

# 6 PARCELS OF LAND

## 13.6 ACRES TOTAL

8<sup>TH</sup> STREET & HIGHLAND SPRINGS AVENUE  
BEAUMONT, CA 92223

For Sale | Please Submit All Offers



FOR SALE



### PROPERTY FEATURES

- Planned commercial and office development consisting of 130,000 square feet of office/medical space and 38,000 square feet of retail/restaurant space
- 6 parcels on 13.6 Acres
- Can be sold as a whole or separately
- Across the street from San Gorgonio Memorial Hospital
- Next to the Butterfield Development by Pardee, 4,500 new homes
- Neighboring anchors include Home Depot, Wal-Mart and Albertsons
- Blocks from I-10, East of San Bernardino and Riverside
- Zoning: Commercial – Retail, Office & Medical Use
- **SALE PRICE: Best Offer**

| DEMOGRAPHICS     | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------|----------|----------|----------|
| EST. POP 2012    | 11,911   | 48,408   | 73,050   |
| EST. POP 2017    | 14,956   | 55,353   | 82,918   |
| EST. AVG. HH INC | \$59,297 | \$56,147 | \$57,508 |

| TRAFFIC COUNTS                     |                  |
|------------------------------------|------------------|
| 8 <sup>TH</sup> & HIGHLAND SPRINGS | 13,700 Cars/Day  |
| I-10 & HIGHLAND SPRINGS            | 134,000 Cars/Day |

For more information, please contact:

**KYLE CLARK**  
Director  
(858) 334-4004  
kyle.clark@cushwake.com  
Lic. #867784

**KIPP GSTETTENBAUER**  
Director  
(858) 334-4018  
kipp@cushwake.com  
Lic. #1405420

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.  
Lic. #01329963  
4747 Executive Drive, 9<sup>th</sup> Floor  
San Diego, CA 92121  
www.cushmanwakefield.com

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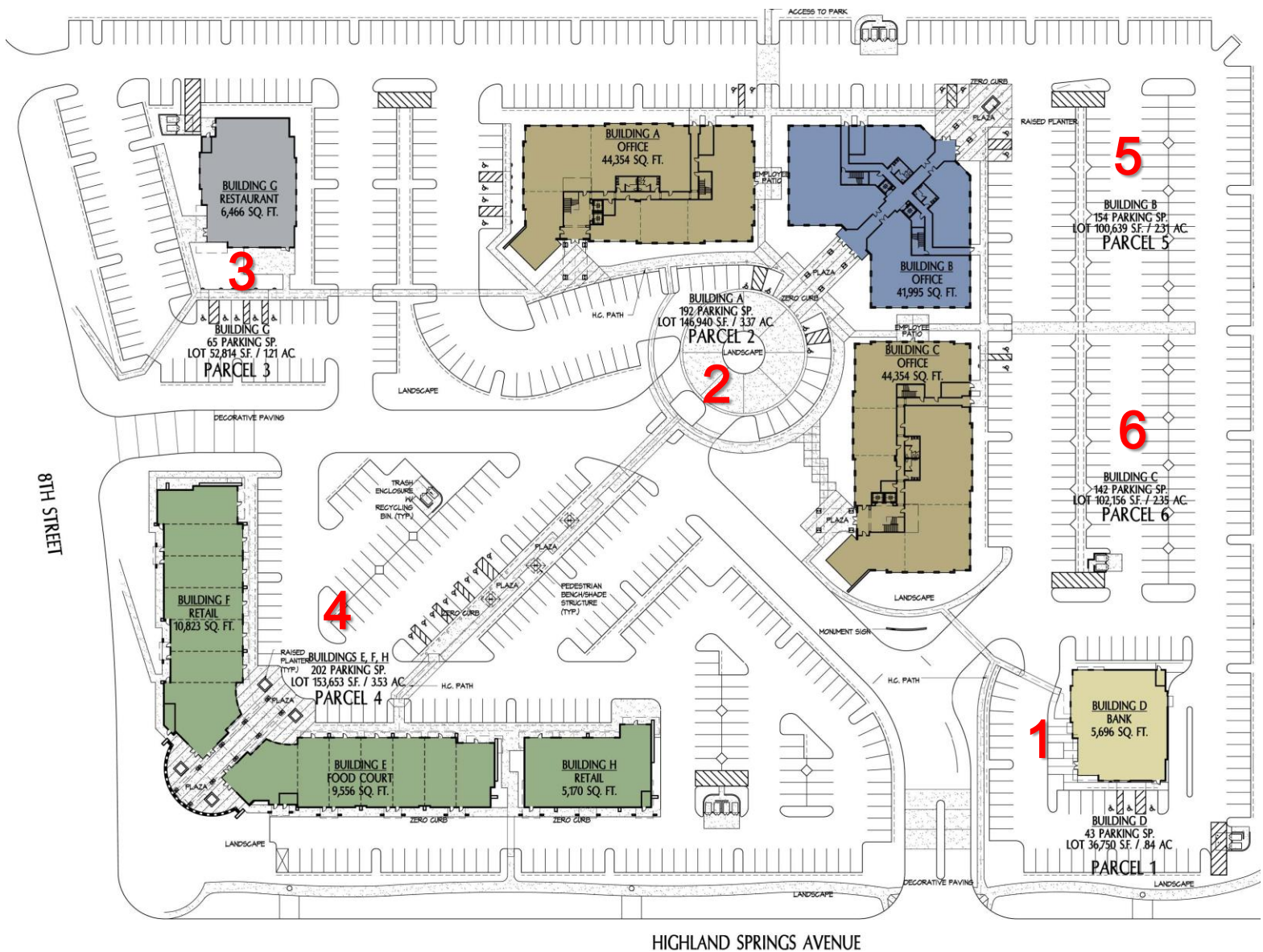
# 6 PARCELS OF LAND ON 13.6 ACRES OF LAND

8<sup>TH</sup> Street & Highland Springs Ave., Beaumont, CA 92223

LAND  
FOR SALE

## DEVELOPMENT PROGRESS / CONDITIONS

- There is a tentative map for 6 parcels. While not final, this can be accomplished in 60 days.
- The City will require the developer to put in the bridge & stop light on Highland Springs and underground utilities, etc for all 6 parcels.
- Parcel #4: The plans and drawings are virtually complete for the retail corner 25,000 s/f (3 buildings & food court area)
- Parcels #2, #5, #6: The plans and drawings are “virtually complete” for all three professional/medical buildings 130,000+ s/f. Meaning, the architect would need to update and include anything related to 2013 code changes.
- Parcels #1 and #3: There have been no plans prepared. The plan was to see what the market dictates for spec or build-to-suit users.
- The Seller will be considering carrying a portion of the Purchase Price.



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