


BEAUMONT, CA 92223
NEQ OF BEAUMONT AVE & E 1ST ST

PROPERTY FEATURES

- Drive-thru opportunity
- 0.3 miles from Interstate 10
- Going-to-work side of the street
- Shared access with Arco AM/PM from Beaumont Ave

TRAFFIC COUNTS

- I-10 Freeway: 137,656 VPD
- Beaumont Ave & E 1st St: 28,026 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	7,380	45,237	67,159
2022 Projected	7,894	48,550	71,927
Income			
2017 Median HHI	\$50,800	\$58,567	\$56,081
2017 Average HHI	\$70,185	\$77,894	\$76,793
2017 Average HHI	\$23,649	\$28,750	\$28,295

Information provided by ESRI Business Analyst

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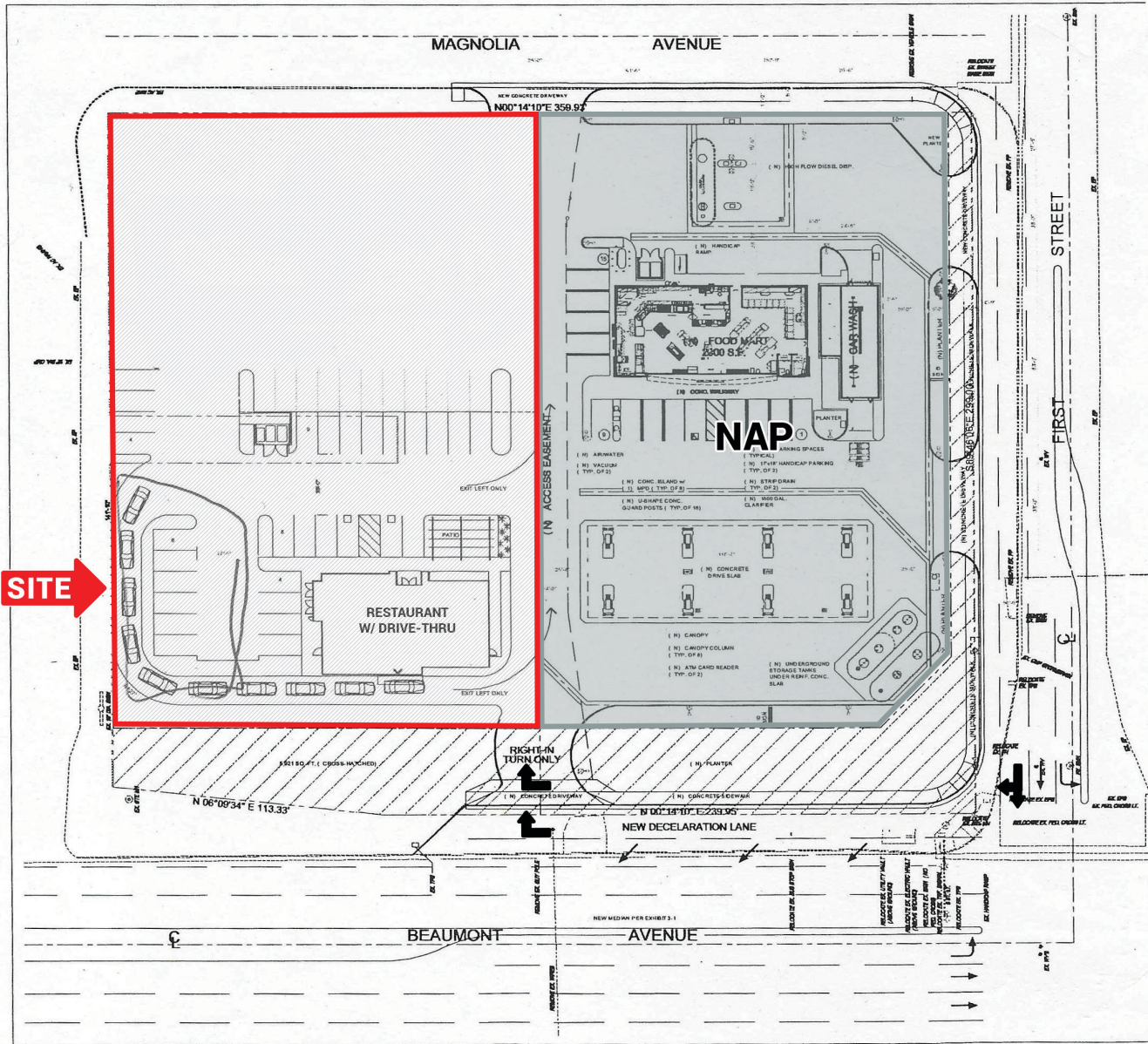
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PROPOSED SITE PLAN



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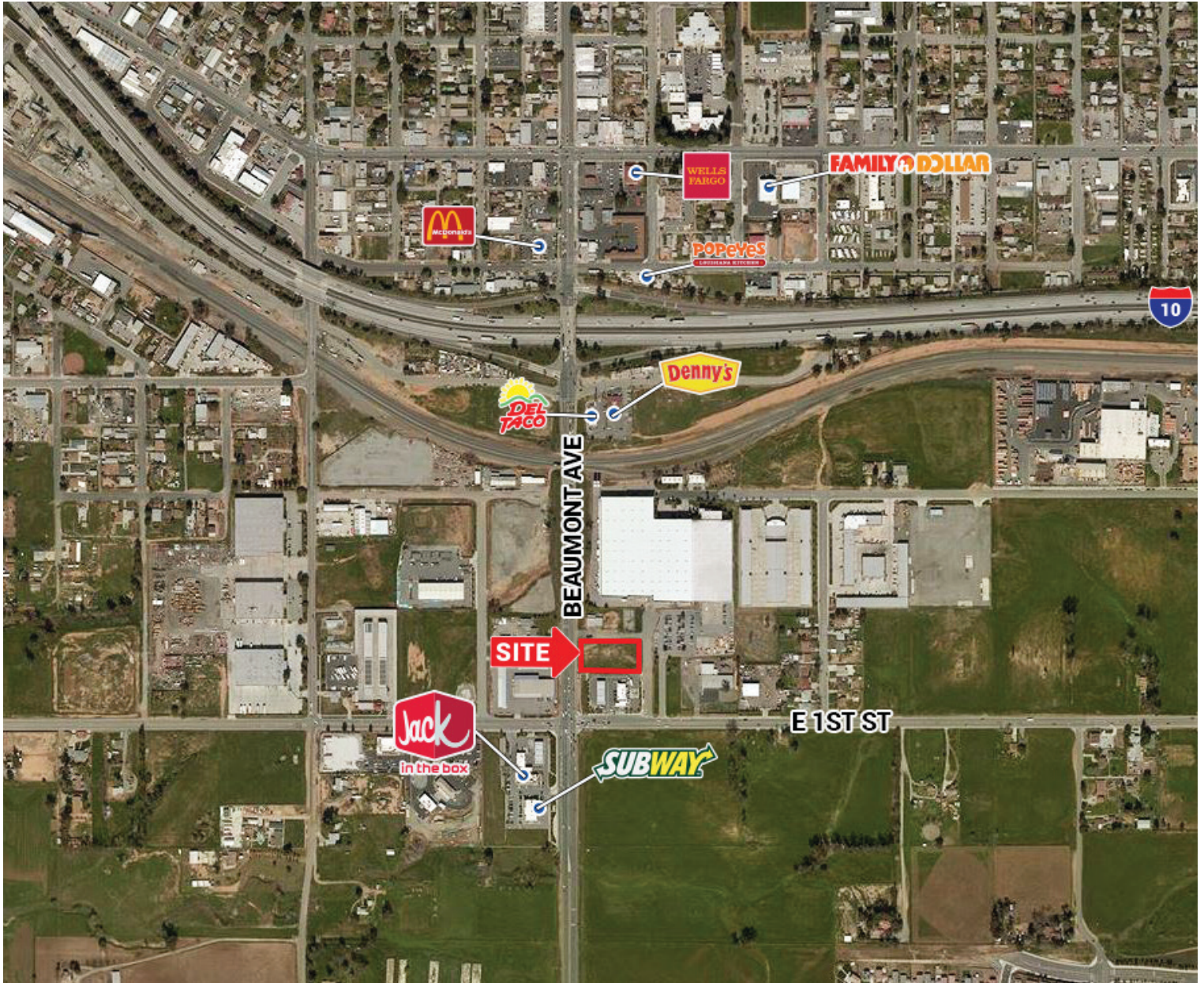
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AERIAL



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