

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

- 2,000+ feet of freeway frontage
- 47+ Acre retail development with anchor, pad and shop space available
- The dominant retail intersection of the trade area
- Surrounded by Best Buy, Petco, Walmart, Home Depot, Kohl's, Albertson's, Rite Aid

- Over 14,000 residential units in Beaumont and Banning planned, approved or currently under construction.
- Two Signalized, Full Access, Main Entries, off of Sun Lakes Blvd. Adjacent to Sun Lakes 55+ senior living development
- Next to busiest intersection in Beaumont/Banning trade area.



Subject Property



E. 6th St

E. 1st St

COMING SOON - CENTER POINTE COMMERCIAL CENTER

COMING SOON
SAN GORGONIO VILLAGE



W. Ramsey St

W. Lincoln St

Sunset Ave

FOR ADDITIONAL INFORMATION:



COMMERCIAL REAL ESTATE SERVICES

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AERIAL



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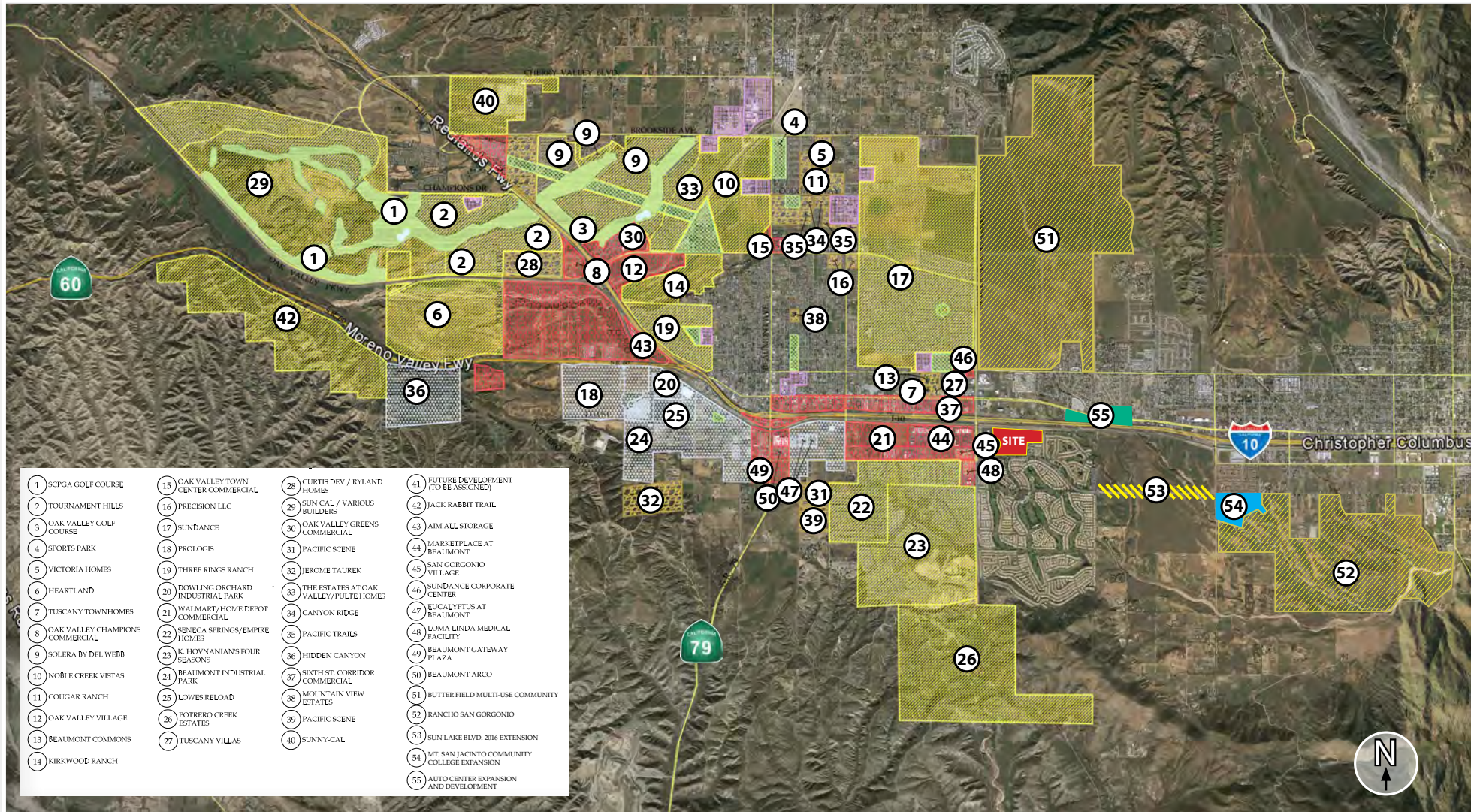
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AMENITIES



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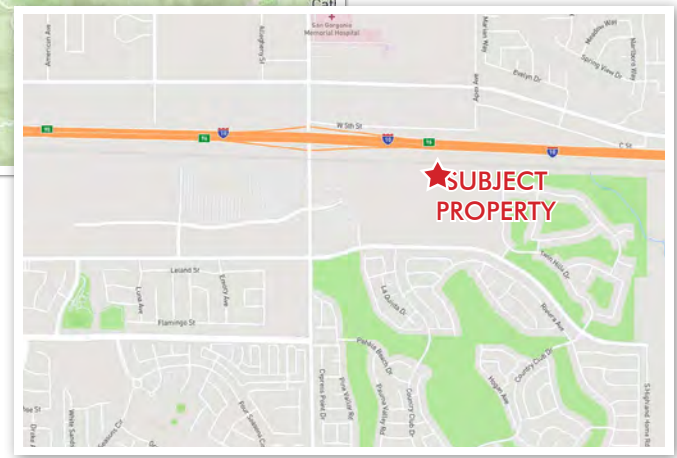
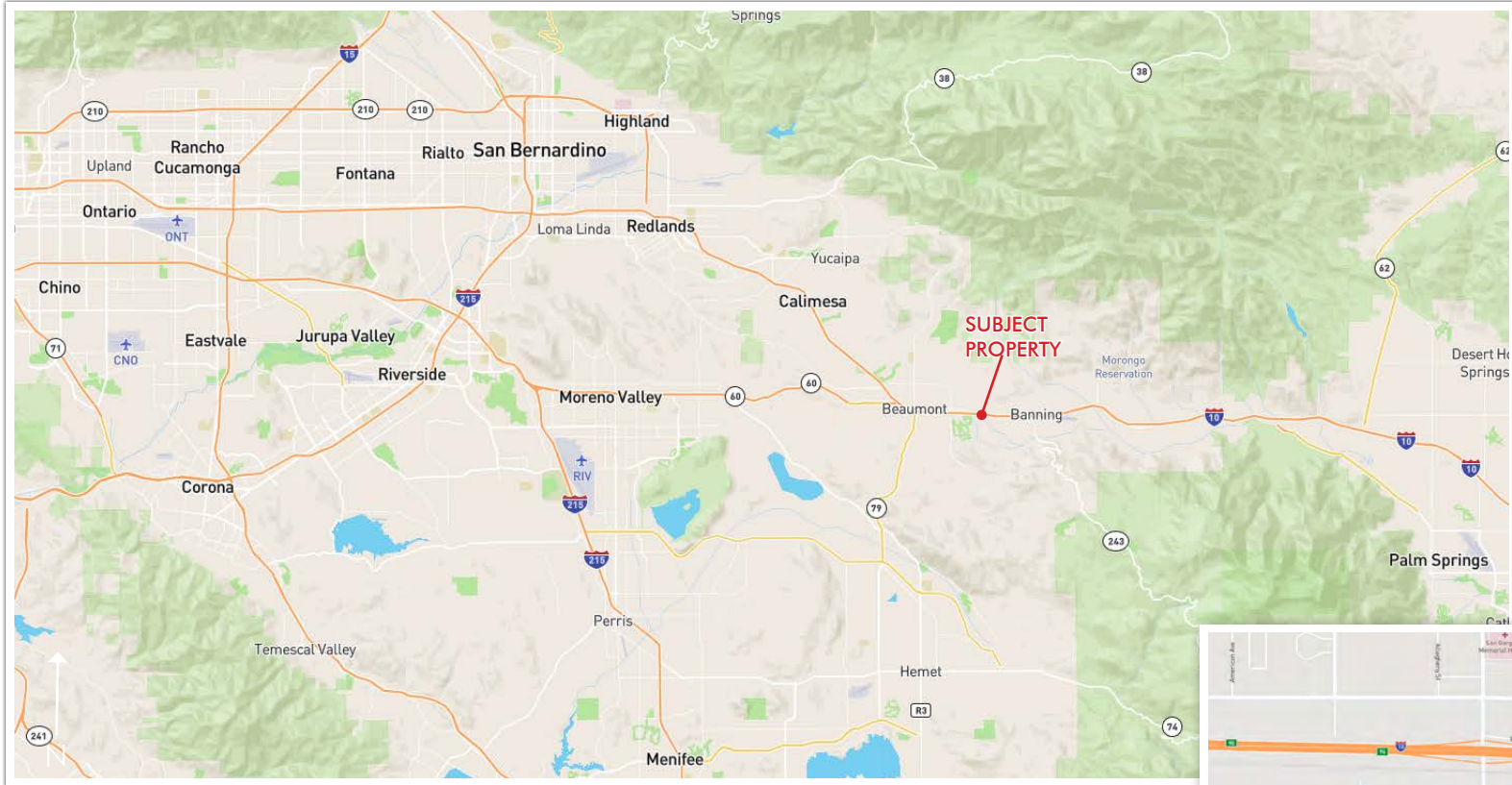
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LOCATION MAP



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PROPERTY INFO

- LOCATION:** The property is 1/2 mile east of the intersection of Highland Springs Rd & Sun Lakes Blvd off Interstate 10 at the Highland Springs Rd exit in the City of Banning, CA. The property is on the north side of Sun Lakes Blvd near the Country Club Dr. intersection
- JURISDICTION:** City of Banning
- APN:** 419-140-057
- ACREAGE:** Approximately 47.74 Acres
- TOPOGRAPHY:** LEVEL
- ZONING:** GC (GENERAL COMMERCIAL)
- GENERAL PLAN:** RETAIL COMMERCIAL DISTRICT
[Click here for Permitted Uses](#)
[Click here for Housing Projects](#)
[Click here for Land Use](#)
- SERVICES:**
- | | |
|-----------------|---------------------------|
| Water/Sewer | Banning Water Department |
| Gas/Electricity | SoCalGas |
| Fire | Banning Fire Department |
| Police | Banning Police Department |
- THE OPPORTUNITY:** The subject property is ideal for a multitude of commercial and residential uses such as office, medical, showroom commercial, assisted care, senior facilities, auto/vehicle dealerships, multi-family and a multitude of potential uses.



[CLICK TO VIEW PROPERTY VIDEOS](#)

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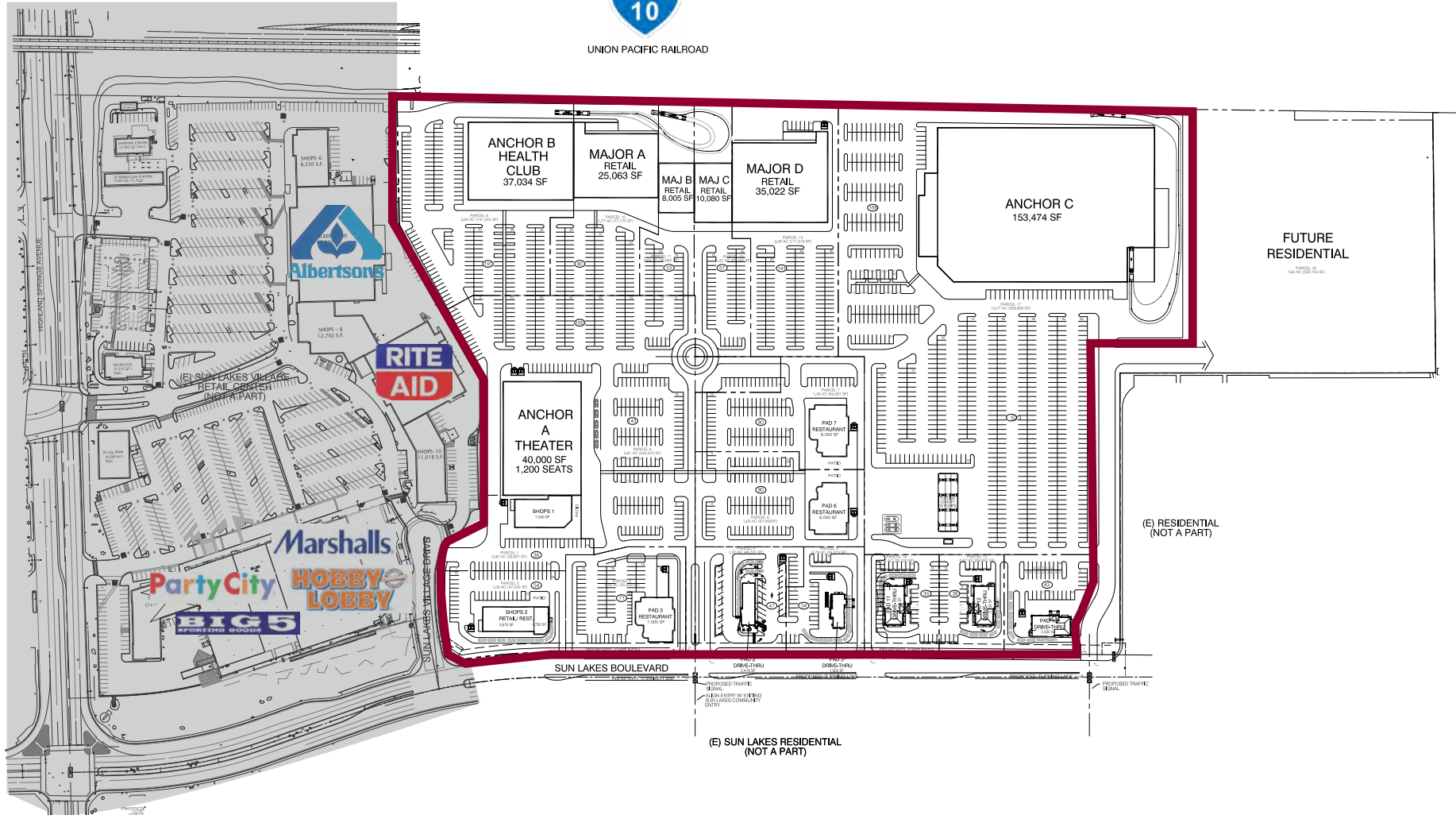
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CONCEPTUAL SITE PLAN ONLY



UNION PACIFIC RAILROAD



(E) SUN LAKES RESIDENTIAL (NOT A PART)

(E) RESIDENTIAL (NOT A PART)

FUTURE RESIDENTIAL

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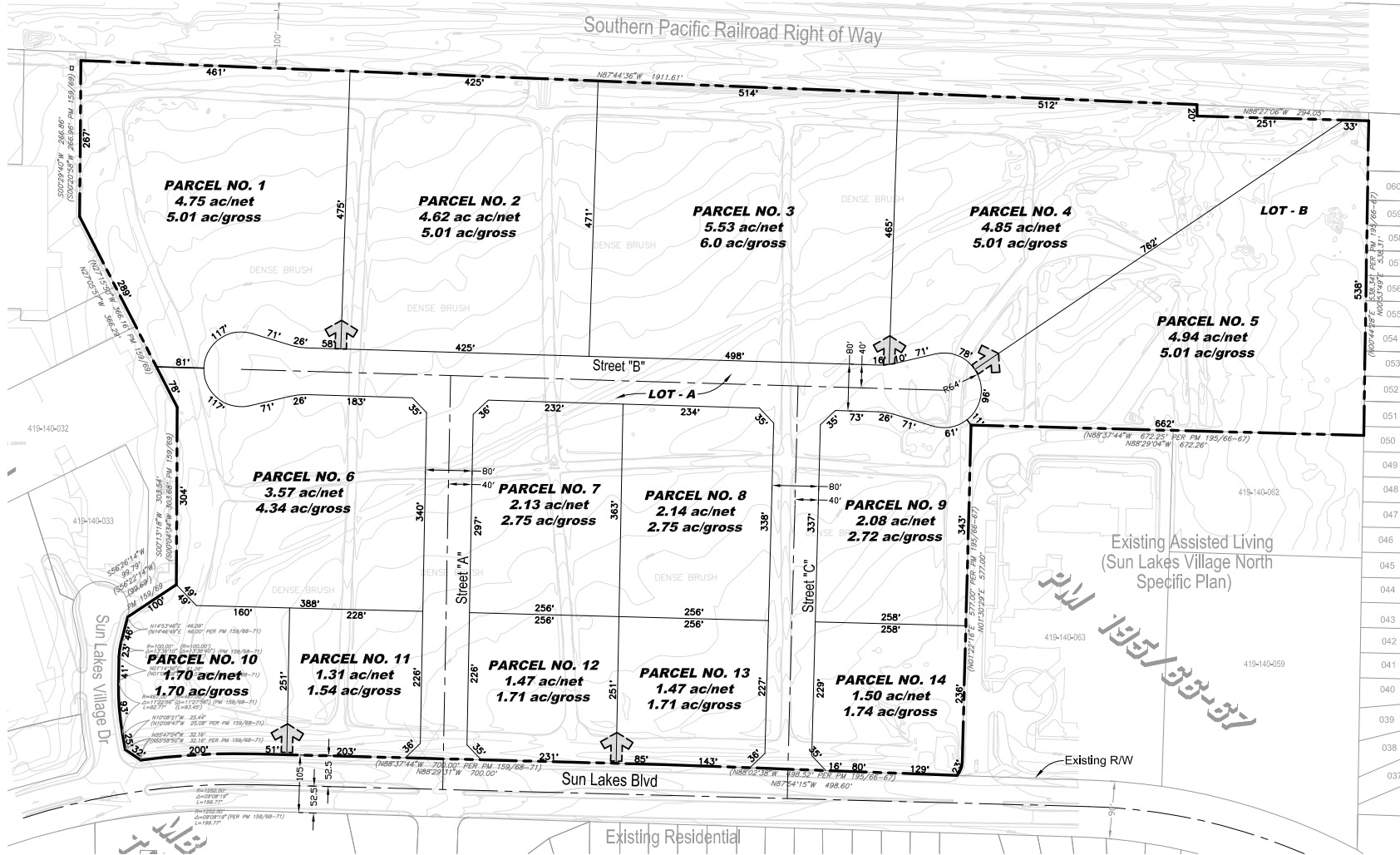
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TENTATIVE PARCEL MAP*



*Active until March 28, 2019, Seller is underway with extending the approval for one year, contact Broker for further details.

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DOCUMENT LINKS

1. [CLICK HERE FOR TENTATIVE PARCEL MAP 33326](#)
2. [CLICK HERE FOR TENTATIVE PARCEL MAP 33326 EXTENSION - RESOLUTION NO 2006-35](#)
3. [CLICK HERE FOR TENTATIVE PARCEL MAP 33326 APPROVAL - RESOLUTION NO. 2006-35](#)
4. [CLICK HERE FOR PERMITTED USES](#)
5. [CLICK HERE FOR HOUSING PROJECTS](#)
6. [CLICK HERE FOR LAND USE](#)

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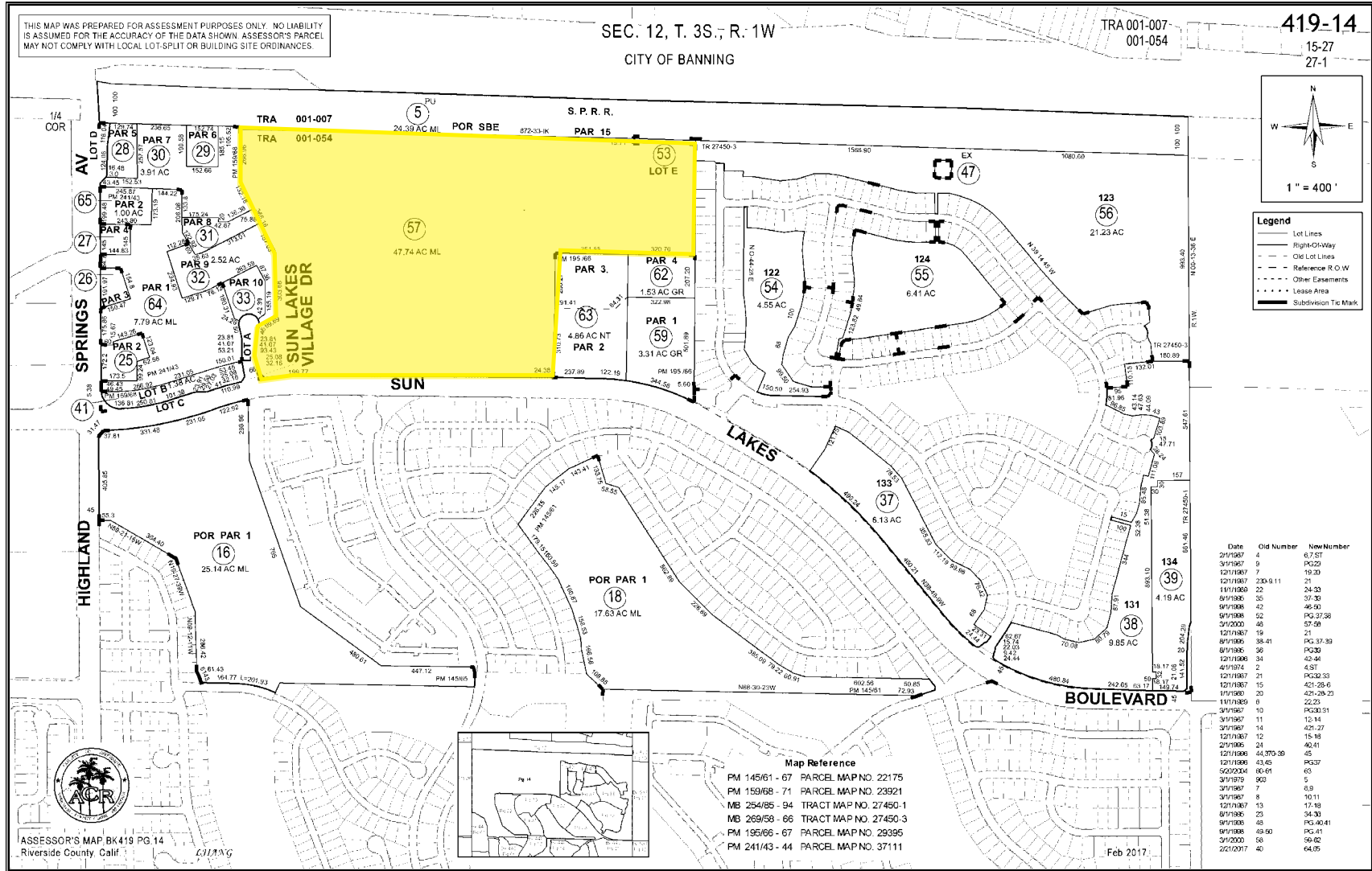
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DEMOGRAPHICS

5801 Sun Lakes Blvd Banning, CA 92220		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	9,655	49,938	81,505
	2023 Projected Population	10,329	53,736	87,957
	2010 Census Population	8,594	41,952	68,753
	2000 Census Population	4,455	25,264	42,147
	Projected Annual Growth 2018 to 2023	1.4%	1.5%	1.6%
	Historical Annual Growth 2000 to 2018	6.5%	5.4%	5.2%
2018 Median Age	52.7	40.1	39.3	
HOUSEHOLDS	2018 Estimated Households	4,444	18,189	28,643
	2023 Projected Households	4,605	18,981	29,989
	2010 Census Households	4,027	15,309	24,159
	2000 Census Households	2,234	9,958	15,609
	Projected Annual Growth 2018 to 2023	0.7%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	5.5%	4.6%	4.6%
RACE AND ETHNICITY	2018 Estimated White	72.8%	63.9%	62.7%
	2018 Estimated Black or African American	5.6%	5.5%	6.6%
	2018 Estimated Asian or Pacific Islander	8.2%	7.5%	7.3%
	2018 Estimated American Indian or Native Alaskan	1.0%	1.7%	1.7%
	2018 Estimated Other Races	12.4%	21.4%	21.6%
	2018 Estimated Hispanic	29.3%	42.0%	42.2%
INCOME	2018 Estimated Average Household Income	\$66,529	\$68,091	\$71,162
	2018 Estimated Median Household Income	\$58,035	\$59,730	\$62,059
	2018 Estimated Per Capita Income	\$30,760	\$24,970	\$25,336
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.1%	5.6%	6.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.0%	8.9%	9.4%
	2018 Estimated High School Graduate	25.7%	28.7%	29.0%
	2018 Estimated Some College	28.5%	26.9%	26.1%
	2018 Estimated Associates Degree Only	11.2%	9.4%	9.1%
	2018 Estimated Bachelors Degree Only	15.2%	13.1%	12.2%
	2018 Estimated Graduate Degree	9.3%	7.4%	8.1%
BUSINESS	2018 Estimated Total Businesses	427	1,246	1,756
	2018 Estimated Total Employees	4,345	10,688	15,582
	2018 Estimated Employee Population per Business	10.2	8.6	8.9
	2018 Estimated Residential Population per Business	22.6	40.1	46.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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