

FOR SALE FULLY ENTITLED DRIVE-THRU PAD Beaumont Gateway Plaza

SWQ Beaumont Ave. & First St. Beaumont, CA 92223

RETAIL



PROPERTY INFO

- + For Sale Fully Entitled Drive-Thru Pad with Plans – 25,700 SF
- + APN 418-29-0016
- + Last Food/Service Stop on Hwy 79 Traveling South to Hemet/San Jacinto
- + South of I-10 Frwy at the Beaumont/79 Hwy Exit
- + Monument Signage Available
- + 56.2% projected population growth from 2020 to 2040
- + 7,138 acres of land (3,806 acres are residential) currently under development or in planning
- + Traffic Count Beaumont Ave., - 21,900 CPD
- + Co-Tenants Include Shell/Circle K, Jack In the Box, Subway

CONTACT

VICKY ESPINOSA

CBRE, Inc.

+1 909 418 2120

vicky.espinosa@cbre.com

Lic. 01114702

FRED ENCINAS

Oaks Commercial Real Estate

+1 909-609-4675

fred@oakscre.com

Lic. 00582260

www.cbre.us/ontario

CBRE

FOR SALE OR GROUND LEASE

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Demographics	3Miles	5Miles	10Miles
Population	49,474	72,529	177,976
HH Income	\$84,697	\$82,173	\$83,899



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- 10 NEW ASPHALT DRIVE AND PARKING SURFACE
- 11 NEW TRASH ENCLOSURE WITH RECYCLE BIN STOWARD
- 12 NEW 8" CONCRETE LANDSCAPE CURB
- 13 LOCATION OF SIGNAGE
- 14 EXIST CURB - SEE DETAIL
- 15 DRIVE-THRU (SEE DETAIL 10)
- 16 TO PAVED AND FIN ADA ACCESS
- 17 4" LONG CONC. WHEEL STOP
- 18 EXISTING STREET IMPROVEMENTS TO REMAIN
- 19 NEW LANDSCAPING
- 20 NEW SAFETY ISLAND 4" WIDE PAINT STRIPING
- 21 NEW SAFETY WINGS 4" WIDE PAINT STRIPING
- 22 PROPERTY LINE
- 23 ELECTRICAL TRANSFORMER, EXISTING CONDUIT TO BE EXTENDED TO SWITCH ROOM (SEE DETAIL 4)
- 24 SHIRT TAIL LINE PARKING FOR 24 STALLS
- 25 CONDUIT APRON AT TRASH ENCLOSURE (REFER TO TRASH DETAIL)

- 17A EXISTING CLEARWAY (PAVING SPACES) - SEE DETAIL 12/24/27
- 17B (1) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17C (2) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17D (3) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17E (4) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17F (5) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17G (6) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17H (7) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17I (8) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17J (9) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17K (10) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17L (11) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17M (12) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17N (13) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17O (14) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17P (15) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17Q (16) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17R (17) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17S (18) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17T (19) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17U (20) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17V (21) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17W (22) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17X (23) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17Y (24) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17Z (25) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AA (26) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AB (27) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AC (28) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AD (29) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AE (30) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AF (31) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AG (32) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AH (33) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AI (34) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AJ (35) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AK (36) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AL (37) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AM (38) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AN (39) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AO (40) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AP (41) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AQ (42) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AR (43) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AS (44) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AT (45) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AU (46) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AV (47) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AW (48) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AX (49) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AY (50) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17AZ (51) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BA (52) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BB (53) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BC (54) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BD (55) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BE (56) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BF (57) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BG (58) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BH (59) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BI (60) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BJ (61) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BK (62) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BL (63) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BM (64) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BN (65) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BO (66) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BP (67) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BQ (68) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BR (69) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BS (70) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BT (71) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BU (72) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BV (73) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BW (74) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BX (75) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BY (76) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17BZ (77) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CA (78) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CB (79) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CC (80) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CD (81) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CE (82) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CF (83) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CG (84) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CH (85) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CI (86) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CJ (87) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CK (88) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CL (89) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CM (90) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CN (91) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CO (92) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CP (93) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CQ (94) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CR (95) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CS (96) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CT (97) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CU (98) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CV (99) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D
- 17CW (100) EX. PAVED DRIVE TO REMAIN - CONDUIT FOR FUTURE D

- (E) PAINTED FIRE CURB

BUILDING DATA

SITE LOCATION: E 1ST ST & BEAUMONT AVE
 435-20-016 PARCEL 4

ZONING: COMMERCIAL
 PROPOSED LAND USE: RESTAURANT
 REST ROOM: 1

FLOOR AREA: 2,336 SF
 OCCUPANCY: UNDER 50 OCCUPANTS
 BUILDING AREA: 2,336 SF
 FLOOR AREA RATIO: 0.10
 GROSS LOT AREA: 25,598.6 SF = 0.09 AC
 LOT COVERAGE RATIO: 2,336 SF / 25,598.6 SF = 9.1%

LANDSCAPE COVERAGE RATIO: 6,362 SF / 25,598.6 SF = 24.85%

PARKING REQUIRED: 24 STALLS

TOTAL PARKING PROVIDED: 24 STALLS

REGULAR PARKING PROVIDED: 2 STALLS

STANDARD PARKING PROVIDED: 22 STALLS

PARKING FRONTIER: 26 STALLS

STATEMENT OF OPERATIONS

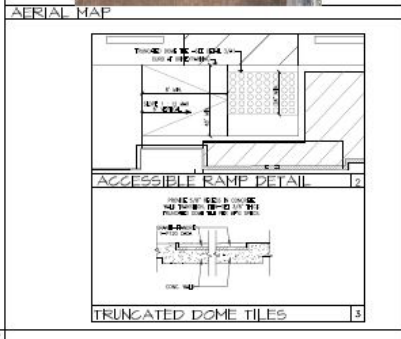
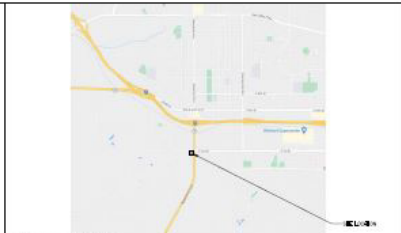
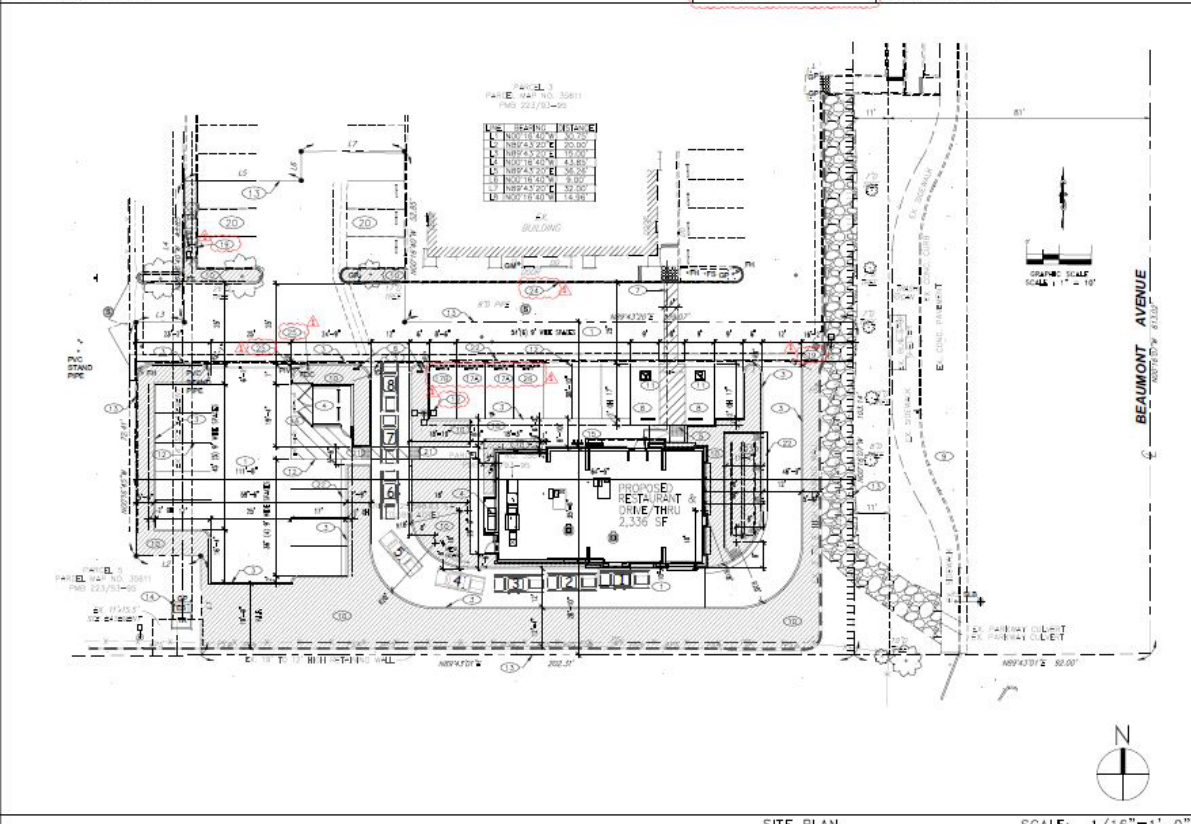
FACILITY WILL BE OPEN 8AM TO 11PM
 FACILITY WILL PROVIDE AN INDOOR DINING AREA AND DRIVE-THRU SERVICE
 AS WELL AS TAKE-OUT SERVICE
 ESTIMATED NUMBER OF CUSTOMERS TO BE APPROXIMATELY 20 / HOUR
 FACILITY WILL EMPLOY 4 FULL-TIME STAFF, APPROXIMATELY 15 STAFF MEMBERS/DAY

LEGAL DESCRIPTION

SITE KEY NOTES

LEGEND

BUILDING DATA



SITE PLAN SCALE: 1/16"=1'-0"

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