

GROUND LEASE OR BUILD TO SUIT

±4,000 SF DRIVE THRU PAD AVAILABLE

Beaumont Ave. & Luis Estrada Rd., Beaumont, CA 92223



±121,000 CPD

Beaumont Ave

Luis Estrada Road

±27,000 CPD

Drive Thru
4000 SF



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PROGRESSIVE
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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

SITE SUMMARY



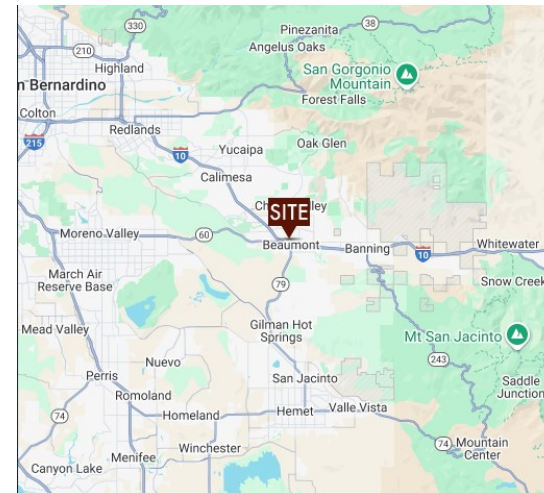
DEMOGRAPHICS

	5 Min	7 Min	10 Min
Population	11,620	25,361	84,648
Average Income	\$110,282	\$117,943	\$106,729
Daytime Population	3,692	8,468	17,281

TRAFFIC COUNTS

±27,000 CPD on Luis Estrada Road and Beaumont Ave

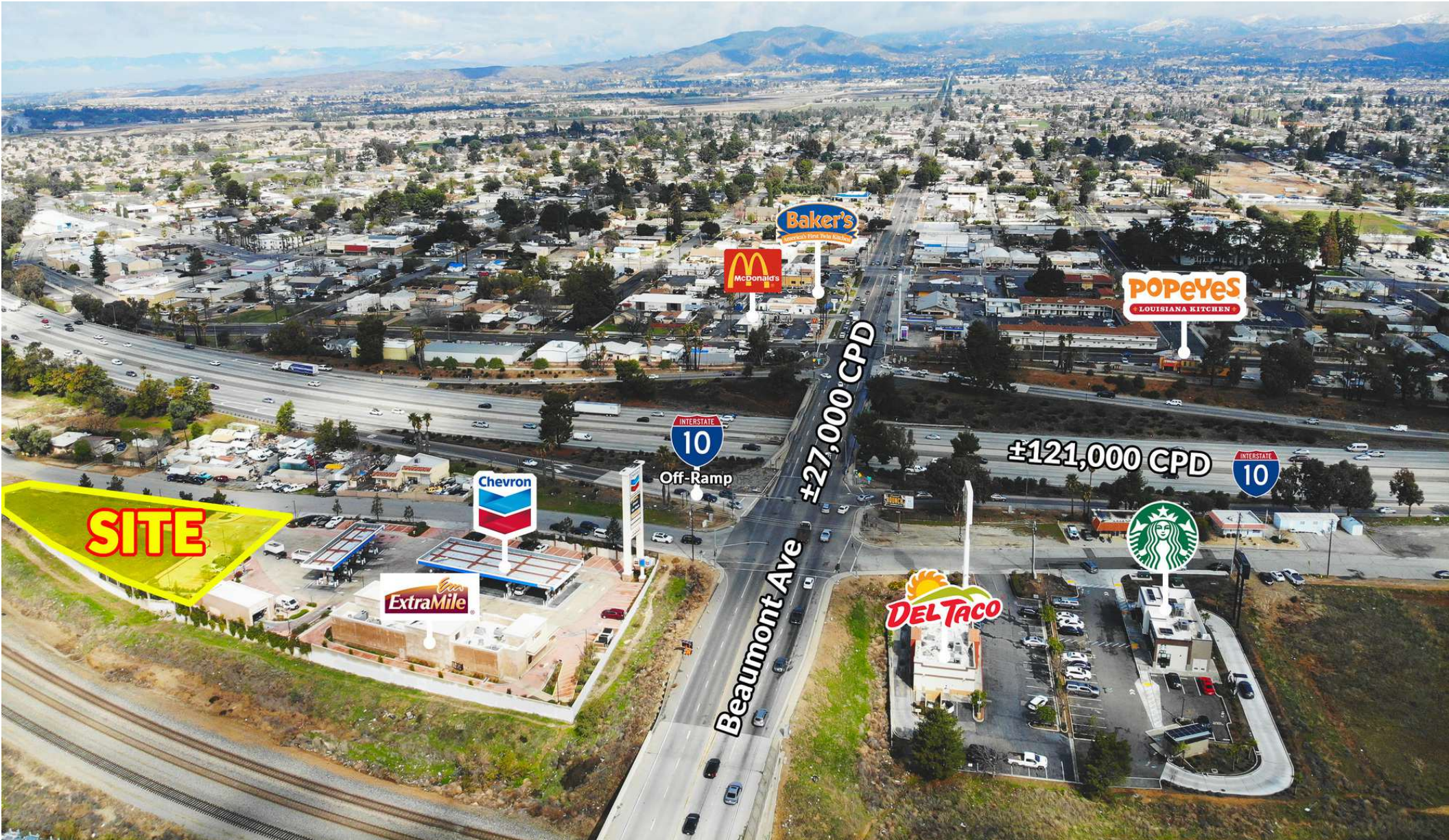
Click Image for Interactive Map



HIGHLIGHTS

- ±4,000 SF Drive-Thru Available for Ground Lease or Build To Suite on 0.83 Acres
- Located immediately off the 10 Freeway and Beaumont Ave adjacent to a high-volume Chevron gas station
- Beaumont Ave is a primary corridor that connects in and out of San Jacinto Valley with approximately 190,000 residents.
- Pylon signage is available and has visibility from 10 FWY to ±121,000 cars per day.
- PAD can be delivered ready to build. Call Broker for details.

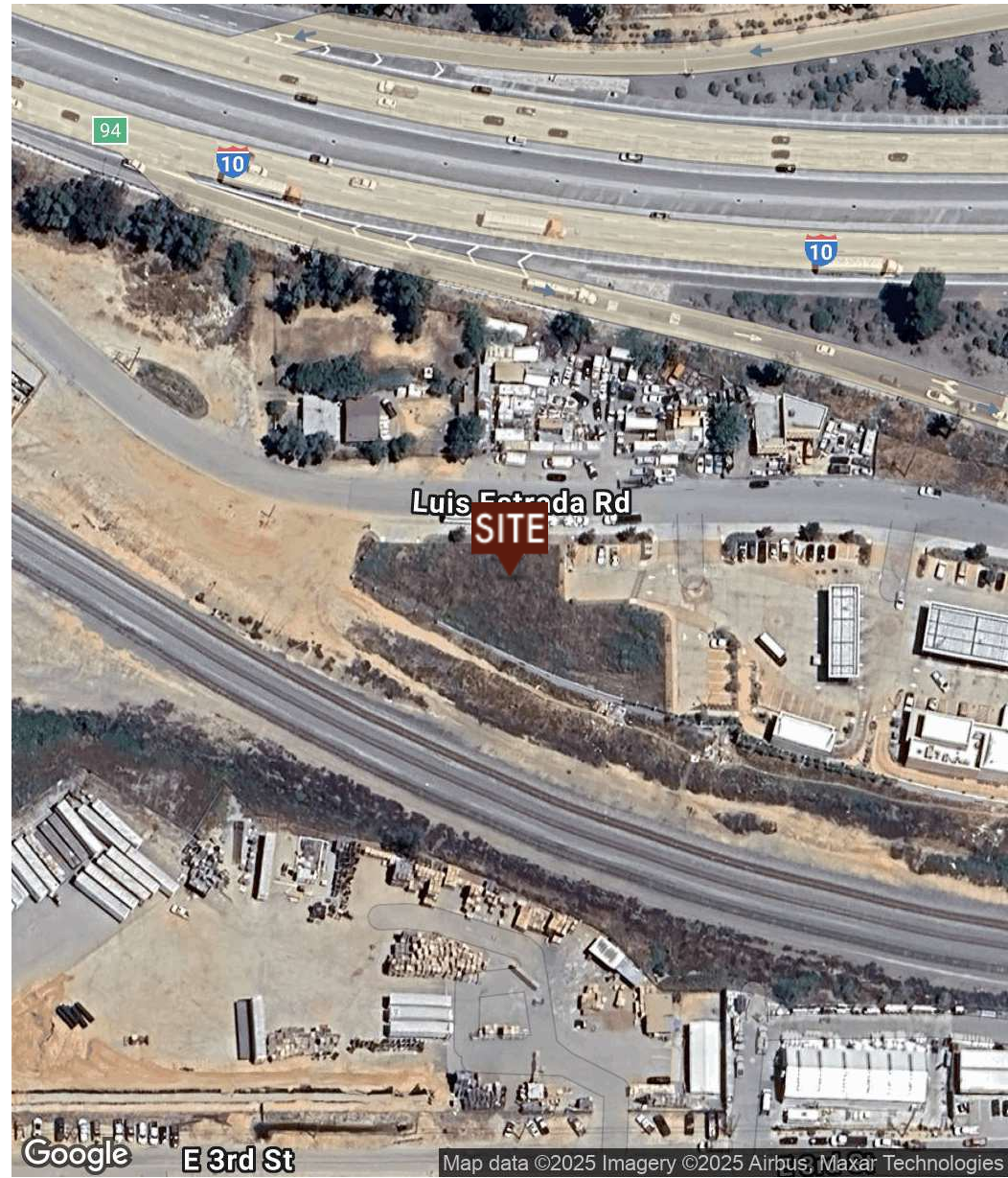
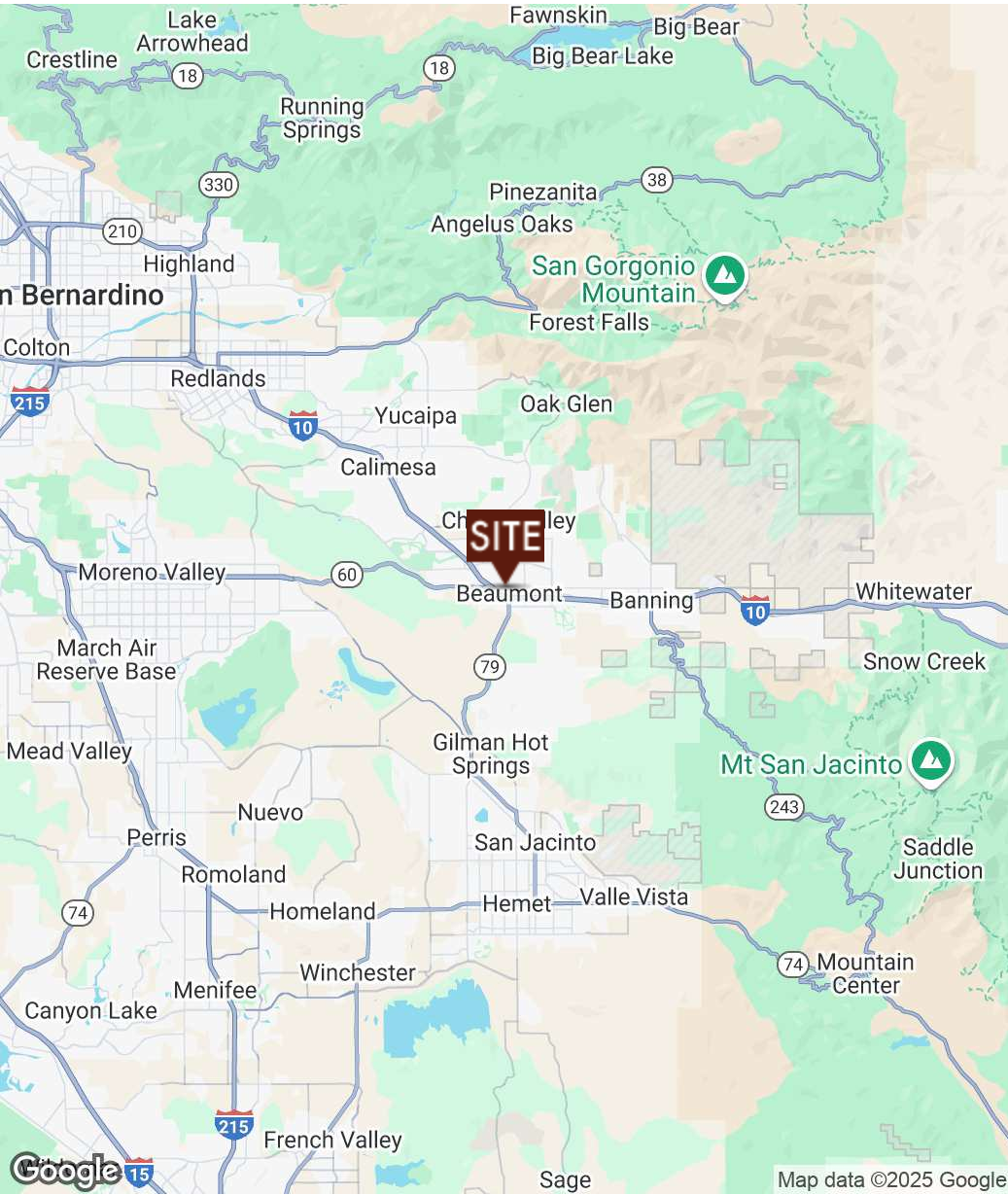
AERIAL



RETAILER MAP



LOCATION MAPS



DEMOGRAPHICS

	5 min	7 min	10 min
POPULATION			
2024 Total Population	11,620	25,361	84,648
2024 Median Age	36.0	36.9	39.1
2024 Total Households	3,569	7,727	28,025
2024 Average Household Size	3.24	3.27	3.00
INCOME			
2024 Average Household Income	\$110,282	\$117,943	\$106,729
2024 Median Household Income	\$87,808	\$96,380	\$86,389
2024 Per Capita Income	\$35,090	\$37,349	\$36,172
Business Summary			
2024 Total Businesses	528	959	2,043
2024 Total Employees	3,692	8,468	17,281

