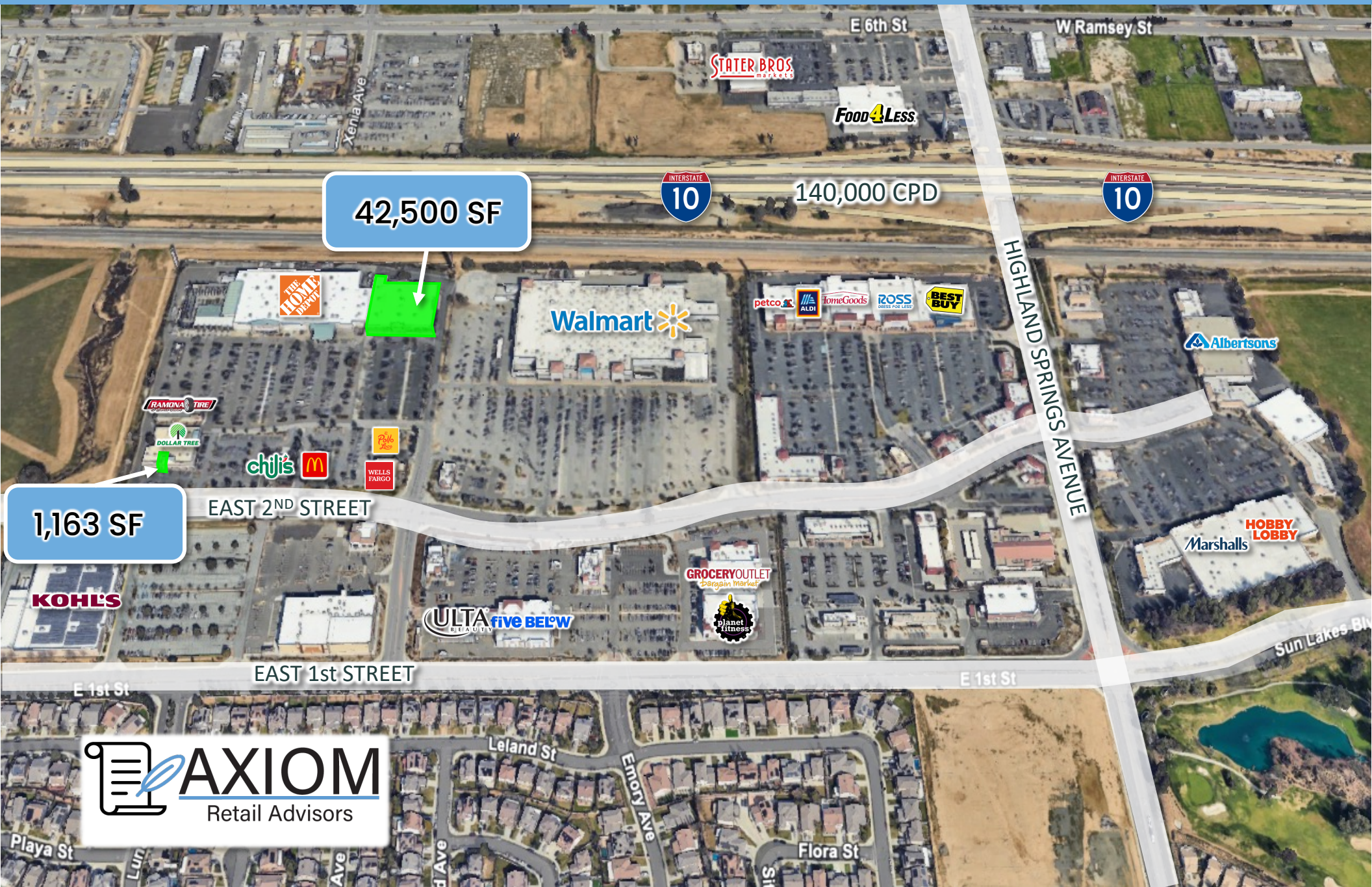
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