



# OFFERING MEMORANDUM

**DEVELOPMENT OPPORTUNITY  
ENTITLED GAS STATION, C-STORE,  
QSR, AND EXPRESS CAR WASH**

**PENNSYLVANIA AVENUE AT I-10  
FREEWAY, BEAUMONT, CA**

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**EXCLUSIVELY LISTED BY**

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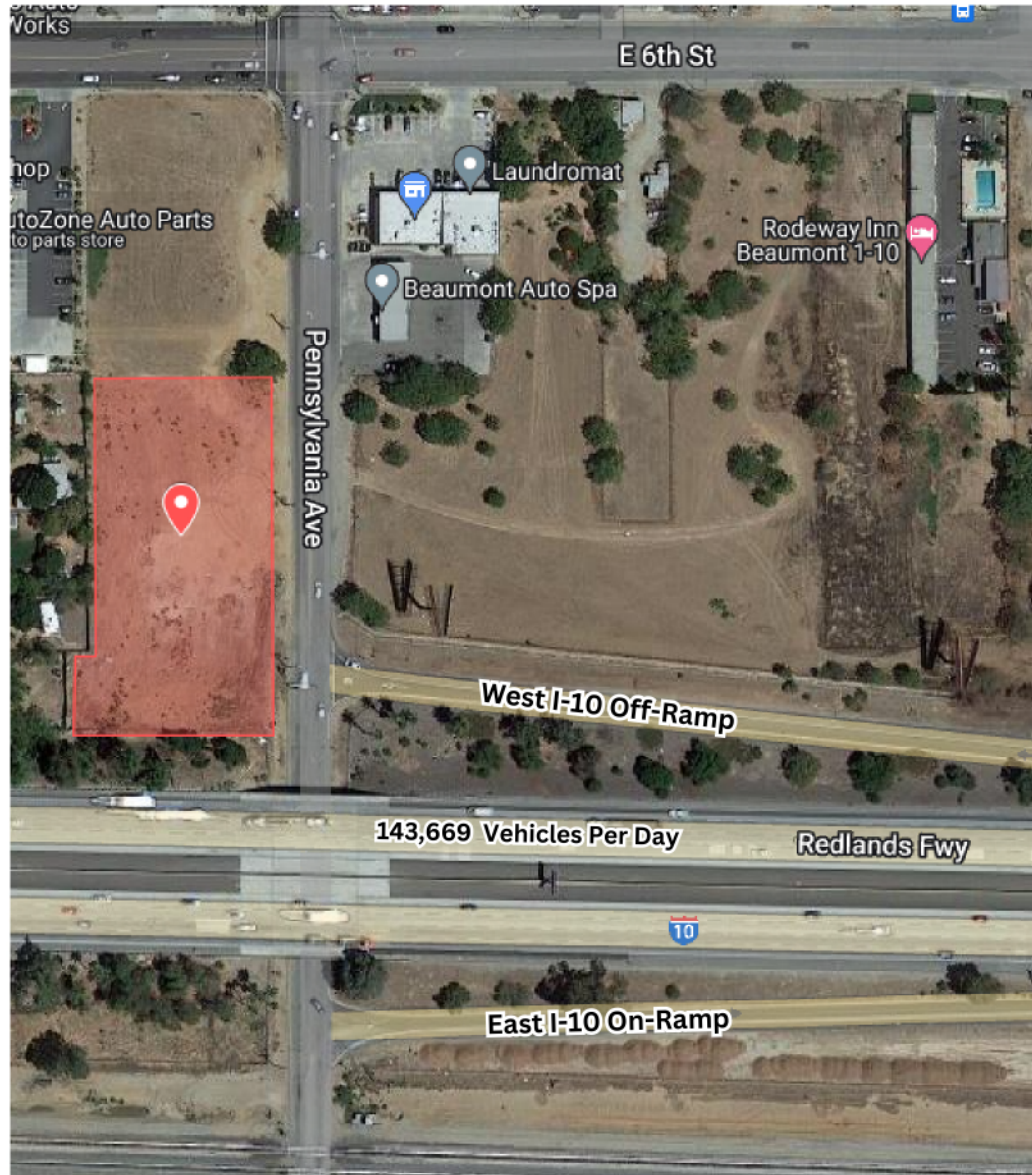
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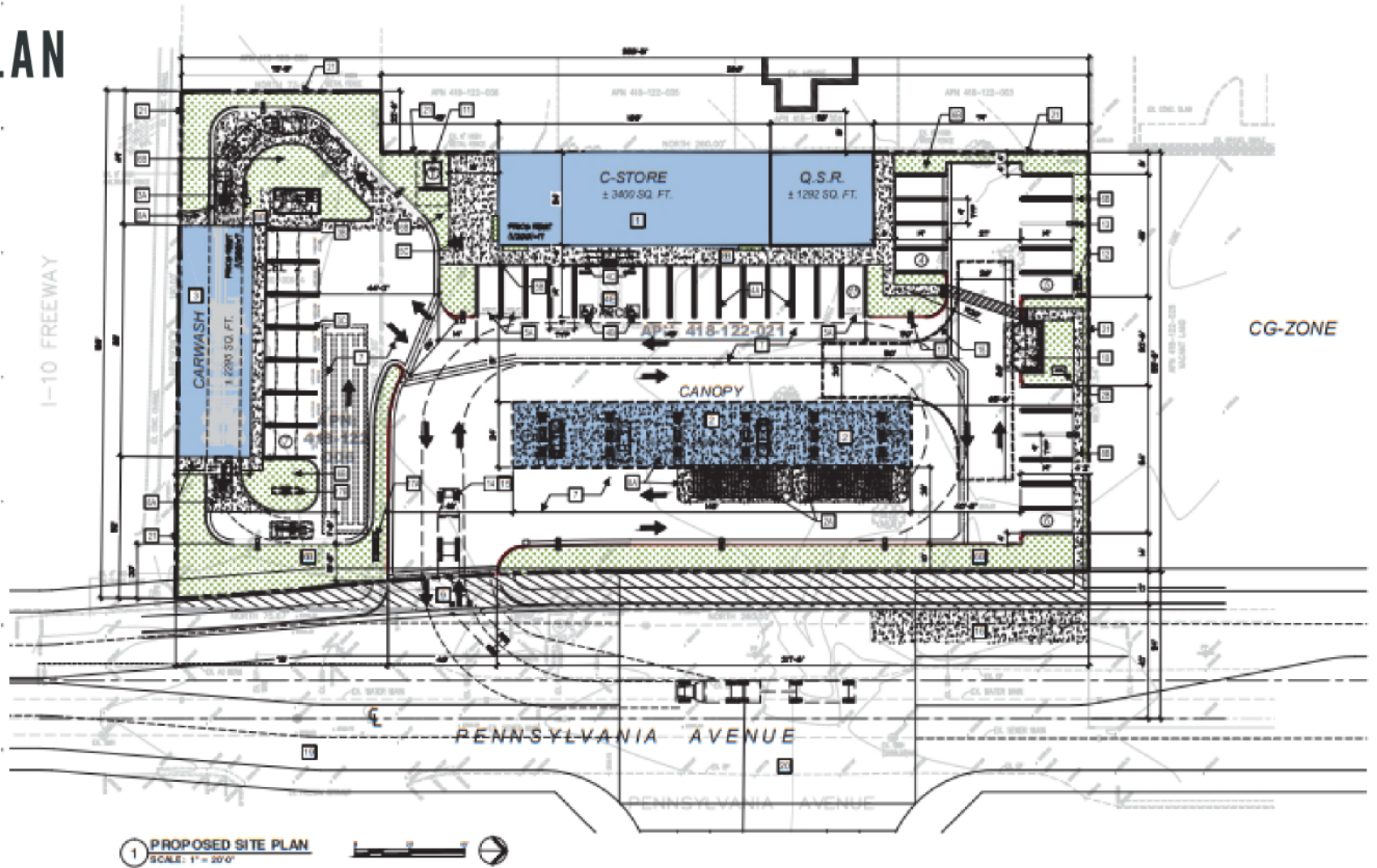
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# SITE LOCATION



# SITE PLAN



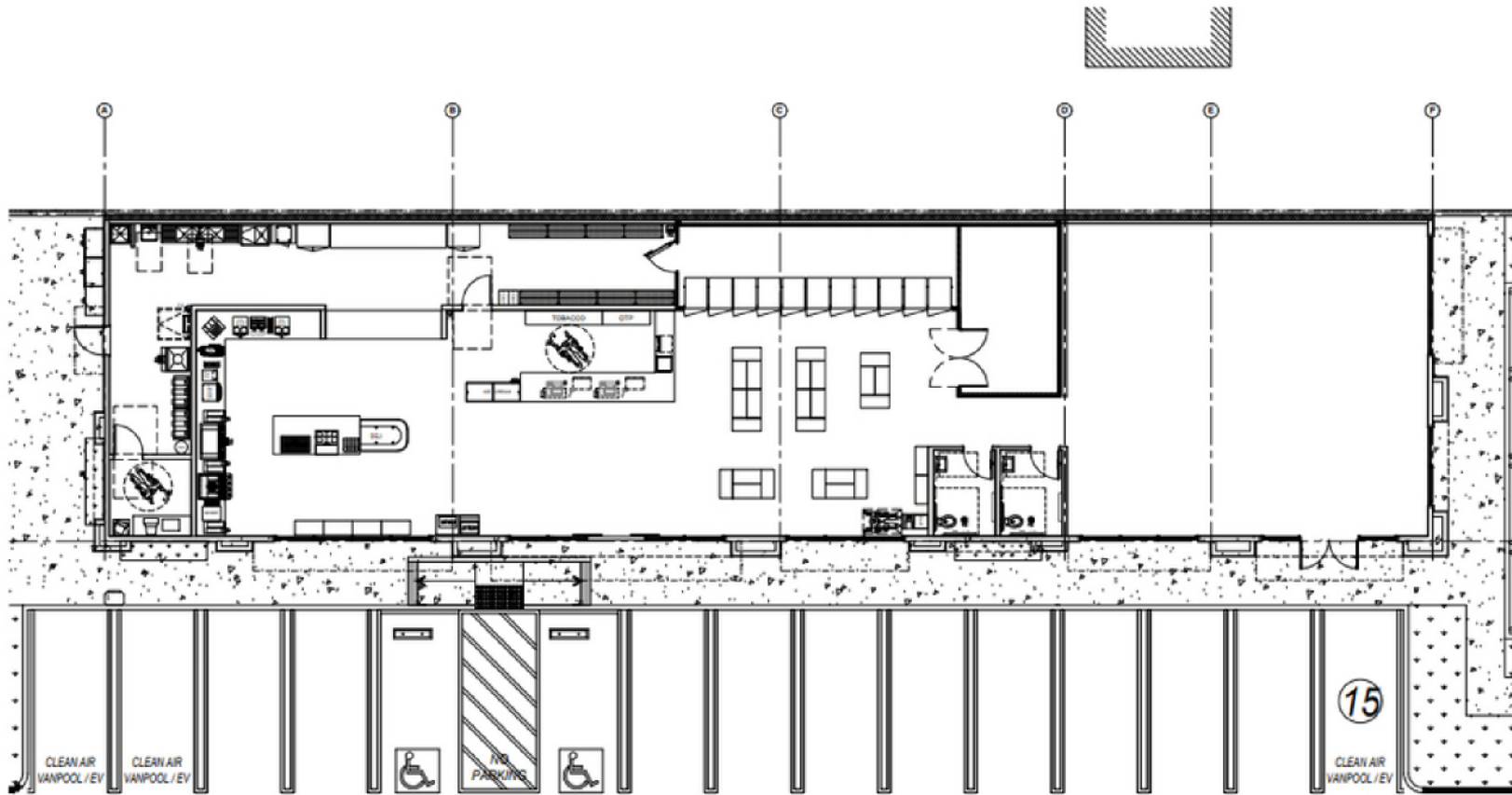
## THE OFFERING

This prime parcel of vacant land has Conditional Use Permits and entitlements for the development of a 3,400 sq.ft. convenience store authorized to sell beer and wine, a 1,292 sq.ft. Quick Service Restaurant (QSR), and an 85-foot express car wash. Situated strategically adjacent to the I-10 Freeway and immediately opposite the Pennsylvania Exit, this approximately 1.33-acre lot offers an unparalleled location for prospective developers seeking a site with significant potential for traffic and visibility.

SQUARE FEET	57,980
LOT SIZE	1.33 Acres
PARCEL NUMBER	APNS: 418-122-021 & 418-160-006
ASKING PRICE	\$3,000,000
ZONING	Sixth Street Mixed Use
ENTITLEMENT(S)	<ul style="list-style-type: none"> <li>• C-Store: 3,400 sq.ft w/ Type 20 ABC License for Off-Sale Beer and Wine</li> <li>• Gas Station: 6 Dispensers/12 Pumps w/ Tanks for Gasoline, Diesel, and E-85</li> <li>• QSR: 1,292 sq.ft</li> <li>• Express Car Wash: 85-ft Tunnel</li> </ul>
BRAND APPROVAL	76 has approved the site and is offering financial incentives. Please contact us for more information.

\*Purchaser/Developer must obtain building permits from the City of Beaumont.

# FLOOR PLANS



# ELEVATIONS

C-STORE / Q.SR.

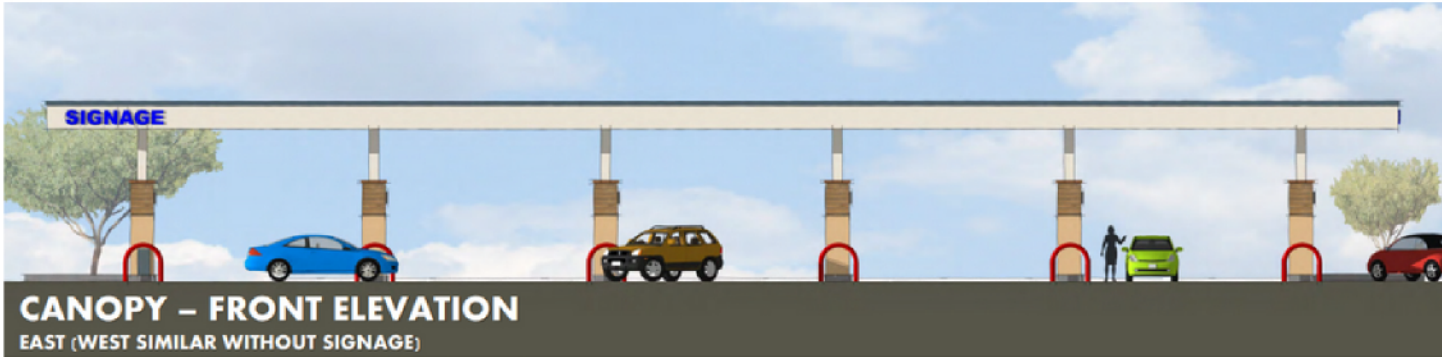


C-STORE / Q.SR.

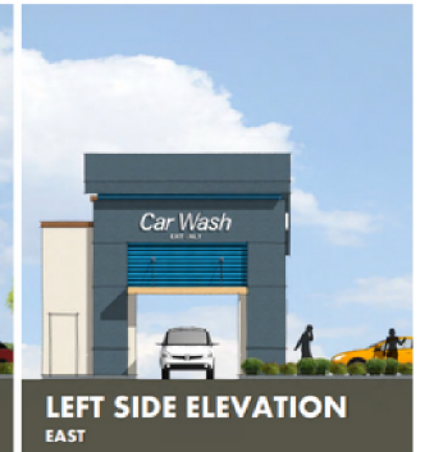


\*Elevations are provided for illustration purposes only

# ELEVATIONS



## EXPRESS CARWASH



\*Elevations are provided for illustration purposes only



# AREA OVERVIEW & DEMOGRAPHICS

## BEAUMONT, CA

Beaumont, CA, situated in Riverside County, exhibits robust growth, with a population that has been expanding over the years. It's an area characterized by a mix of residential, commercial, and undeveloped lands, providing various opportunities for investors, developers, and business owners.

### Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

■ 92223



### Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

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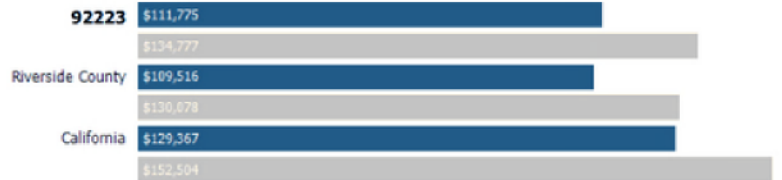


### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Average Disposable Income

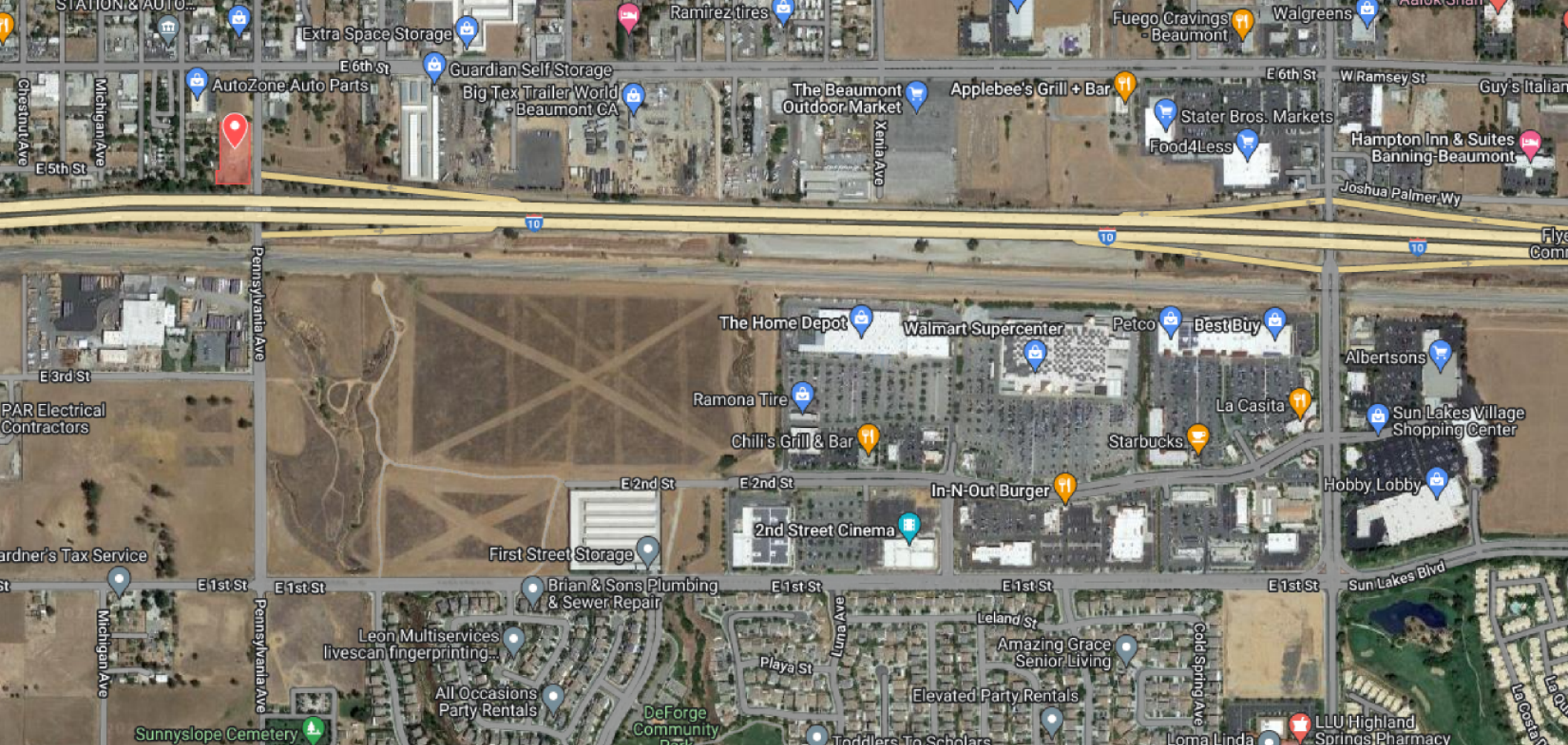
This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022  
Update Frequency: Annually



# TRAFFIC COUNTS





## CONTACT

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