

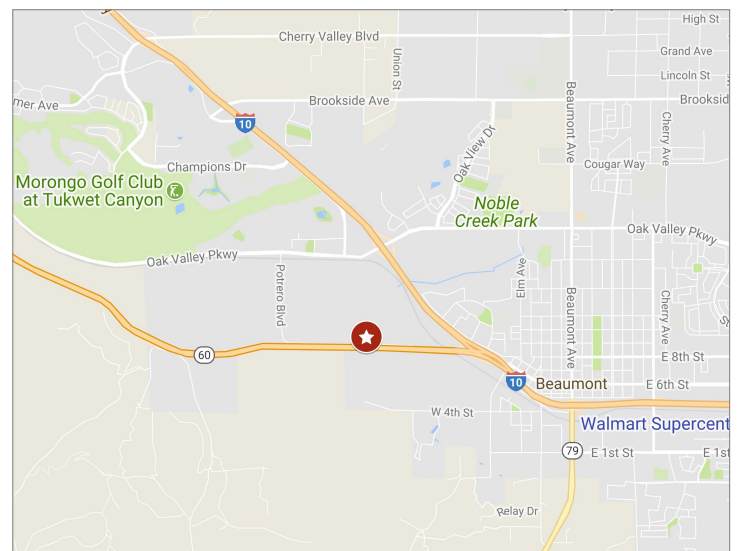
# FOR SALE ±5.0 ACRES COMMERCIAL LAND

1032 WESTERN KNOLLS, BEAUMONT, CA



## PROPERTY HIGHLIGHTS:

- Highway commercial zoning
- Prime Highway 60 identity just before merger with Interstate 10
- Located adjacent to future major retail project & mixed-use zoning area
- ±5 acres (±217,800 SF)
- Location near the new Potrero Blvd. on/off ramps to the 60 Freeway (now under construction)
- APN: 414-120-016 Riverside County
- Asking price: \$1,500,000 (\$6.89 PSF)



**Mark Jerue**  
CalBRE 01073399  
949.790.3121  
mjerue@leeirvine.com

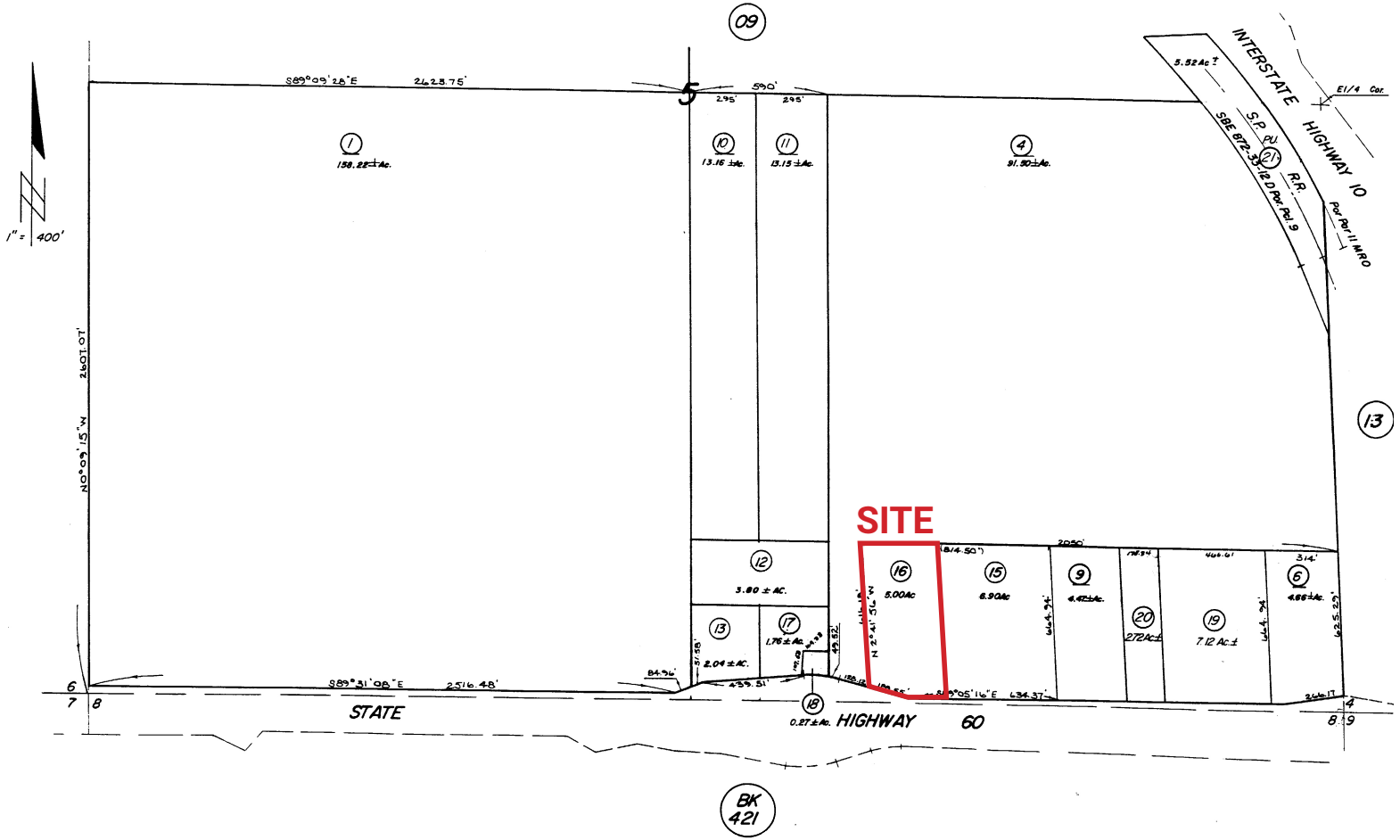
**Craig Fitterer**  
CalBRE 01246929  
949.790.3123  
cfitterer@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**FOR SALE**  
**±5.0 ACRES COMMERCIAL LAND**

1032 WESTERN KNOLLS, BEAUMONT, CA

**PARCEL MAP**  
**APN: 414-120-016**



ASSESSOR'S MAP BK 414 PG.12  
 RIVERSIDE COUNTY, CALIF

**Mark Jerue**  
 CalBRE 01073399  
 949.790.3121  
 mjerue@leeirvine.com

**Craig Fitterer**  
 CalBRE 01246929  
 949.790.3123  
 cfitterer@leeirvine.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.