

SWC E 6TH ST & PENNSYLVANIA AVE
BEAUMONT, CA 92223

±1.3 AC – FOR LEASE



**SUBJECT
PROPERTY**



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SWC E 6TH ST & PENNSYLVANIA AVE

BEAUMONT, CA 92223



CHRISTOPHER COLUMBUS TRANSCONTINENTAL HWY (+130,480 CPD)

PENNSYLVANIA AVE (+4,992 CPD)

EAST 6TH STREET (+11,619 CPD)

BEAUMONT AVE (+28,512 CPD)



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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PROPERTY INFORMATION

ADDRESS: SWC E 6th St & Pennsylvania Ave
Beaumont, CA, 92223

APN: 418-122-028

LEASE RATE: \$10,000 + NNN per Month

LAND SIZE: 57,934 sq. ft. (1.33 Acres)

ZONING: CG

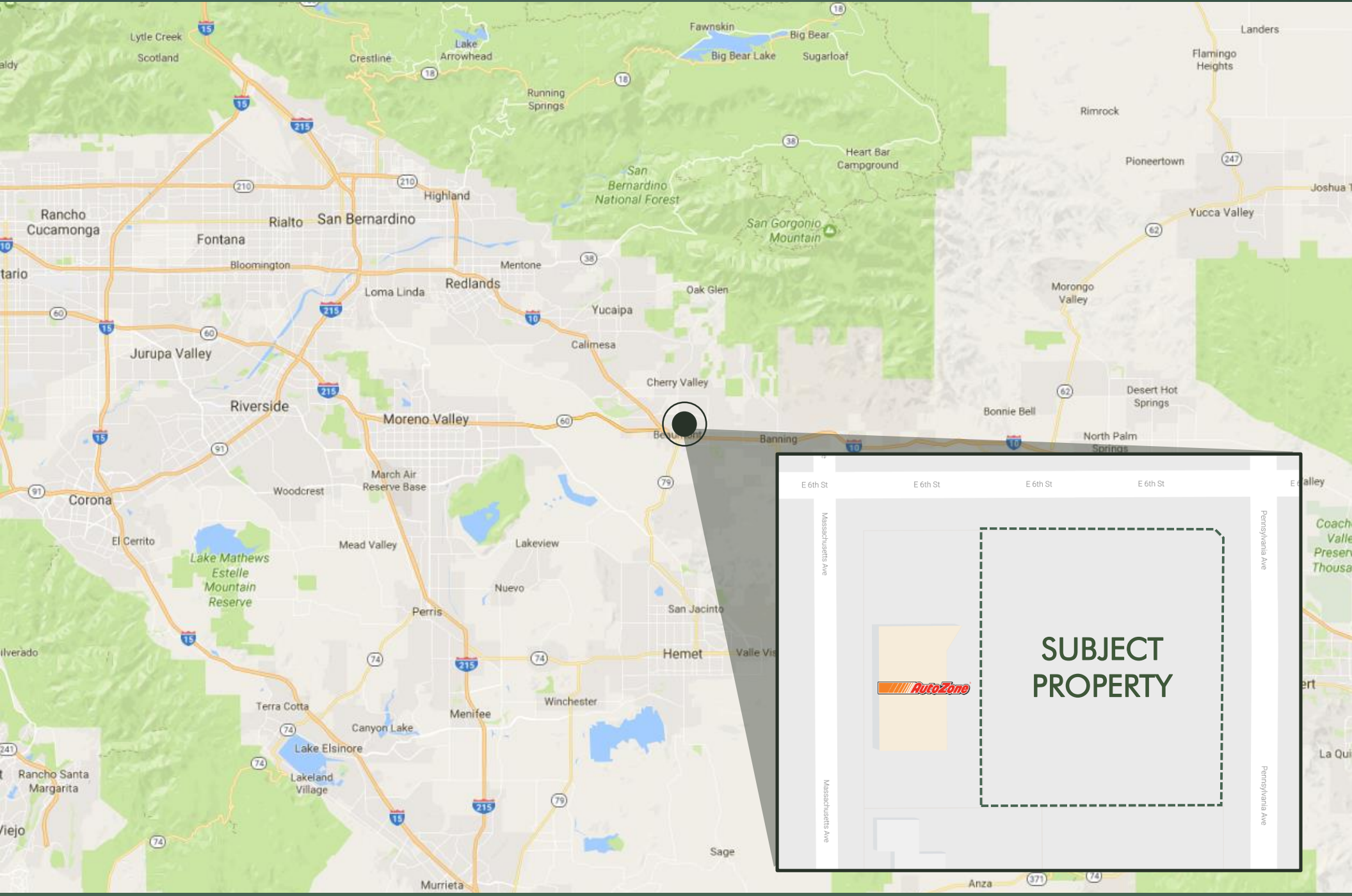
PROPERTY HIGHLIGHTS

- Signalized corner.
- 10 Freeway offramp – Pennsylvania Ave.
- Long-term ground lease possible.
- Utilities available to the site.
- Pennsylvania Ave freeway off-ramp expansion plans.
- Located on the main commercial arterial for City of Beaumont.
- Adjacent building occupied by AutoZone.



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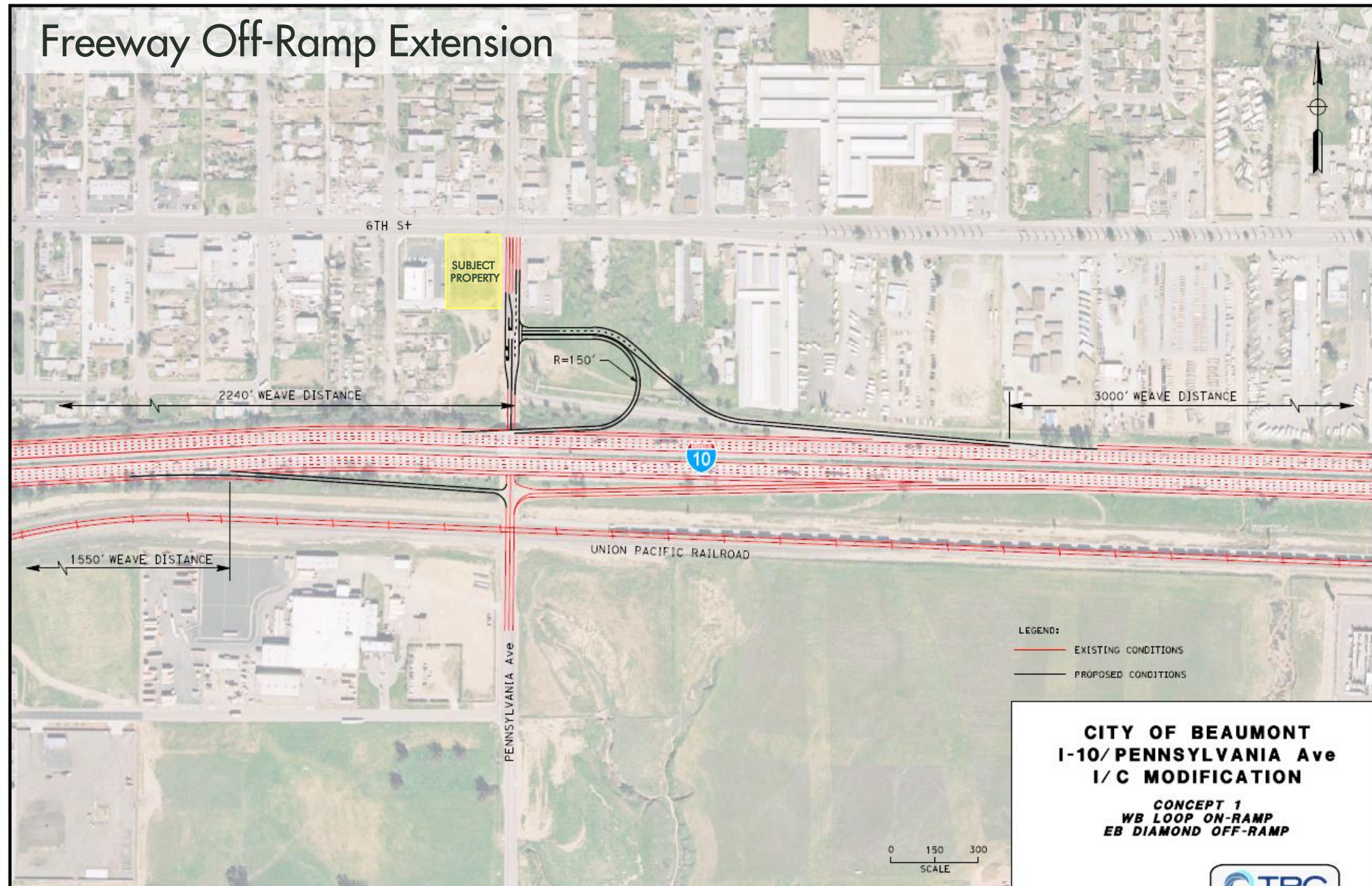


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Freeway Off-Ramp Extension



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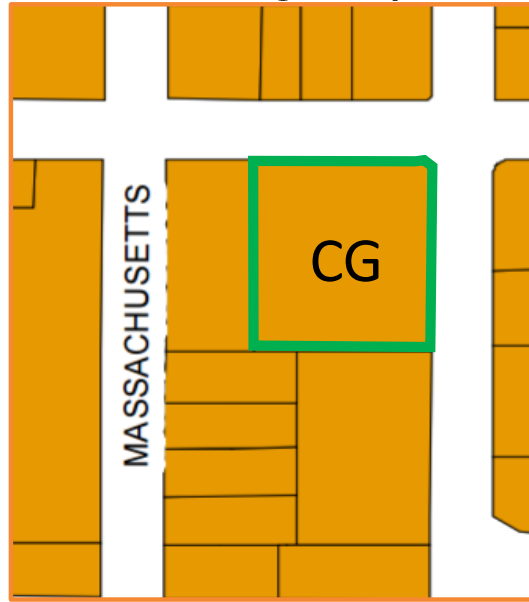
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Parcel Map



APN: 418-122-028

Zoning Map



Zoning: CG



DEMOGRAPHICS

1 MILE RADIUS 3 MILE RADIUS 5 MILE RADIUS

| | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|-------------------------------|---------------|---------------|---------------|
| 2016 TOTAL POPULATION | 11,653 | 48,224 | 69,995 |
| 2016 HOUSEHOLDS | 3,588 | 17,752 | 25,304 |
| % POPULATION GROWTH 2016-2021 | 7.20% | 6.75% | 6.74% |
| % HH GROWTH 2016-2021 | 7.119% | 6.56% | 6.53% |
| AVE HH INCOME | \$49,449 | \$53,015 | \$52,528 |