

# ±16.25 AC RARE DEVELOPMENT OPPORTUNITY FOR SALE

## SEC SIXTH ST & XENIA AVE, BEAUMONT, CA



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# RARE DEVELOPMENT OPPORTUNITY SEC SIXTH ST & XENIA AVE

## PROPERTY HIGHLIGHTS

### LOCATION

The Subject Property is located at the Southeast corner of 6th Street & Xenia Ave off the 10 Freeway in the booming city of Beaumont. Beaumont is located Approximately 78 miles from Los Angeles and 28 Miles from Palm Springs.

### JURISDICTION

City of Beaumont

### COUNTY

Riverside

### APN'S

419-180-002, 419-180-003, 419-180-027

### ACREAGE

±16.25 Acres Gross

### ZONING

C-HS Commercial

### SCHOOL

Beaumont Unified School District

### SERVICES

|                 |  |
|-----------------|--|
| Water/Sewer     | Beaumont Cherry Valley Water           |
| Gas/Electricity | Southern California Edison & SoCal Gas |
| Fire            | Beaumont Fire Department               |
| Police          | Beaumont Police Department             |

### 3 MILE DEMOGRAPHICS



ADJUSTED DAYTIME DEMOGRAPHICS

**21,098**



ESTIMATED POPULATION

**52,886**



AVERAGE HOUSEHOLD INCOME

**\$77,246**



MED PROPERTY VALUE

**\$320,500**

Source: DataUSA.com & Census.gov



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## SITE ACCESS AERIAL



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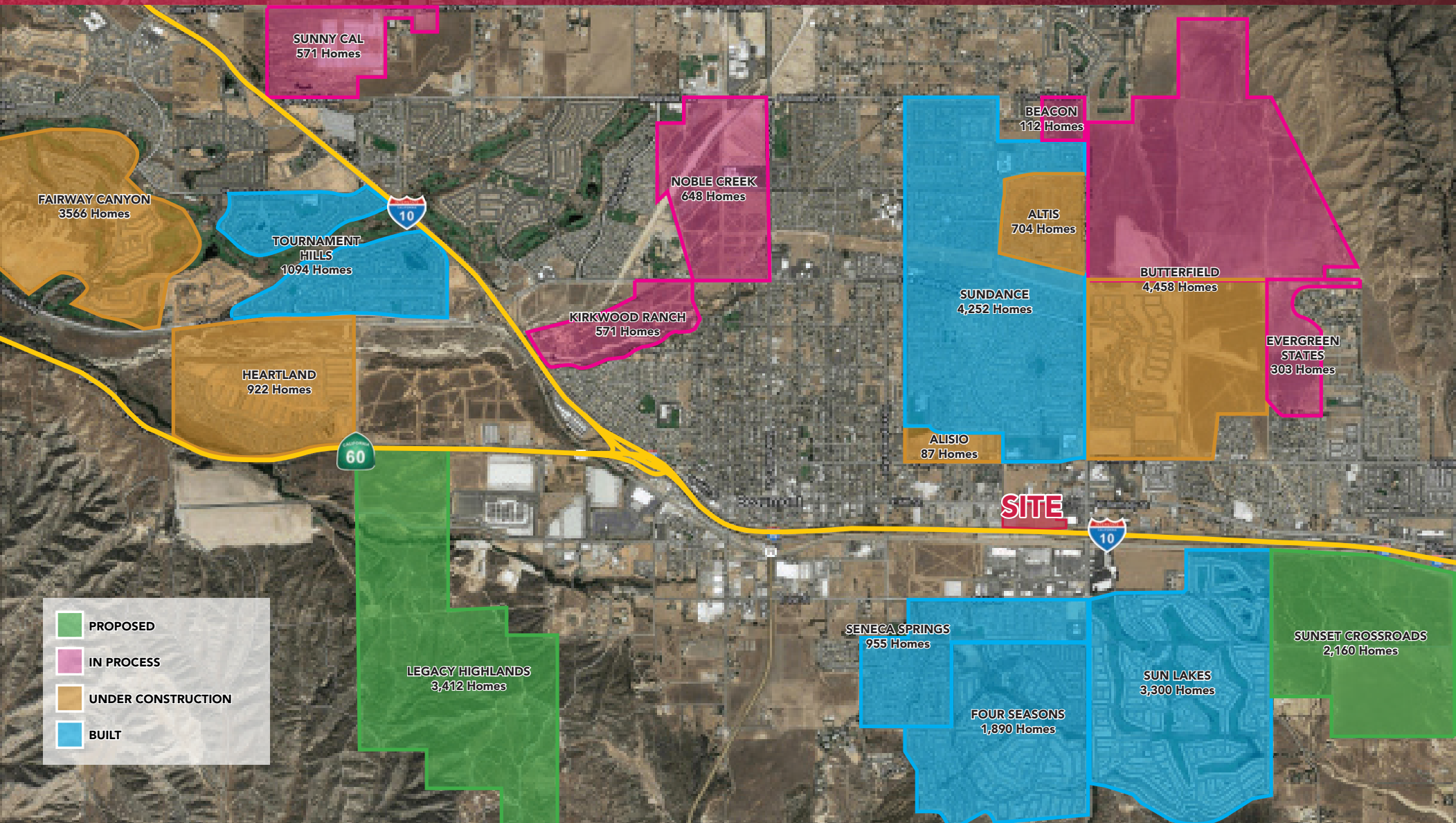
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## HOUSING AERIAL



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# RARE DEVELOPMENT OPPORTUNITY SEC SIXTH ST & XENIA AVE

## TENANT AERIAL



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## DEMOGRAPHIC INFORMATION



### CITY OF BEAUMONT DEMOGRAPHICS

|                         |           |
|-------------------------|-----------|
| POPULATION              | 55,388    |
| MEDIAN RESIDENT AGE     | 38.28     |
| EST. HH MEDIAN INCOME   | \$104,524 |
| EST. MEDIAN HOUSE VALUE | \$459,024 |
| NUMBER OF HOUSEHOLDS    | 17,899    |
| UNEMPLOYMENT RATE       | 4.37%     |



### TOP EMPLOYERS IN BEAUMONT



LOMA LINDA UNIVERSITY  
HEALTH



KAISER  
PERMANENTE®



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