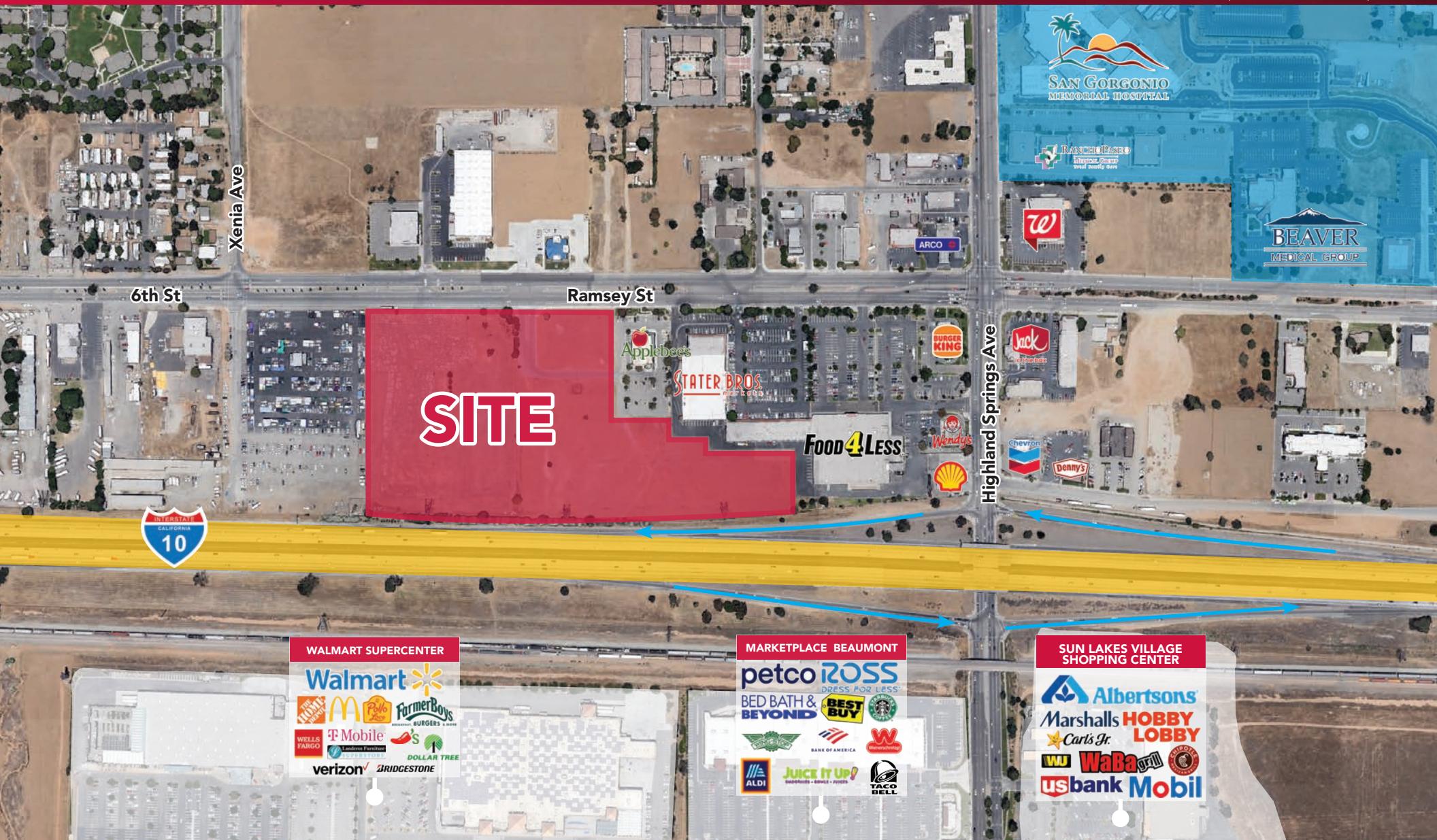


±16.25 AC RARE DEVELOPMENT OPPORTUNITY FOR SALE

SEC SIXTH ST & XENIA AVE, BEAUMONT, CA



LEE & ASSOCIATES
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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



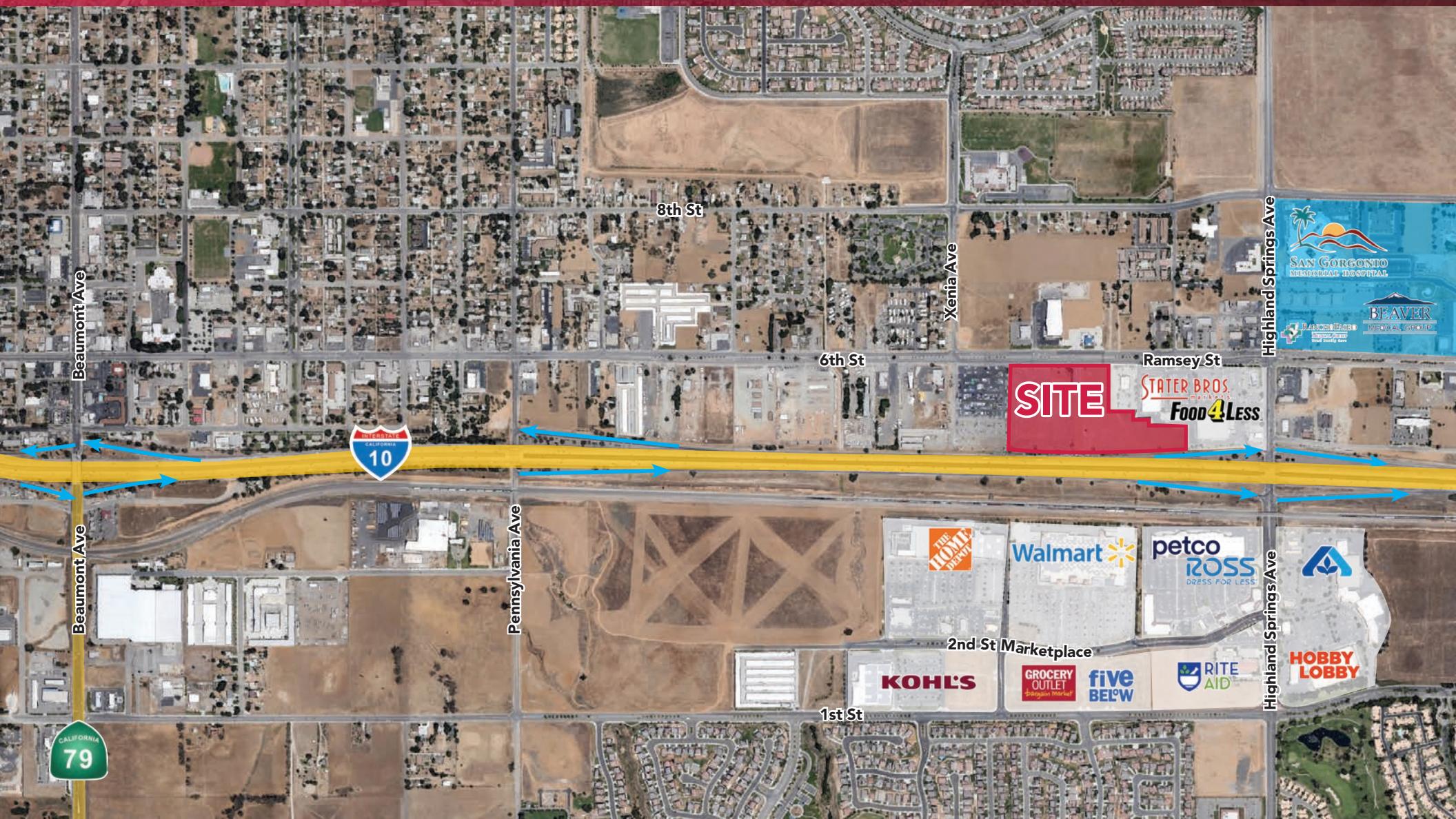
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RARE DEVELOPMENT OPPORTUNITY SEC SIXTH ST & XENIA AVE

SITE ACCESS AERIAL



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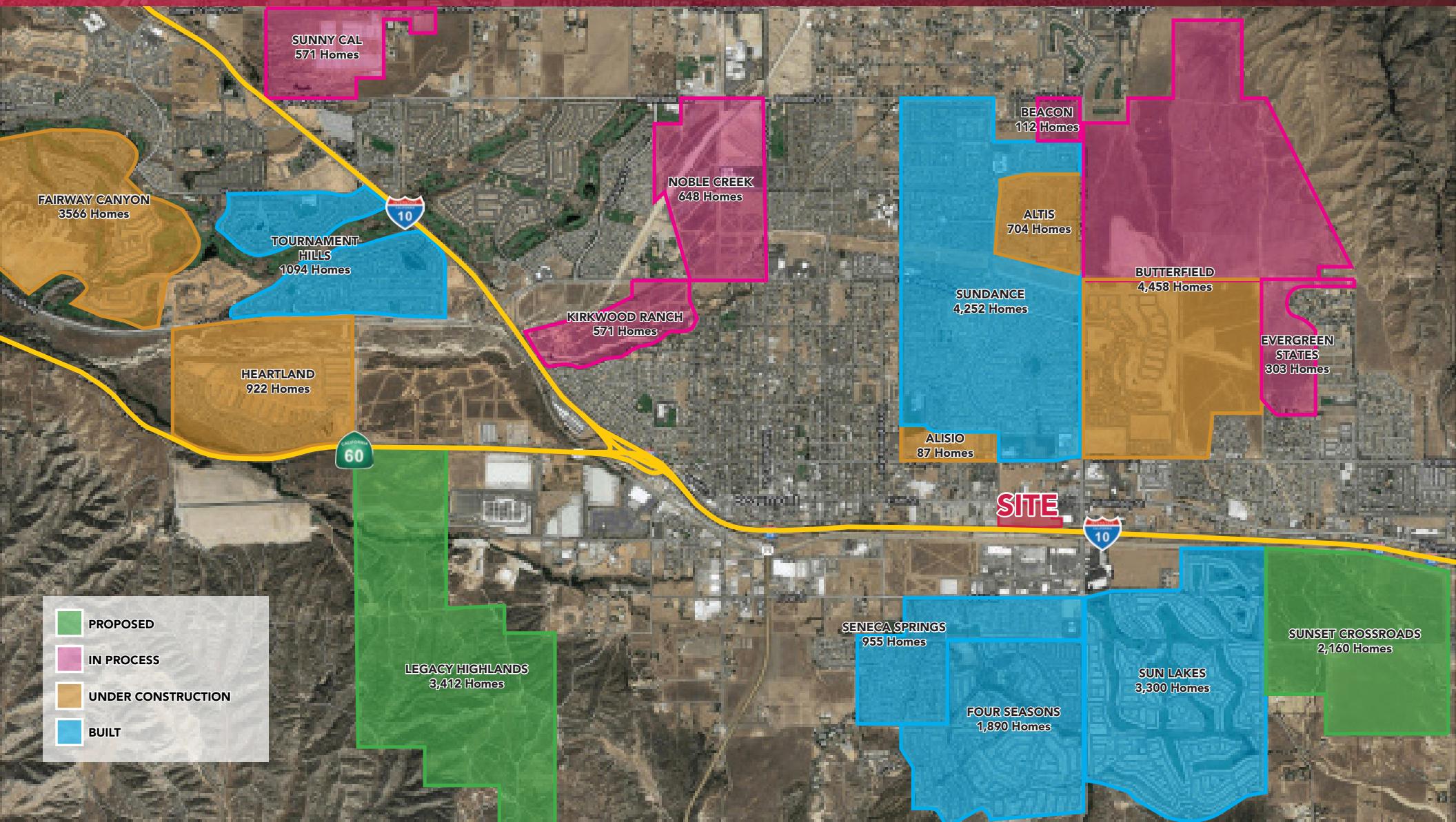
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HOUSING AERIAL



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RARE DEVELOPMENT OPPORTUNITY SEC SIXTH ST & XENIA AVE

TENANT AERIAL



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RARE DEVELOPMENT OPPORTUNITY SEC SIXTH ST & XENIA AVE

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%



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