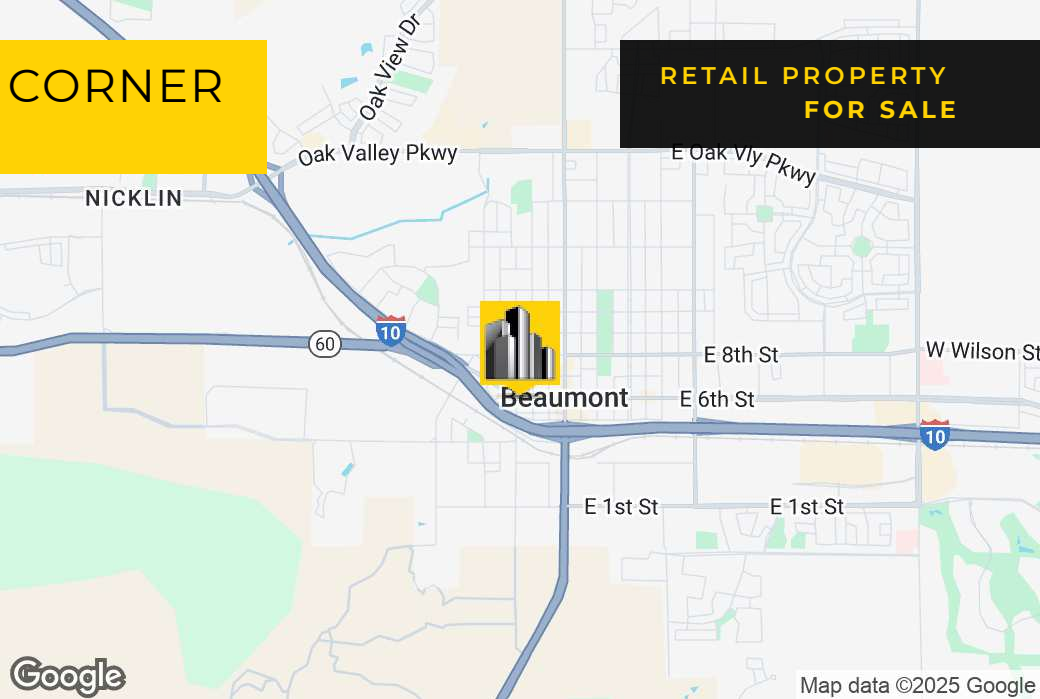


BEAUMONT PRIME RETAIL SIGNALIZED CORNER

125 E 6th St, Beaumont, CA 92223



PROPERTY DESCRIPTION

Own a piece of American automotive history with this exceptional 726 SF building, a charming testament to the past built in 1941. The current structure sits on a 6,534 sq. ft. lot with two offices, two storage rooms, two restrooms and a built out mezzanine for additional storage.

Located on a busy corner lot with three driveways, this property sits in the midst of Beaumont's bustling Downtown Specific Plan. Take advantage of the \$50,000 Facade Improvement Program and the \$50,000 Fire Sprinkler Installation Program, which would position the property for enhanced visual appeal and safety compliance. Zoned DMU, this prime location in the Inland Empire-East area holds immense potential for retail investors looking to make their mark in a historic setting with modern possibilities.

PROPERTY HIGHLIGHTS

- Own a piece of American automobile history
- Corner lot with three driveways
- Beaumont's Downtown Specific Plan
- \$50,000 Facade Improvement Program
- \$50,000 Fire Sprinkler Installation Program

LOCATION DESCRIPTION

This location is available to purchase for the first time in more than 47 years. For the past 47 years this perfect corner location has been the successful shop known as Scott's Headers and Mufflers. I'm pleased to bring you this beautiful example of American history for sale in the growing city of Beaumont, California. This masterpiece was constructed in 1941 to assist motorist with convenience in the early days of travel. Today this property is just minutes from the 10 freeway and at the gateway to historic downtown Beaumont. This site is important to this plan because it is just blocks from City Hall. This landmark location is just steps from the Pass Area Resource Center which will be the future home of the Mount San Jacinto Community College's Enterprise Resource and Innovation Center. This property is conveniently located 15 minutes from Yucaipa, 20 minutes from Redlands, 30 minutes from San Bernardino/Riverside and in the other direction Palm Springs is only 30 minutes.

OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	6,587 SF
Building Size:	726 SF

BILL FAULKNER

Vice President
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RETAIL PROPERTY
FOR SALE



BILL FAULKNER

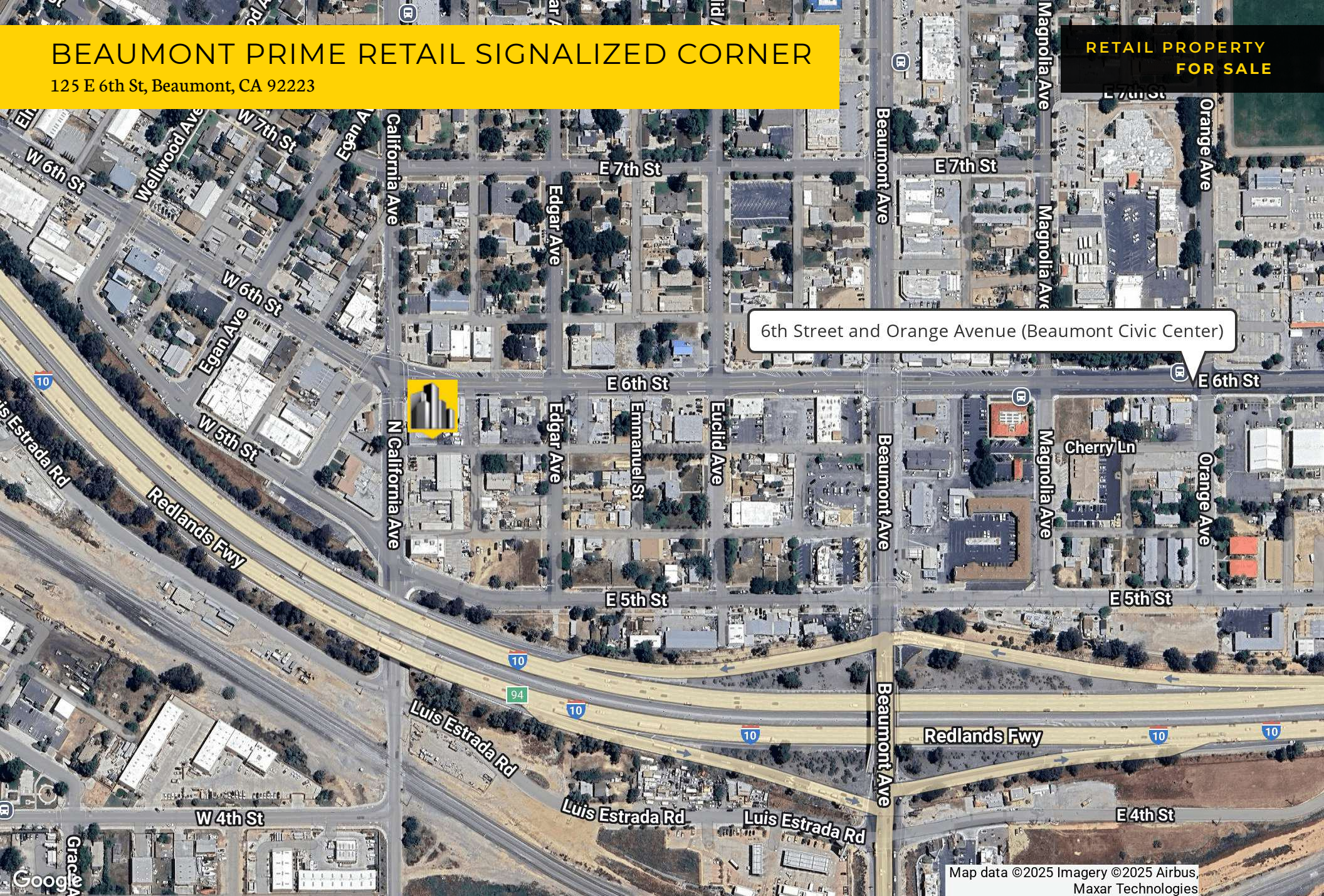
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RETAIL PROPERTY
FOR SALE



6th Street and Orange Avenue (Beaumont Civic Center)

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