

# LEWIS RETAIL CENTERS

NOW LEASING

## Beaumont Retail Center

280,000 SF Regional Retail Center | I-10 Visibility | Growing Trade Area | Strong Co-Tenancy



2nd Street & Pennsylvania Avenue, Beaumont, California

# Project Overview

280,000 SF regional retail center at 2nd Street and Pennsylvania Avenue with direct I-10 visibility, signalized access, and positioned within one of the Inland Empire's strongest retail corridors.

**13M+ annual customer visits.** Neighboring tenants include Walmart Supercenter, The Home Depot, Kohl's, HomeGoods, Ross, Best Buy, ALDI, Planet Fitness, Ulta, and Five Below

**One of Southern California's fastest-growing trade areas.** Over 15,500 homes completed or under development

**Shop, pad, and anchor space available.**



13M+

Annual Customer Visits

Top Inland Empire Retail Corridor

140,000  
CPD

Interstate 10 Exposure

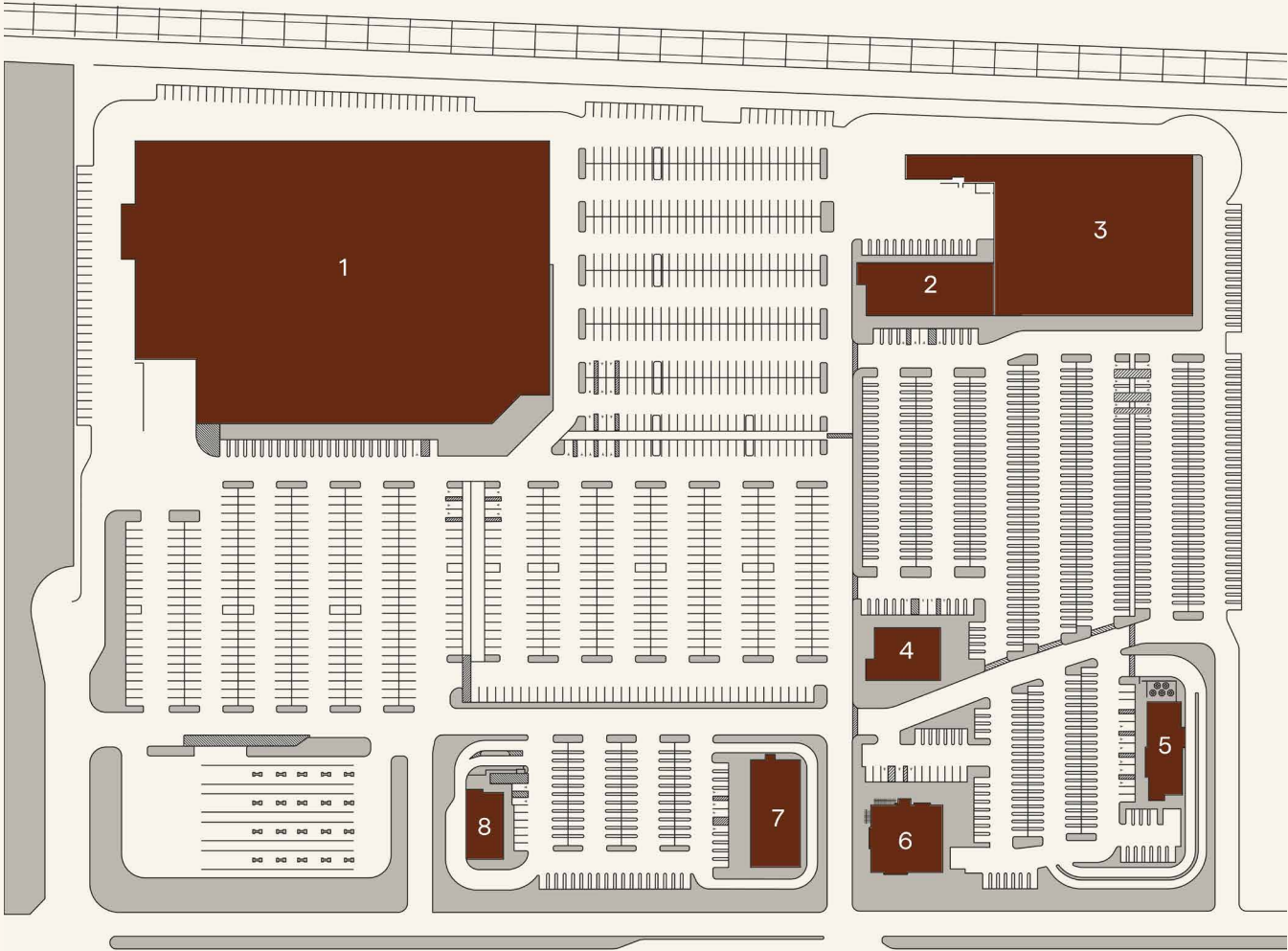
35,000+

Homes Planned or Underway

Demographics	1 Mile	3 Miles	5 Miles
2025 Population	11,895	57,664	88,834
2025 Households	4,292	20,660	31,805
2025 Avg. HH Income	\$105,098	\$103,080	\$107,796



# Site Plan



1 AVAILABLE  
2 AVAILABLE  
3 AVAILABLE

4 AVAILABLE  
5 AVAILABLE  
6 AVAILABLE

7 AVAILABLE  
8 AVAILABLE

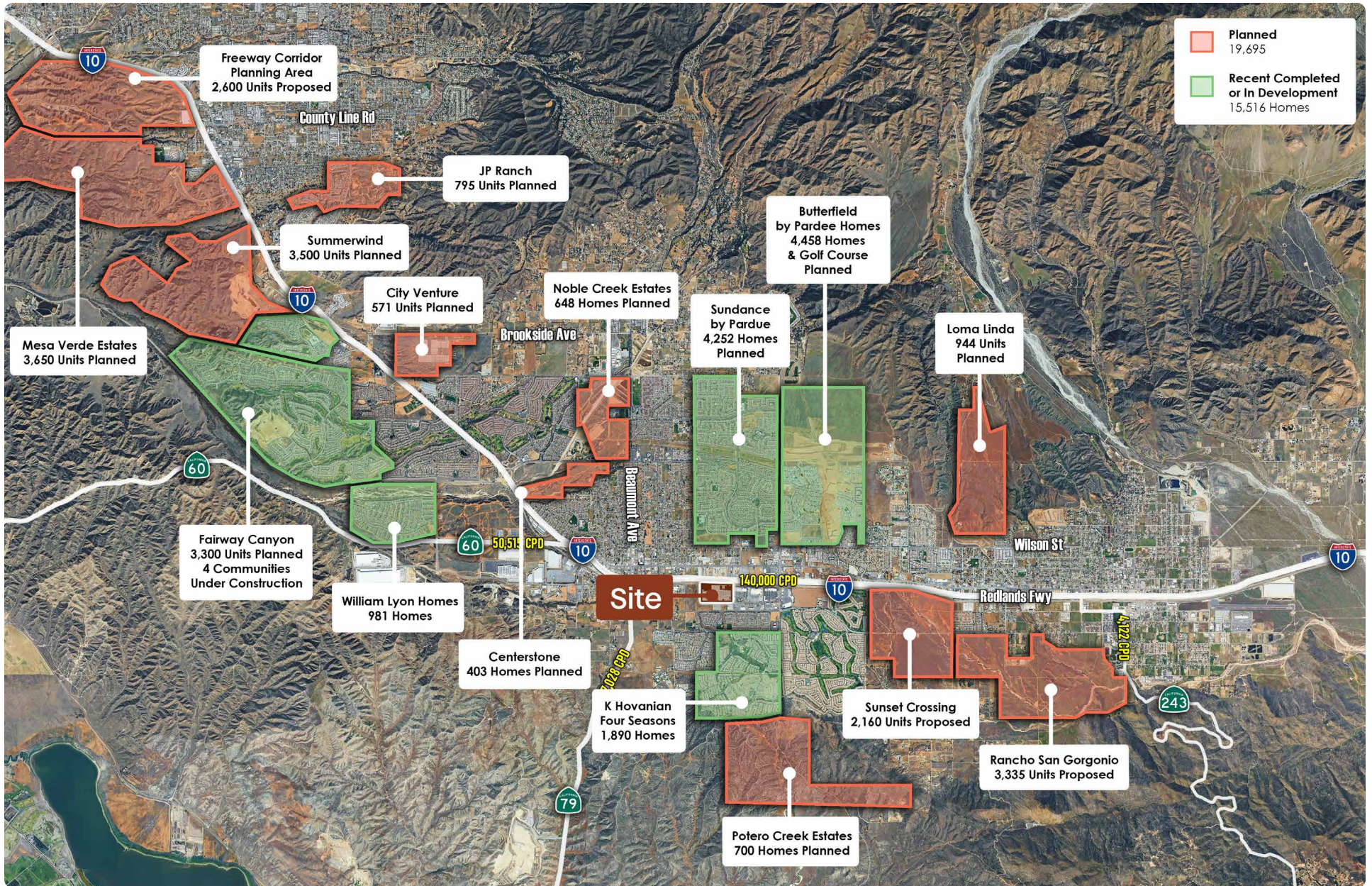
# Site Aerial



# Market Aerial



# Residential Aerial





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