

FOR LEASE

# +/- ½ Acre Outdoor Storage & +/- 600 SF Office For Lease



609 W LUIS ESTRADA RD, BEAUMONT, CA 92223



PRESENTED BY:

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## OFFERING SUMMARY

LEASE RATE:	\$ 4,500/MONTH
PROPERTY TYPE:	Outdoor Storage
LOT SIZE:	+/- ½ Acre
YEAR BUILT:	1969
BUILDING SIZE:	600 SF
ZONING:	IL
MARKET:	San Bernardino

## PROPERTY OVERVIEW

**609 W Luis Estrada Rd, Beaumont, CA 92223** is a Apex Real Estate Services presents a strategic ± half-acre secured outdoor storage facility with ± 600 square foot office space, ideally positioned for commercial truck parking and equipment storage operations. This fully-fenced property offers immediate operational capability for businesses requiring secure outdoor storage combined with administrative office functionality.

## PROPERTY HIGHLIGHTS

- Fully secured perimeter fencing for asset protection
- ± 600 SF office component for administrative operations
- Grade-level access optimized for commercial vehicle maneuvering
- Ample space for commercial truck parking and equipment storage
- Immediate occupancy available



## MARKET POSITIONING

This property capitalizes on Beaumont's emergence as a strategic logistics node between the Inland Empire's core industrial markets and the Coachella Valley. The combination of secured outdoor storage with office functionality addresses critical operational needs for businesses requiring both equipment storage and administrative workspace.

## IDEAL TENANT PROFILES

- Transportation and logistics companies
- Construction and contractor yards
- Equipment rental operations
- Fleet storage and maintenance
- Distribution staging operations

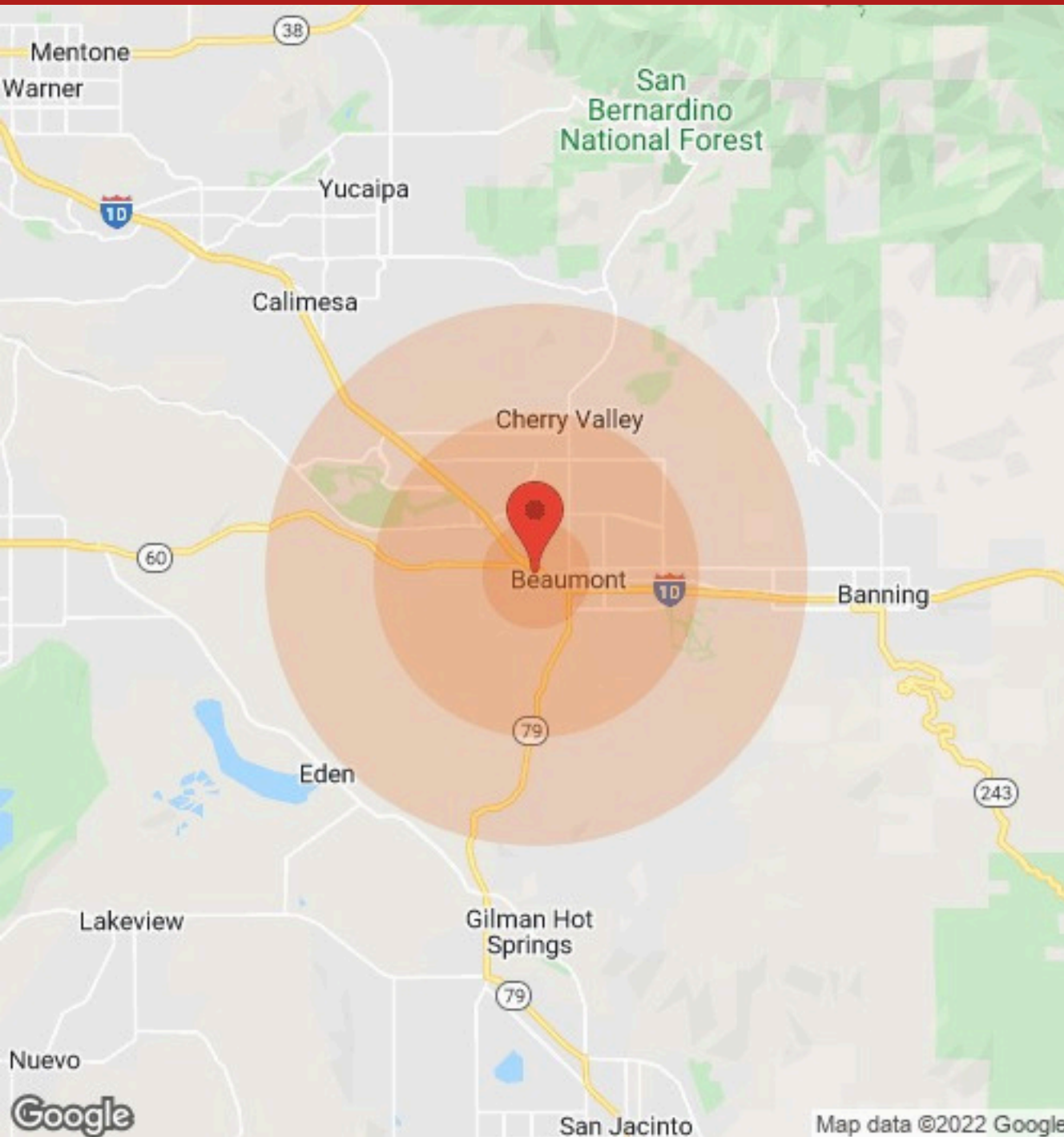


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.





# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,988	17,149	30,466
Female	3,073	18,451	33,825
Total Population	6,061	35,600	64,291

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,648	8,918	13,216
Ages 15-24	1,002	5,651	8,451
Ages 55-64	556	3,473	6,763
Ages 65+	628	4,401	15,591

Race	1 Mile	3 Miles	5 Miles
White	3,863	23,650	46,362
Black	95	1,421	2,422
Am In/AK Nat	44	225	379
Hawaiian	15	21	22
Hispanic	3,782	15,087	21,927
Multi-Racial	3,998	16,602	22,972

Income	1 Mile	3 Miles	5 Miles
Median	\$49,964	\$60,107	\$57,703
< \$15,000	207	1,224	2,165
\$15,000-\$24,999	328	1,144	2,428
\$25,000-\$34,999	378	1,293	2,795
\$35,000-\$49,999	289	1,469	3,387
\$50,000-\$74,999	187	1,823	4,438
\$75,000-\$99,999	317	2,239	3,771
\$10,0000-\$149,999	76	1,907	3,057
\$150,000-\$199,999	N/A	445	973
> \$200,000	48	224	666

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,109	12,329	25,931
Occupied	1,910	11,255	23,702
Owner Occupied	933	7,991	18,660
Renter Occupied	977	3,264	5,042
Vacant	199	1,074	2,229

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# CONTACT INFORMATION

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**FOR FURTHER INQUIRIES, PLEASE CONTACT**

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**OR SCAN THE QR CODE BELOW**



**WE LOOK FORWARD TO BUILDING BETTER  
COMMUNITIES WITH YOU.**

