

# PAD AVAILABLE

## SWC Highland Springs Ave & 8th Street Beaumont, CA

- Pad available next to proposed national Gas/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



#### POPULATION

1-mile  
**11,347**

3-mile  
**53,587**

5-mile  
**82,123**



#### AVG HH INCOME

1-mile  
**\$73,504**

3-mile  
**\$66,593**

5-mile  
**\$69,403**

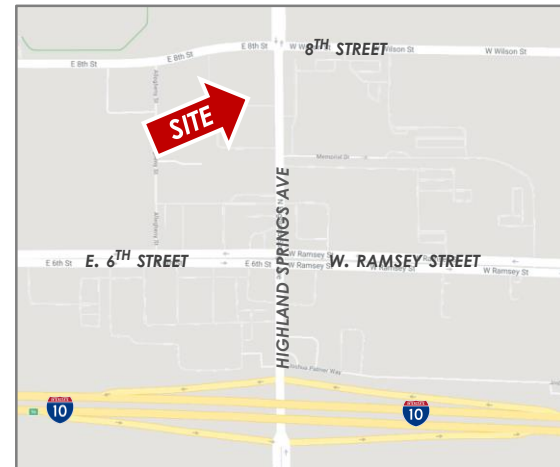
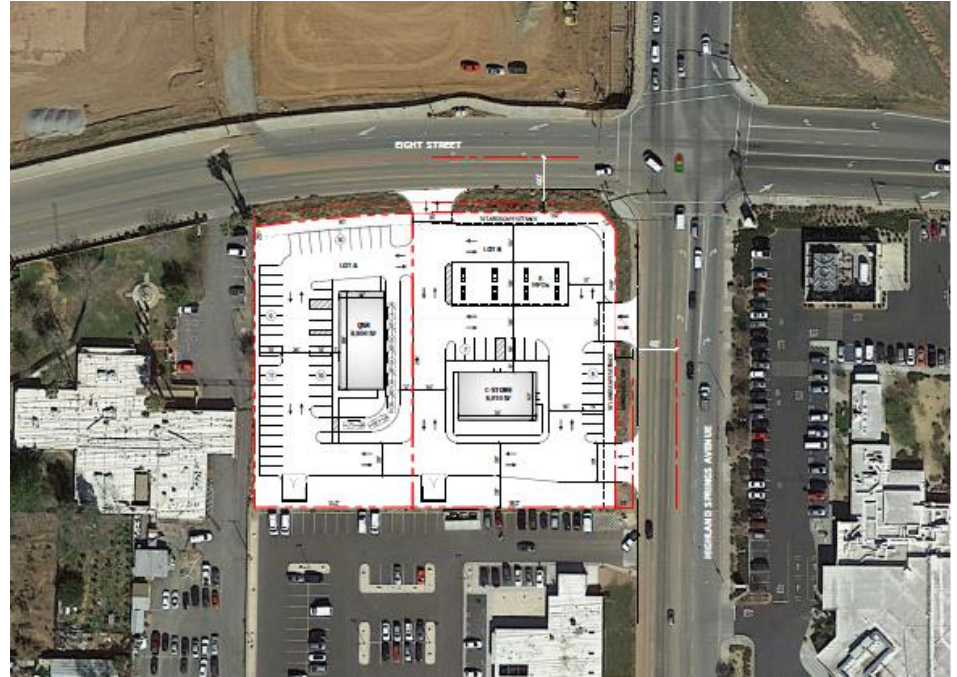


#### DAYTIME POPULATION

1-mile  
**8,738**

3-mile  
**33,182**

5-mile  
**49,987**



### TRAFFIC COUNTS

- I-10 Frwy @ Highland Springs Avenue **136,500 cars per day**



Strategic Retail Advisors

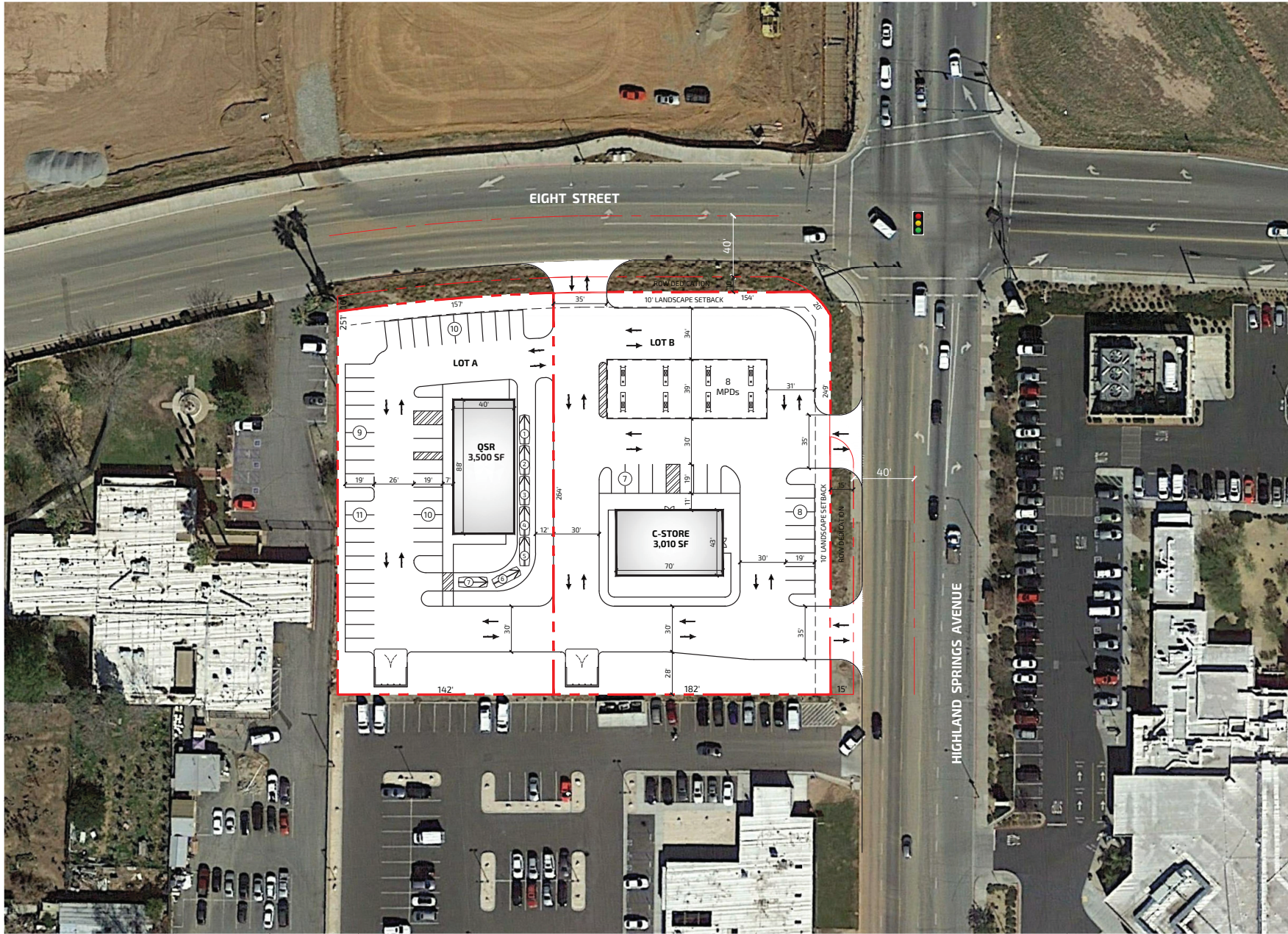


For More Information,  
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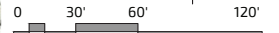
Layout is schematic only and is subject to review & approval by governing agencies. Property line and existing conditions are from GIS information and has not been confirmed.

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

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

<b>TOTALS</b>	
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



APPROXIMATELY 4,500 HOMES PLANNED



136,500 ADT



Walmart

petco

ROSS BEST BUY

AMERICA'S TIRE

WELLS FARGO

PROPOSED Cinema West

PROPOSED GROCERY OUTLET ULA BEAUTY planet fitness

IN-N-OUT Canes

SONIC



BIG5 HOBBYLOBBY

HOBBYLOBBY

Google