

PAD AVAILABLE

SWC Highland Springs Ave & 8th Street Beaumont, CA

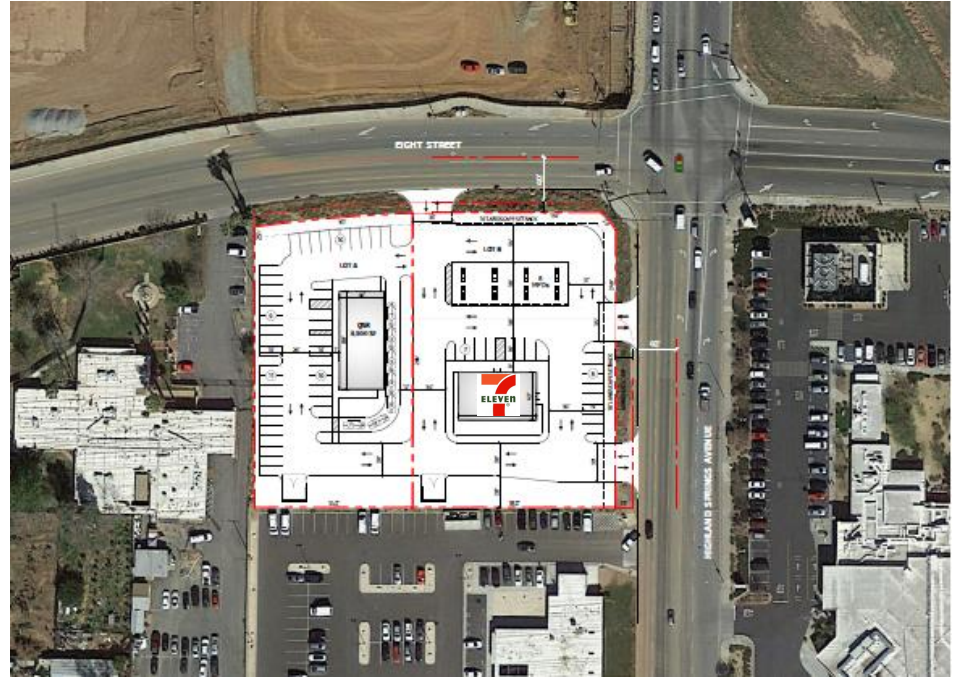
- Pad available next to 7-Eleven gas station/C-Store
- San Geronio Medical Hospital located across the street
- Hospital undergoing 6-story expansion/redevelopment

Retailers in immediate trade area

Stater Bros
Food 4 Less
Hampton Inn
Walgreens

Applebee's
Burger King
Wendy's
Jack in the Box

Just Announced
– New Tenant




POPULATION


AVERAGE
HH INCOME


DAYTIME
POPULATION

1-mile
11,606

3-mile
55,485

5-mile
84,445

1-mile
\$78,458

3-mile
\$71,336

5-mile
\$72,840

1-mile
8,811

3-mile
33,534

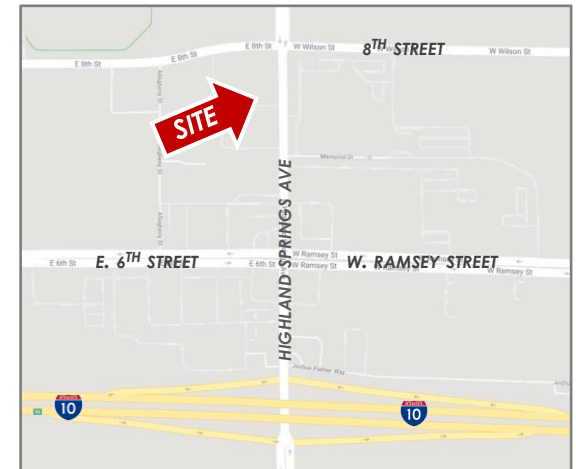
5-mile
48,954

Source: Sites USA, 2020

TRAFFIC COUNTS

- **I-10 Freeway @ Highland Springs Avenue** **136,500 cars per day**
- **Highland Springs Avenue, between Oak Valley Pkwy & Wilson Street (aka 8th Street)** **15,057 cars per day**
- **Highland Springs Avenue, between Wilson Street (aka 8th Street) & Sun Lakes Blvd** **20,620 cars per day**

Source: City of Banning, 2018

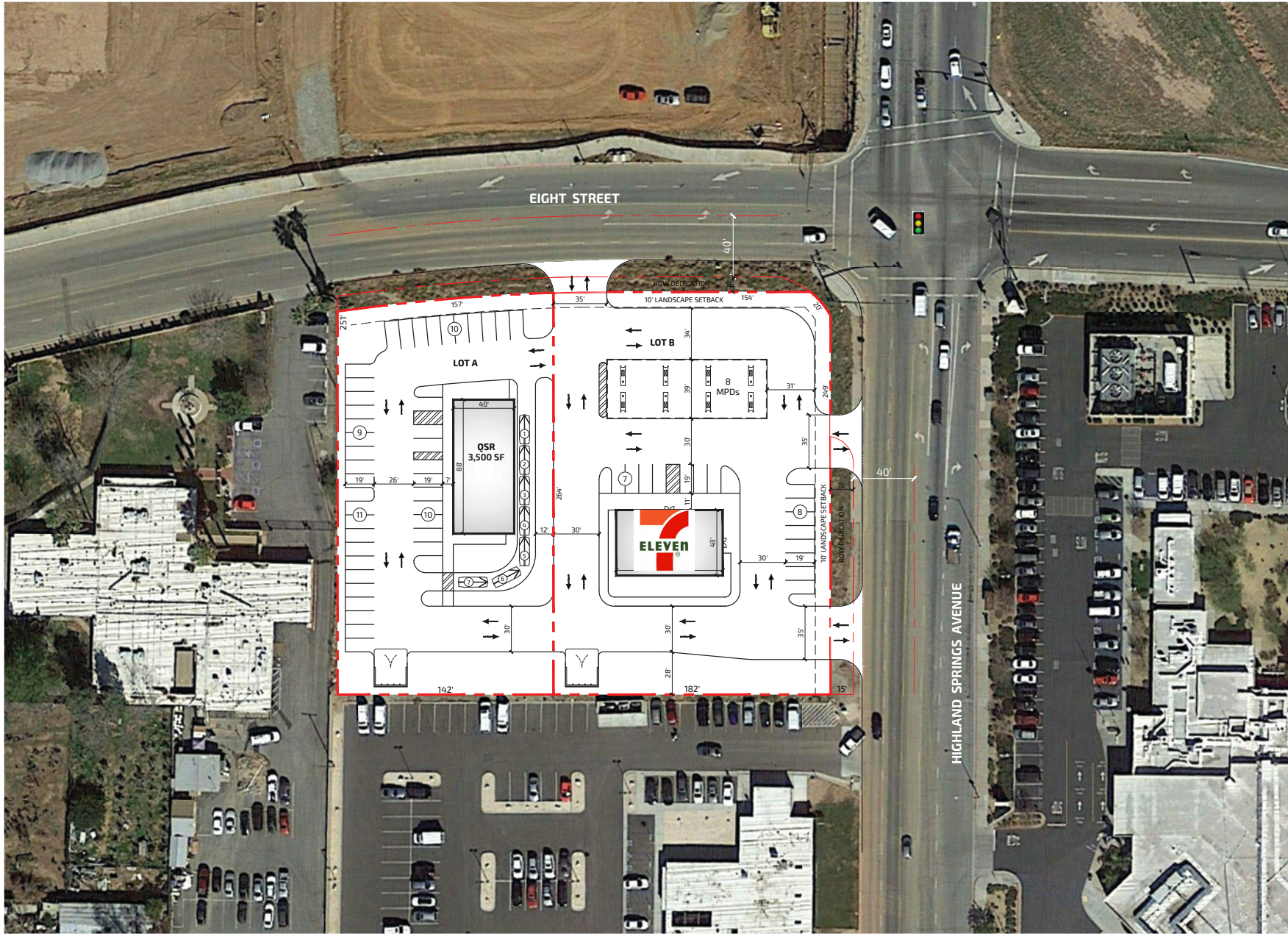


Strategic Retail Advisors

For More Information, Please Contact:

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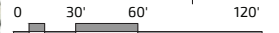
Layout is schematic only and is subject to review & approval by governing agencies. Property line and existing conditions are from GIS information and has not been confirmed.

LOT A	
LOT AREA	≈0.84 AC
BUILDING	QSR - 3,500 SF
PARKING	
REQUIRED	1 / 100 SF = 35 SPACES
PROVIDED	50 SPACES

LOT B	
LOT AREA	≈1.10 AC
BUILDING	C STORE - 3,010 SF
PARKING	
REQUIRED	1 / 200 SF = 15 SPACES
PROVIDED	15 SPACES

TOTALS	
LOT AREA	≈2.08 AC
ROW DEDICATION	≈0.13 AC
NET AREA	≈1.95 AC
BUILDING	6,510 SF
PARKING	65 SPACES

NORTH



SCALE: 1" = 60' PRINT 11X17

project

BEAUMONT, CALIFORNIA

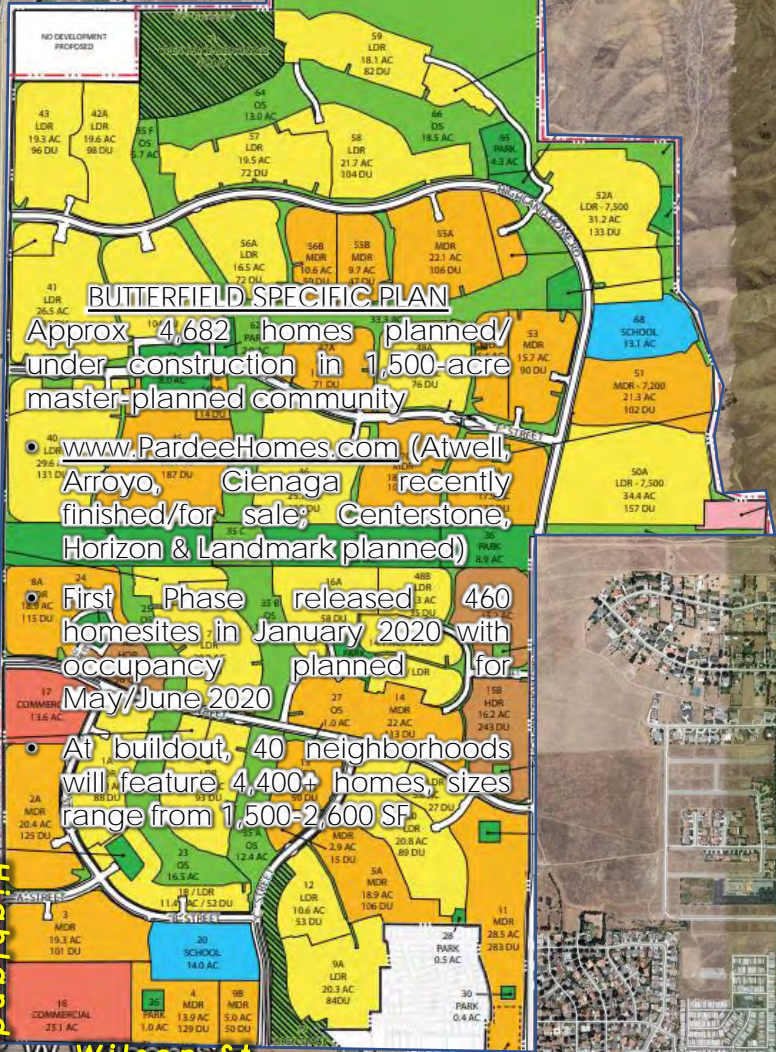
EIGHT STREET AND HIGHLAND SPRINGS AVENUE

drawing title

PROPOSED SITE PLAN

date	drawing no.
09.11.2019	1.1r3

Brookside Ave



BUTTERFIELD SPECIFIC PLAN
 Approx. 4,682 homes planned/
 under construction in 1,500-acre
 master-planned community

www.PardeeHomes.com (Atwell, Arroyo, Glenaga recently finished/for sale; Centerstone, Horizon & Landmark planned)

First Phase released 460 homesites in January 2020 with occupancy planned for May/June 2020

At buildout, 40 neighborhoods will feature 4,400+ homes, sizes range from 1,500-2,600 SF

SUNDANCE SPECIFIC PLAN
 4,450 dwelling units in total (almost all have been built/sold with one phase with FOR SALE product remaining)

The Bank of Hemet

Best BEAUMONT

CAL FIRE

WMS

ARCO

Applebee's

STATER BROS RESTAURANTS

BURGER KING

Food 4 Less

Shell

Wendy's

AMERICA'S TIRE

Pollo Loco

WELLS FARGO

PROPOSED KOHL'S

Cinema West

8th St

6th St

136,500 ADT

Highland Springs Ave

WV Wilsons St

INTERSTATE 10

INTERSTATE 10

F 1st St

Walmart Grocery

ALDI

ROSS

Bank of America

Starbucks

Planet Fitness

Cane's

PROPOSED GROCERY OUTLET

ULTRA

Planet Fitness

Cane's

San Geronimo Medical Group

Walgreens

Beaver Medical Group

Jack Davita

Chevron

Denny's

Hampton

SAN GORGONIO MEMORIAL HOSPITAL

- ER Dept/ICU expanded in 2013 to include 23 ER beds and 16 ICU beds
- New 6-story Patient Care structure, featuring new Surgical Center and more patient rooms approved

PIELOLOGY

Panera Bread

RITE AID

CHP

SONIC

PIZZA LES SCHWARZ

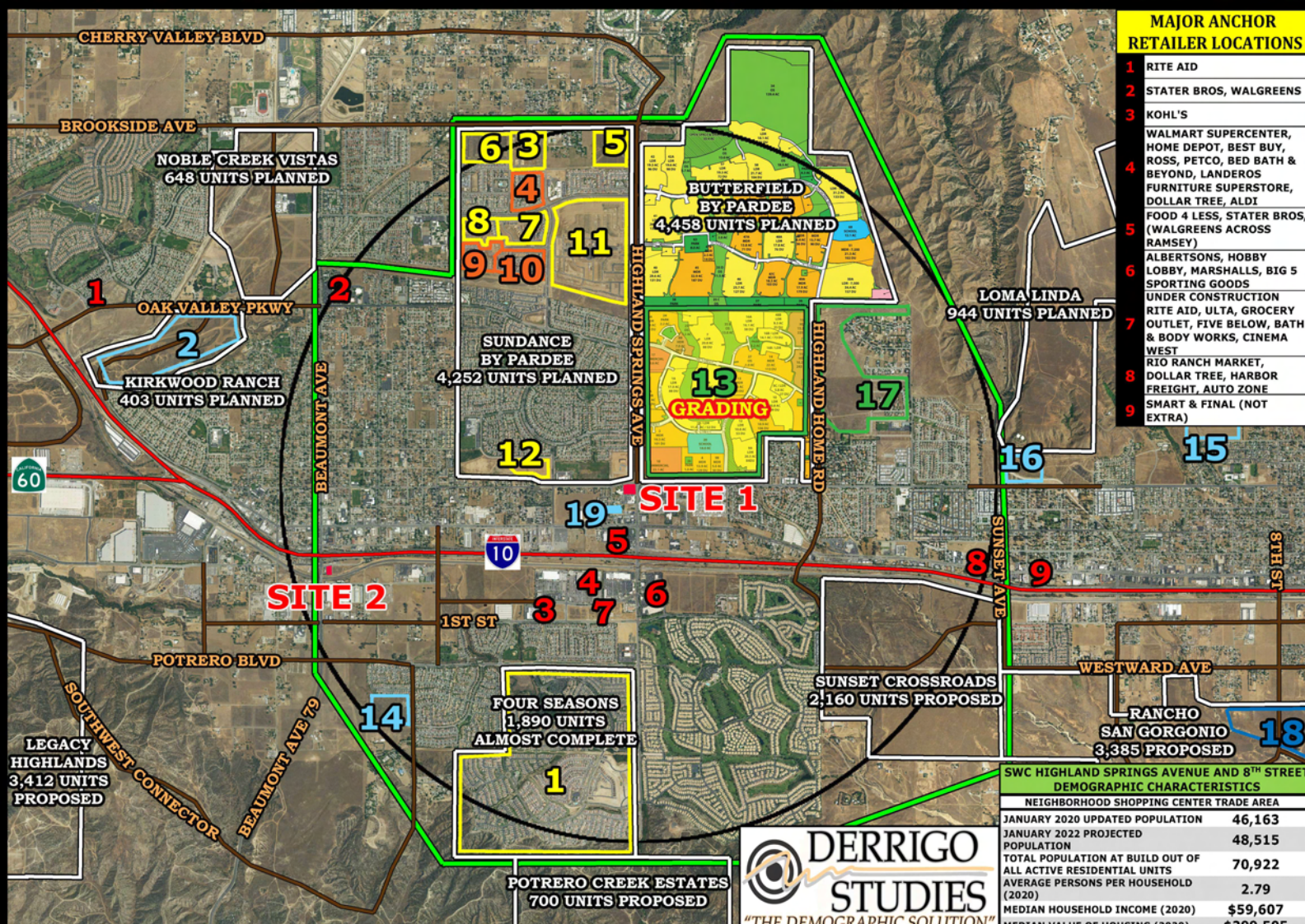
Carl's Jr.

Albertson's

BIG 5

HOBBY LOBBY

Marshall's



**MAJOR ANCHOR
RETAILER LOCATIONS**

- 1 RITE AID
- 2 STATER BROS, WALGREENS
- 3 KOHL'S
- 4 WALMART SUPERCENTER, HOME DEPOT, BEST BUY, ROSS, PETCO, BED BATH & BEYOND, LANDEROS FURNITURE SUPERSTORE, DOLLAR TREE, ALDI
- 5 FOOD 4 LESS, STATER BROS, (WALGREENS ACROSS RAMSEY)
- 6 ALBERTSONS, HOBBY LOBBY, MARSHALLS, BIG 5 SPORTING GOODS
- 7 UNDER CONSTRUCTION RITE AID, ULTA, GROCERY OUTLET, FIVE BELOW, BATH & BODY WORKS, CINEMA WEST
- 8 RIO RANCH MARKET, DOLLAR TREE, HARBOR FREIGHT, AUTO ZONE
- 9 SMART & FINAL (NOT EXTRA)

PROJECTS RECENTLY HELD:	AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
	4	SKYCREST II	SF	112
	9	CASCADE	SF	102
	10	ELARA	SF	195

PROJECTS UNDER CONSTRUCTION:	AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
	1	FOUR SEASONS	MIX	1,890
	5	BEACON	SF	112
	6	ABRIO	SF	97
	7	DAYBREAK	SF	142
	8	SKYCREST III	SF	88
	11	ALTIS	SF	704
	12	ALISIO	SF	87

PROJECTS WITH FINAL MAP APPROVAL:	AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
	3	FLAGSTONE II	SF	103
	13	BUTTERFIELD	MIX	949
	17	EVERGREEN ESTATES	SF	303

PROJECTS WITH TENTATIVE MAP APPROVAL:	AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
	2	KIRKWOOD RANCH	SF	403
	14	PACIFIC SCENE	SF	95
	15	ARROWHEAD ESTATES	SF	143
	16	BANNING SUBDIVISION	SF	98
	19	BEAUMONT SUBDIVISION	APTS	24

PROJECTS IN DESIGN PLAN CHECK:	AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
	18	RANCHO SAN GORGONIO	SF	310

BEAUMONT
RIVERSIDE COUNTY, CALIFORNIA

- STUDY ELEMENTS
- SITE #1**
SWC HIGHLAND SPRINGS AVENUE AND 8TH STREET
 - SITE #2**
SEC INTERSTATE 10 AND BEAUMONT AVENUE

- 2-MILE RADIUS
- NEIGHBORHOOD SHOPPING CENTER TRADE AREA
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- FREEWAY / HIGHWAY
- 1-MILE SCALE

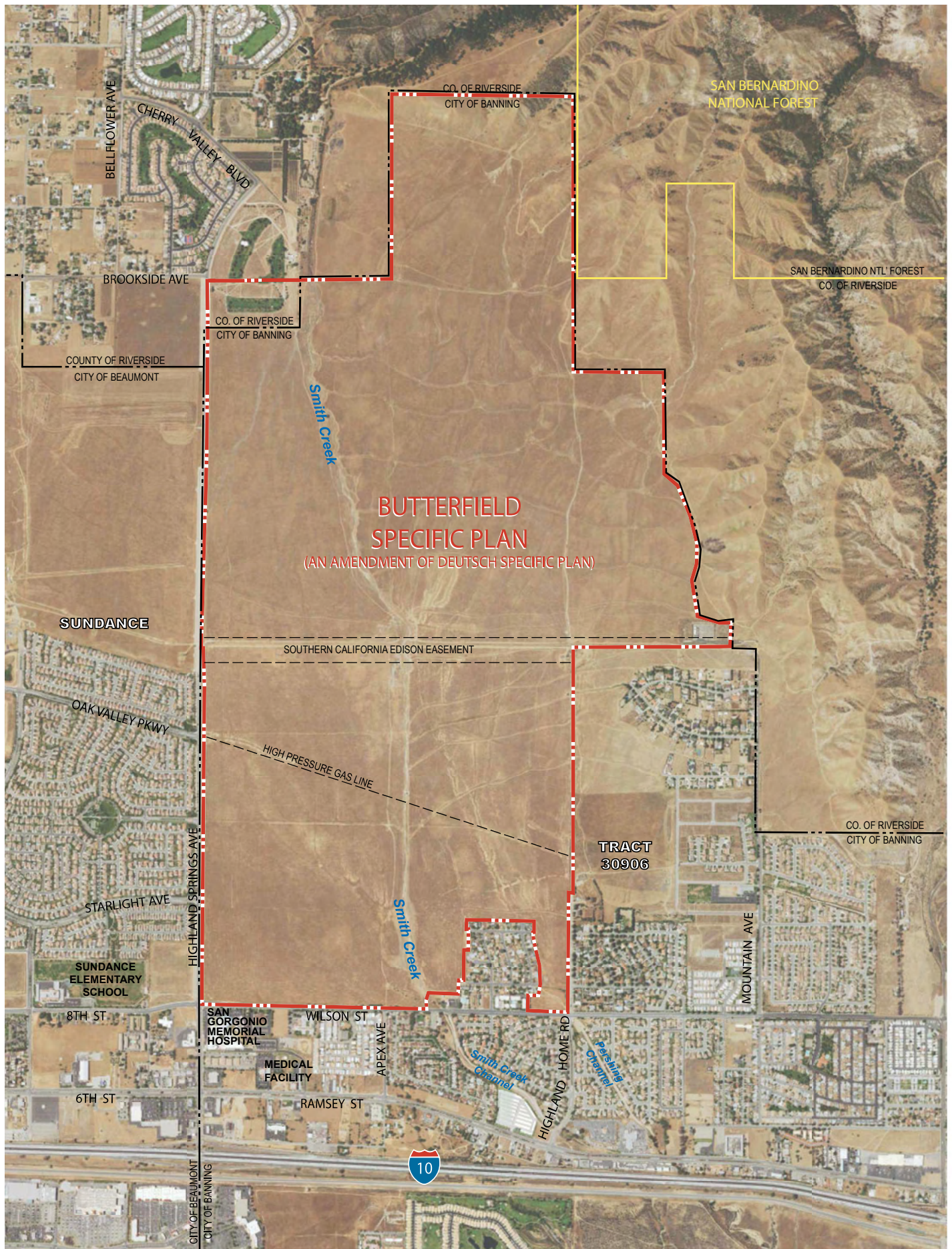
**SWC HIGHLAND SPRINGS AVENUE AND 8TH STREET
DEMOGRAPHIC CHARACTERISTICS**

NEIGHBORHOOD SHOPPING CENTER TRADE AREA	
JANUARY 2020 UPDATED POPULATION	46,163
JANUARY 2022 PROJECTED POPULATION	48,515
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	70,922
AVERAGE PERSONS PER HOUSEHOLD (2020)	2.79
MEDIAN HOUSEHOLD INCOME (2020)	\$59,607
MEDIAN VALUE OF HOUSING (2020)	\$299,505

DERRIGO STUDIES
"THE DEMOGRAPHIC SOLUTION"

PREPARED FOR: EVERGREEN - CHRIS BERGREN
PREPARED BY: DERRIGO STUDIES
derrigostudies.com / 760.310.9904

STUDY DATE: JANUARY 2020
AERIAL FLOWN: AUGUST 2018



SOURCE: ESRI World Imagery 2016

PARDEE HOMES • BUTTERFIELD SPECIFIC PLAN
Local Vicinity Map

Michael Baker
INTERNATIONAL

NOT TO SCALE

2/15/2017 JN 152356

EXHIBIT 1.2