

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

FOR ADDITIONAL INFORMATION:
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ
 951.445.4515
 bbielatowicz@lee-associates.com
 DRE LIC #01269887

MATT WEAVER
 760.448.2458
 mweaver@lee-associates.com
 DRE LIC #01367183

AL APUZZO
 760.448.2442
 aapuzzo@lee-associates.com
 DRE LIC #01323215

DAVID MUDGE
 951.276.3611
 dmudge@lee-associates.com
 DRE LIC #01070762

NICK EARLE
 951.445.4528
 nearle@lee-associates.com
 DRE LIC #01916982

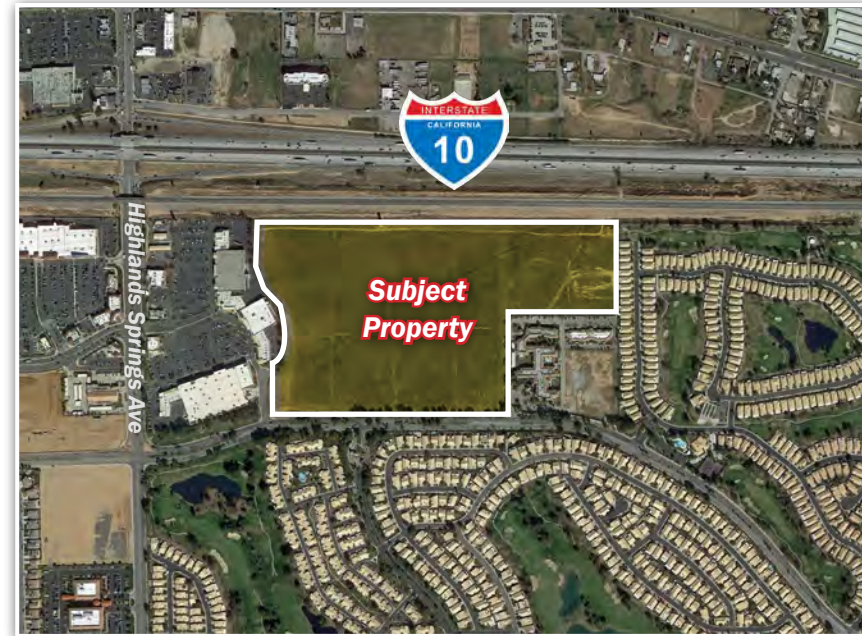
NICK CORBELL
 951.445.4522
 ncorbell@lee-associates.com
 DRE LIC #01932821

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

TABLE OF CONTENTS

PAGE	CONTENT
3	AERIAL
5	LOCATION MAP
6	PROPERTY INFO
7	CONCEPTUAL SITE PLAN
10	DOCUMENT LINKS
11	PARCEL MAP
12	DEMOGRAPHICS



FOR ADDITIONAL INFORMATION:



BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@lee-associates.com

DRE LIC #01269887

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE LIC #01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE LIC #01323215

DAVID MUDGE

951.276.3611

dmudge@lee-associates.com

DRE LIC #01070762

NICK EARLE

951.445.4528

nearle@lee-associates.com

DRE LIC #01916982

NICK CORBELL

951.445.4522

ncorbell@lee-associates.com

DRE LIC #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

AERIAL



FOR ADDITIONAL INFORMATION:
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ
 951.445.4515
 bbielatowicz@lee-associates.com
 DRE LIC #01269887

MATT WEAVER
 760.448.2458
 mweaver@lee-associates.com
 DRE LIC #01367183

AL APUZZO
 760.448.2442
 aapuzzo@lee-associates.com
 DRE LIC #01323215

DAVID MUDGE
 951.276.3611
 dmudge@lee-associates.com
 DRE LIC #01070762

NICK EARLE
 951.445.4528
 nearle@lee-associates.com
 DRE LIC #01916982

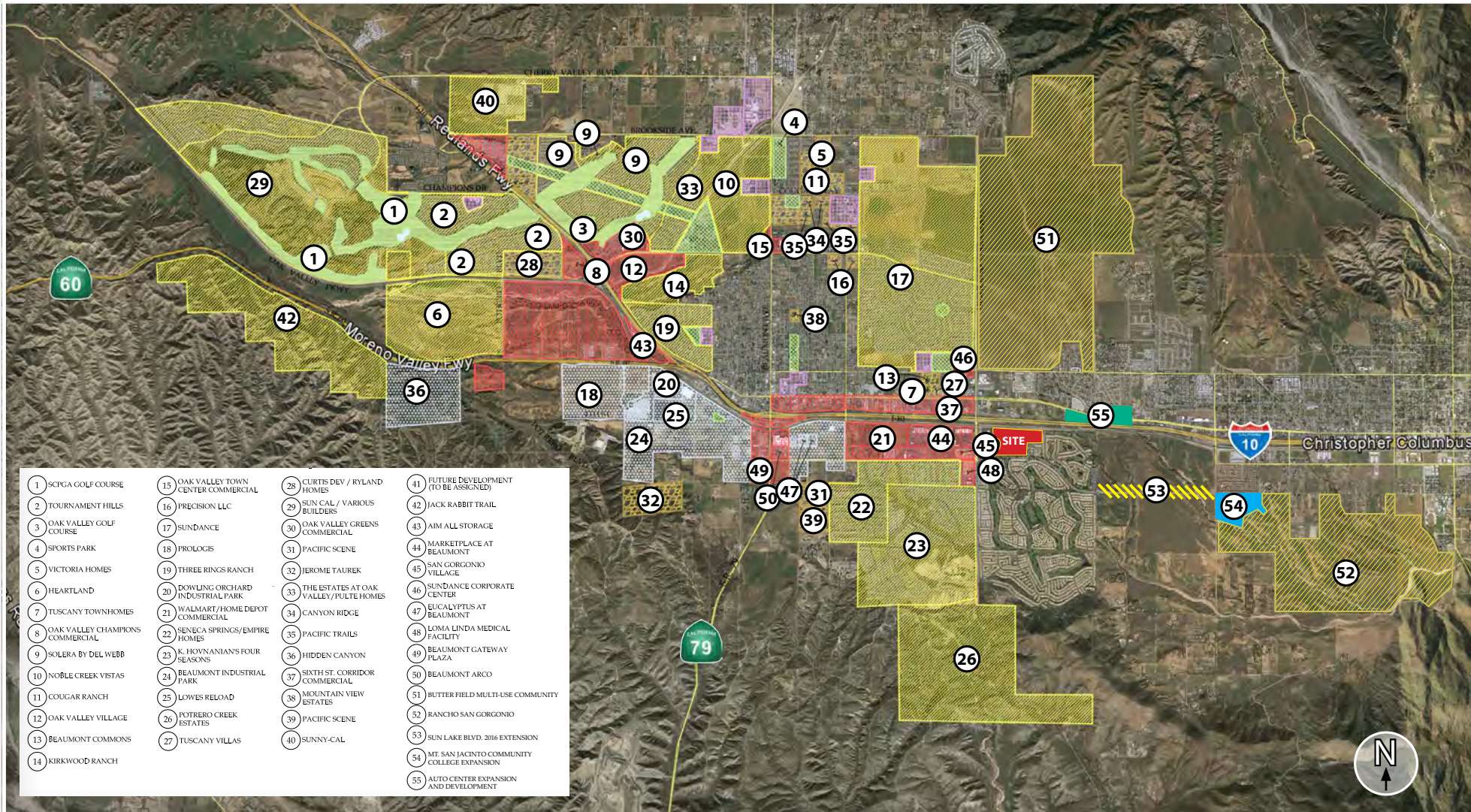
NICK CORBELL
 951.445.4522
 ncorbell@lee-associates.com
 DRE LIC #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

AMENITIES



FOR ADDITIONAL INFORMATION:
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ
 951.445.4515
 bbielatowicz@lee-associates.com
 DRE LIC #01269887

MATT WEAVER
 760.448.2458
 mweaver@lee-associates.com
 DRE LIC #01367183

AL APUZZO
 760.448.2442
 aapuzzo@lee-associates.com
 DRE LIC #01323215

DAVID MUDGE
 951.276.3611
 dmudge@lee-associates.com
 DRE LIC #01070762

NICK EARLE
 951.445.4528
 nearle@lee-associates.com
 DRE LIC #01916982

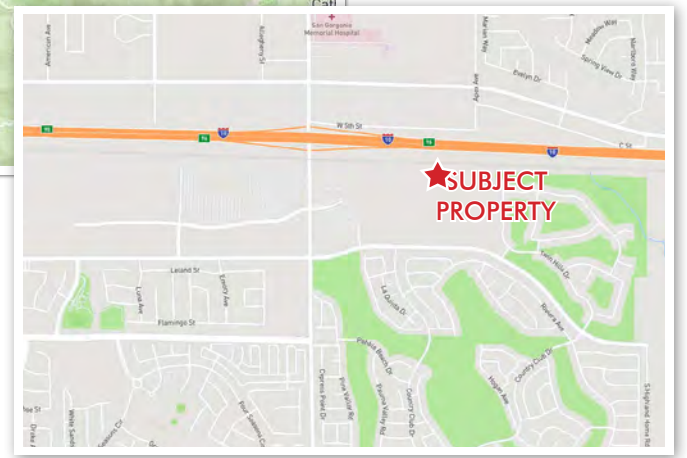
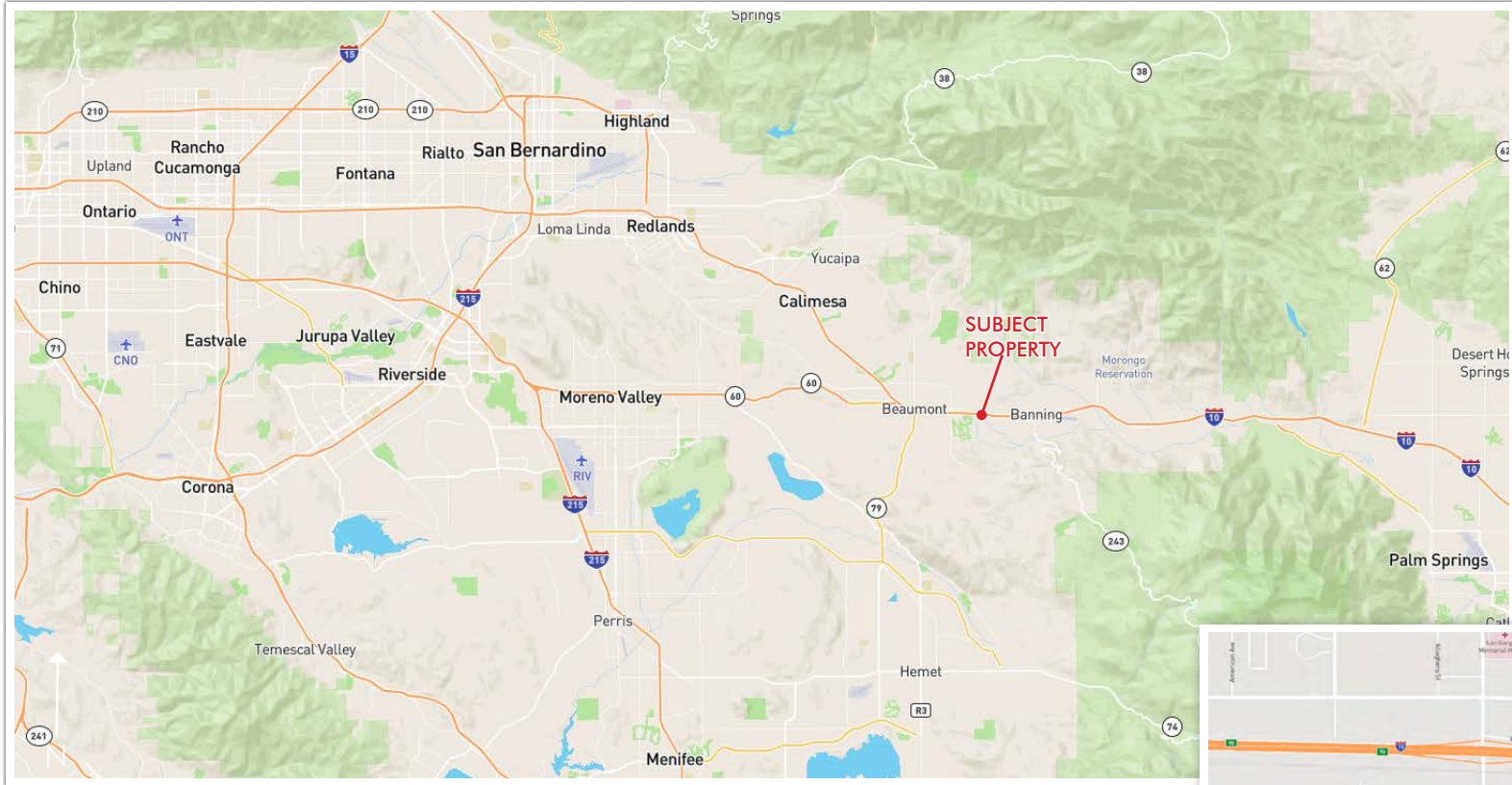
NICK CORBELL
 951.445.4522
 ncorbell@lee-associates.com
 DRE LIC #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

LOCATION MAP



FOR ADDITIONAL INFORMATION:
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ
 951.445.4515
 bbielatowicz@lee-associates.com
 DRE LIC #01269887

MATT WEAVER
 760.448.2458
 mweaver@lee-associates.com
 DRE LIC #01367183

AL APUZZO
 760.448.2442
 aapuzzo@lee-associates.com
 DRE LIC #01323215

DAVID MUDGE
 951.276.3611
 dmudge@lee-associates.com
 DRE LIC #01070762

NICK EARLE
 951.445.4528
 nearle@lee-associates.com
 DRE LIC #01916982

NICK CORBELL
 951.445.4522
 ncorbell@lee-associates.com
 DRE LIC #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

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](#)

FOR ADDITIONAL INFORMATION:



BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@lee-associates.com
DRE LIC #01269887

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE LIC #01367183

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE LIC #01323215

DAVID MUDGE
951.276.3611
dmudge@lee-associates.com
DRE LIC #01070762

NICK EARLE
951.445.4528
nearle@lee-associates.com
DRE LIC #01916982

NICK CORBELL
951.445.4522
ncorbell@lee-associates.com
DRE LIC #01932821

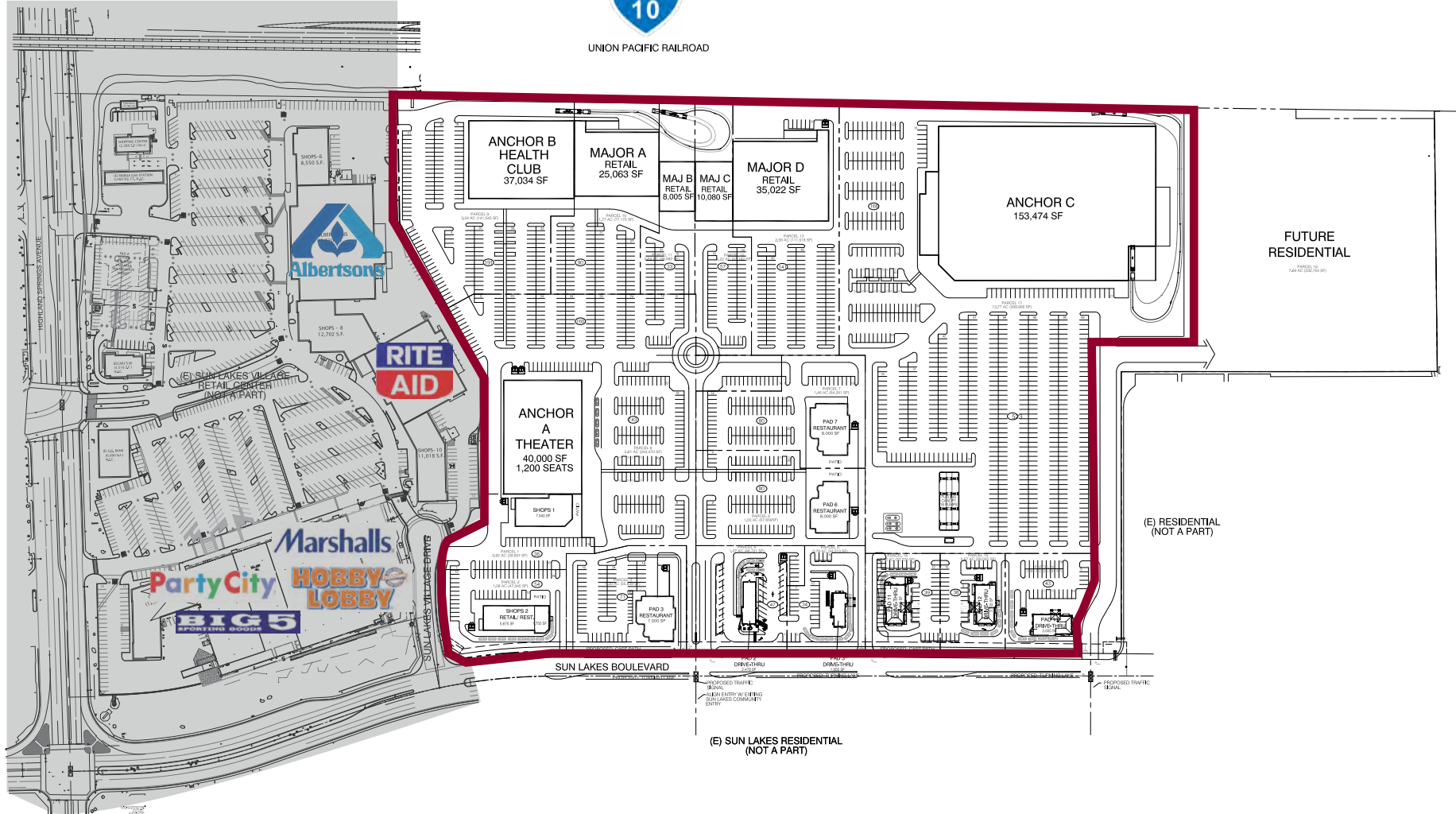
47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

CONCEPTUAL SITE PLAN ONLY



UNION PACIFIC RAILROAD



(E) SUN LAKES RESIDENTIAL (NOT A PART)

(E) RESIDENTIAL (NOT A PART)

FUTURE RESIDENTIAL

FOR ADDITIONAL INFORMATION:



BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@lee-associates.com
DRE LIC #01269887

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE LIC #01367183

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE LIC #01323215

DAVID MUDGE
951.276.3611
dmudge@lee-associates.com
DRE LIC #01070762

NICK EARLE
951.445.4528
nearle@lee-associates.com
DRE LIC #01916982

NICK CORBELL
951.445.4522
ncorbell@lee-associates.com
DRE LIC #01932821

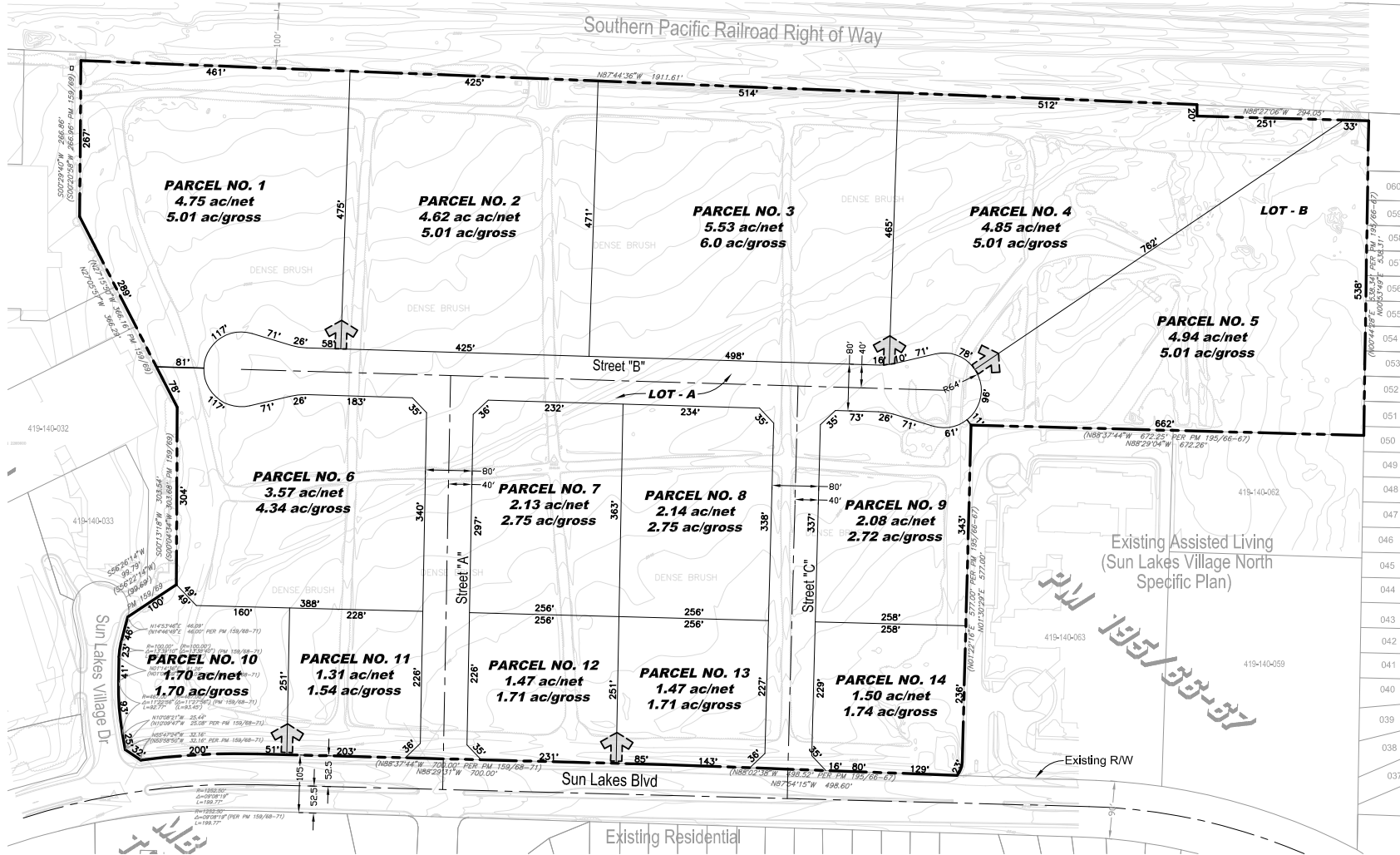
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

TENTATIVE PARCEL MAP*



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

FOR ADDITIONAL INFORMATION:
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ
 951.445.4515
 bbielatowicz@lee-associates.com
 DRE LIC #01269887

MATT WEAVER
 760.448.2458
 mweaver@lee-associates.com
 DRE LIC #01367183

AL APUZZO
 760.448.2442
 aapuzzo@lee-associates.com
 DRE LIC #01323215

DAVID MUDGE
 951.276.3611
 dmudge@lee-associates.com
 DRE LIC #01070762

NICK EARLE
 951.445.4528
 nearle@lee-associates.com
 DRE LIC #01916982

NICK CORBELL
 951.445.4522
 ncorbell@lee-associates.com
 DRE LIC #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

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](#)

FOR ADDITIONAL INFORMATION:



BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@lee-associates.com

DRE LIC #01269887

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE LIC #01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE LIC #01323215

DAVID MUDGE

951.276.3611

dmudge@lee-associates.com

DRE LIC #01070762

NICK EARLE

951.445.4528

nearle@lee-associates.com

DRE LIC #01916982

NICK CORBELL

951.445.4522

ncorbell@lee-associates.com

DRE LIC #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

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.

FOR ADDITIONAL INFORMATION:
 **LEE & ASSOCIATES**
 COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ
 951.445.4515
 bbielatowicz@lee-associates.com
 DRE LIC #01269887

MATT WEAVER
 760.448.2458
 mweaver@lee-associates.com
 DRE LIC #01367183

AL APUZZO
 760.448.2442
 aapuzzo@lee-associates.com
 DRE LIC #01323215

DAVID MUDGE
 951.276.3611
 dmudge@lee-associates.com
 DRE LIC #01070762

NICK EARLE
 951.445.4528
 nearle@lee-associates.com
 DRE LIC #01916982

NICK CORBELL
 951.445.4522
 ncorbell@lee-associates.com
 DRE LIC #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
 Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

47.74 ACRES - SAN GORGONIO CROSSINGS

NEQ SUN LAKES BLVD & HIGHLAND SPRINGS - BANNING, CA

For More Information, Please Contact:

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@lee-associates.com

DRE LIC #01269887

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE LIC #01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE LIC #01323215

DAVID MUDGE

951.276.3611

dmudge@lee-associates.com

DRE LIC #01070762

NICK EARLE

951.445.4528

nearle@lee-associates.com

DRE LIC #01916982

NICK CORBELL

951.445.4522

ncorbell@lee-associates.com

DRE LIC #01932821

