

CITY OF BEAUMONT

“A rapidly growing community offering exceptional opportunities for business investment, residential development, and affordable homeownership”



Researched for:



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CENTRAL RIVERSIDE
COUNTY, CALIFORNIA

Demographic
Marketing
Report

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CHAPTER I

EXECUTIVE SUMMARY

DEMOGRAPHIC ANALYSIS REPORT

City of Beaumont, Riverside County, California

Purpose of the Report

Derrigo Studies, a land development consulting firm with over 39 years of experience in commercial and residential advisory services, presents this demographic analysis of the City of Beaumont. This report summarizes findings related to the city's current and planned residential, commercial, and industrial development. For reference see full-size illustrations on pages 6 through 8.

The focus is on two key geographies:

- **Beaumont City Limits**
 - **Beaumont Retail Trade Area** - 5-to-10-minute drive time (generally bounded by mountain range to the south, Wildwood Canyon Road to the north, Hathaway Street to the east, and Summerwind Ranch Specific Plan to the west)
-

Summary of Findings

Prepared for the City of Beaumont, this report evaluates existing and proposed residential and industrial developments, along with major anchor retail projects. Key findings include:

- **Commercial & Industrial Growth:**
Major Commercial Developments: Construction is underway on **Oak Valley Village**, located at the southeast corner of Interstate 10 and Oak Valley Parkway. Developed by Regency Centers, the **230,104-square-foot shopping center** will feature **Target**, **Sprouts**, **KinderCare**, and a variety of shop and pad tenants.

On the south side of Interstate 10, Lewis Retail Centers is pre-leasing the **Beaumont Retail Center**, a planned **280,000-square-foot shopping center** located at the northeast corner of 2nd Street and Pennsylvania Avenue. According to the developer, tenant announcements are expected soon.

Industrial Growth: Beaumont is emerging as one of Southern California's premier industrial markets, with four major industrial developments planned that will significantly expand the city's employment base and economic vitality. Located on the south side of Highway 60 just west of the Interstate 10/Highway 60 interchange, **Potrero Logistics Center** is planned to include more than **20 million square feet** of industrial development. Adjacent to Potrero, **Legacy Highlands** is proposed on approximately **1,414.8 acres** and will feature approximately **20.4 million square feet** of industrial space along with **143,000 square feet** of commercial uses. **Beaumont Heights**, encompassing approximately **383.7 acres**, is planned for approximately **5.5 million square feet** of industrial development, complemented by commercial and multifamily residential uses. In western Beaumont, **Beaumont Pointe** has been approved on approximately **540 acres** for more than **5 million square feet** of industrial and commercial development. Collectively, these four projects are projected to generate an estimated **32,000 permanent jobs**, substantially increasing demand for housing, retail services, restaurants, hotels, and future commercial development throughout the Beaumont area.

- Residential Pipeline:**
 Approximately **25,966 residential units** are currently in the development pipeline within the **Beaumont Retail Trade Area (3,660** of which fall in **Beaumont City Limits)**. Full build-out of these projects in Beaumont Retail Trade Area is expected to increase the population by an impressive **78,533 residents—a 61% rise**. This chart features current and projected statistics for both areas:

DEMOGRAPHIC CHARACTERISTICS TRADE AREA BOUNDARIES ON AERIAL ILLUSTRATIONS		
	BEAUMONT CITY LIMITS	BEAUMONT RETAIL TRADE AREA
JULY 2026 UPDATED POPULATION	60,945	129,089
JULY 2028 PROJECTED POPULATION	62,964	136,254
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	72,847	207,622
AVERAGE PERSONS PER HOUSEHOLD (2026)	3.25	3.02
MEDIAN HOUSEHOLD INCOME (2026)	\$108,784	\$98,473
MEDIAN VALUE OF HOUSING (2026)	\$538,037	\$497,673
For details on how we arrive at our estimates, please reference Chapter III, page 9.		

City Overview

The City of Beaumont with **60,945 people (2026)** has emerged as one of Southern California's most desirable locations for both residential and commercial development. Strategically situated along the Interstate 10 corridor between the Inland Empire and the Coachella Valley, Beaumont offers exceptional regional accessibility, a rapidly growing population, and a business-friendly environment that continues to attract major investment.

Beaumont's location places it within convenient commuting distance from high employment areas of Riverside, San Bernardino, Palm Springs, and the greater Los Angeles metropolitan area. Interstate 10 and Highway 60 serves as the city's primary transportation corridor, providing efficient access for residents, businesses, and distribution operations throughout Southern California (**average daily traffic count on Interstate 10 @ 122,000 and Highway 60 @ 61,000**). This strategic position has made Beaumont a preferred destination for residential communities, retail centers, and large-scale industrial development (**see Land Use Map**, page 6).

Population growth has been one of Beaumont's defining characteristics over the past two decades. Thousands of new homes have been completed, with additional master-planned communities continuing to expand the city's residential base (**15 master plans within Beaumont's Retail Trade Area**). This sustained growth has created increasing demand for shopping, dining, entertainment, professional services, and community amenities, presenting significant future opportunities for retailers and commercial developers.

The city has also become a major logistics and employment center. Large industrial developments such as **Potrero Logistics Center** and **Beaumont Pointe** are bringing millions of square feet of warehouse and distribution space to the market, creating thousands of jobs and strengthening Beaumont's role as an important employment hub within the Inland Empire. As employment opportunities expand, the city continues to experience increased consumer spending and demand for supporting commercial services and affordable housing.

Looking ahead, Beaumont's substantial residential pipeline (**almost 26,000 units in its Retail Trade Area**), expanding employment base, strategic freeway access, and continued public and private investment position the city for sustained long-term growth. These factors combine to create a favorable environment for retail, office, industrial, and mixed-use development, **making Beaumont one of the most attractive emerging markets in Southern California**.

Defined Beaumont City Limits and Retail Trade Area:

The **Beaumont Retail Trade Area**, shown in **green** on this aerial map with full size on page 8, represents the **primary customer base** for the city's anchor retailers. The Beaumont Retail Trade Area is generally bound by:

- **North:** Mountain Range
- **East:** Hathaway Street
- **South:** Mountain Range
- **West:** Summerwind Ranch Specific Plan



Note, **Beaumont City Limits** outlined on aerial in red.

Transportation and Access

Beaumont benefits from its proximity to regional employment markets and strong connectivity via:

- **Interstate 10** – Direct access west (Calimesa, Yucaipa, Redlands) and east (Banning, Coachella Valley with an estimated 500,000 permanent population in nine cities including Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio, Coachella and Desert Hot Springs.
- **Highway (60)** – Connects west to Moreno Valley, Riverside, San Bernardino.

Average daily traffic counts on these corridors support both retail demand and residential commute viability. See this chart for estimates:

AVERAGE DAILY TRAFFIC COUNT / BOTH DIRECTIONS		
Location	Count	Date
Interstate 10 at Highway 60	122,000	2024
Highway 60 at Interstate 10	61,000	2024
Source: Caltrans		

Current Demographics

As illustrated on page 7, snapshot here:

- Beaumont's City Limits and Retail Trade Area are divided into "Sectors" for detailed analysis.
- Key metrics include population, housing units, persons per household, median income, and housing value:



- o **Median Household Income:** City Limits -\$108,784 / Retail Trade Area - \$98,473
- o **Median Home Value:** City Limits -\$538,037 / Retail Trade Area - \$497,673

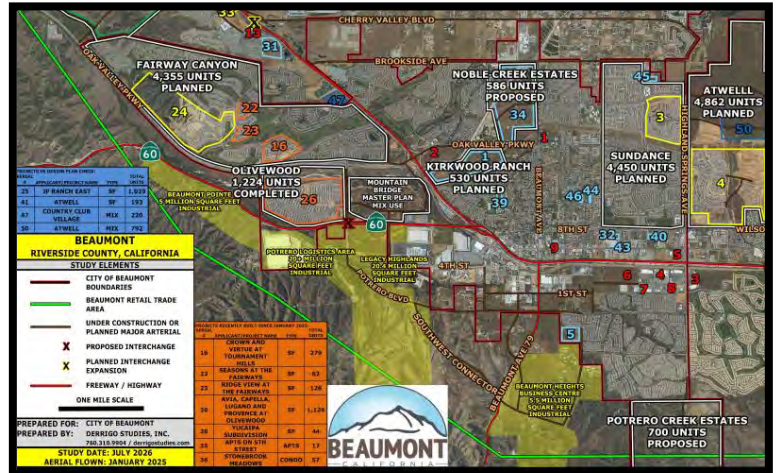
Detailed data by Sector is in Chapter III (page 9).

Retail Development

Anchor retailers are mapped with red numbers (full-size aerial on page 8). Beaumont's major existing retail hub is at the intersection of Interstate 10 and Highland Springs Avenue.

- **Anchor Retailers:**

- o Stater Bros (a top performing store), Walgreens (Position **1**)
- o Kohl's, 2nd Street Cinema (Position **7**)
- o Ulta, Grocery Outlet, Planet Fitness, Five Below (Position **8**)
- o Food 4 Less, Stater Bros (Position **5**)
- o Walmart Supercenter, Home Depot, Best Buy, Ross, Petco, Bed Bath & Beyond, Dollar Tree, Aldi, Home Goods (Position **4**)



- **Upcoming Retailers:**

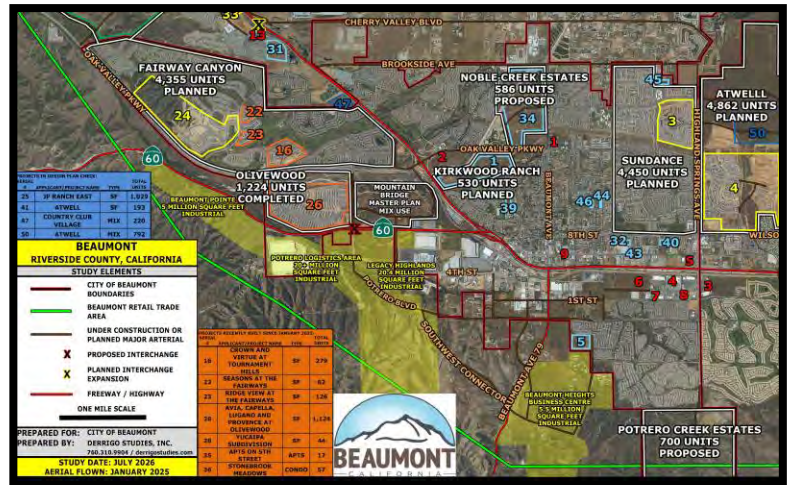
- o Under construction Target, Sprouts, KinderCare (Position **2**)
- o Planned Beaumont Retail Center (Position **6**)

A total of 15 retail centers are either existing or proposed.

Residential Development Overview

- Illustrated on aerial above, see full coverage on page 8, are **50 tentative tract maps** and **15 specific plans**.
- **Active Construction:** 163 units under construction across seven communities.
- **Notable Projects:**
 - o **Fairway Canyon (Meritage Homes, SunCal):** 800 units (Position **24**) Several communities under construction
 - o **Olivewood (Taylor Morrison):** 1,224 units (Position **26**) Recently Completed

- o **Sundance (Tri Pointe Homes):** 704 homes (Position **3**) 689 units completed
- o **Noble Creek Estates (JPMB Investments, LLC):** 586 units (Position **34**) In Entitlement Process



Projected Residential Growth

- **Active Residential Units:** 25,966 in the Retail Trade Area / 3,660 within the City of Beaumont.
- **2-Year Build-Out:** 2,369 units in the Retail Trade Area / 621 within the city.
- **Projected 2028 Population:** 136,254 in the Retail Trade Area / 62,964 within the city.
- **Full Build-Out Population:** 207,622 (+61%) in the Retail Trade Area / 72,847 (+19.5%) within the city.

Residential project details are in Chapter IV (page 14).

Methodology

1. Demographic Aerial Illustration

- Sector-based estimates for population, housing units, household size, income, and housing value (appraised from current values).
- Data sources and estimation methodology are outlined in “Basis of Estimates.”

2. Subdivision Activity Aerial Illustration

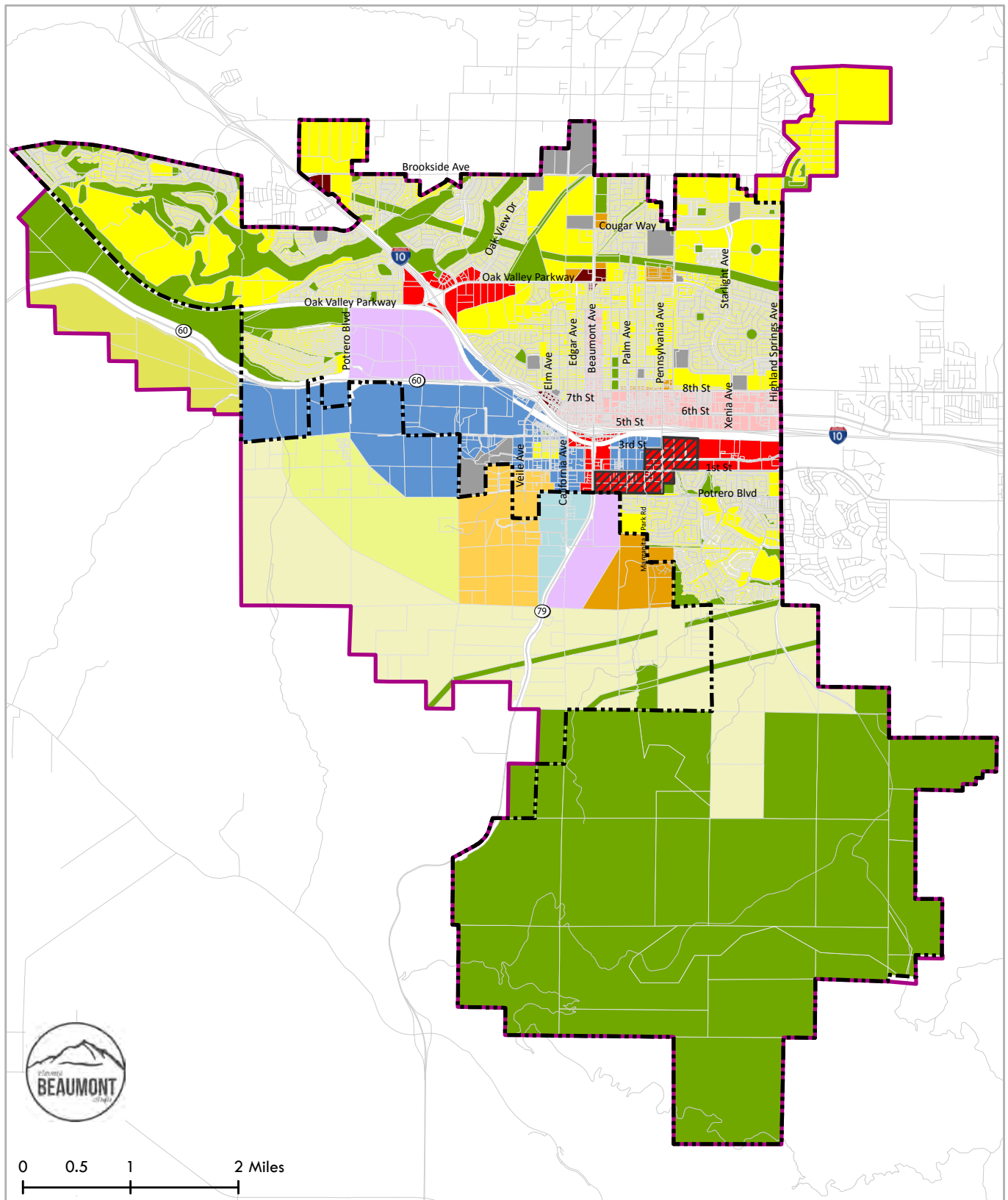
- Residential data sourced from planning departments and 75–95% of active developers.
- Development statuses are color-coded; specific plans are labeled in white.
- Includes major retail and road infrastructure projects.

3. Trade Area Analysis & Subdivision Listing

- Combines demographic and subdivision data to forecast future growth.
- Existing and future population estimates calculated for each sector.
- “Subdivision Activity Listing” includes developer interviews and project-level details (matched by aerial location number).

CHAPTER II

ILLUSTRATIONS



LAND USE DESIGNATIONS

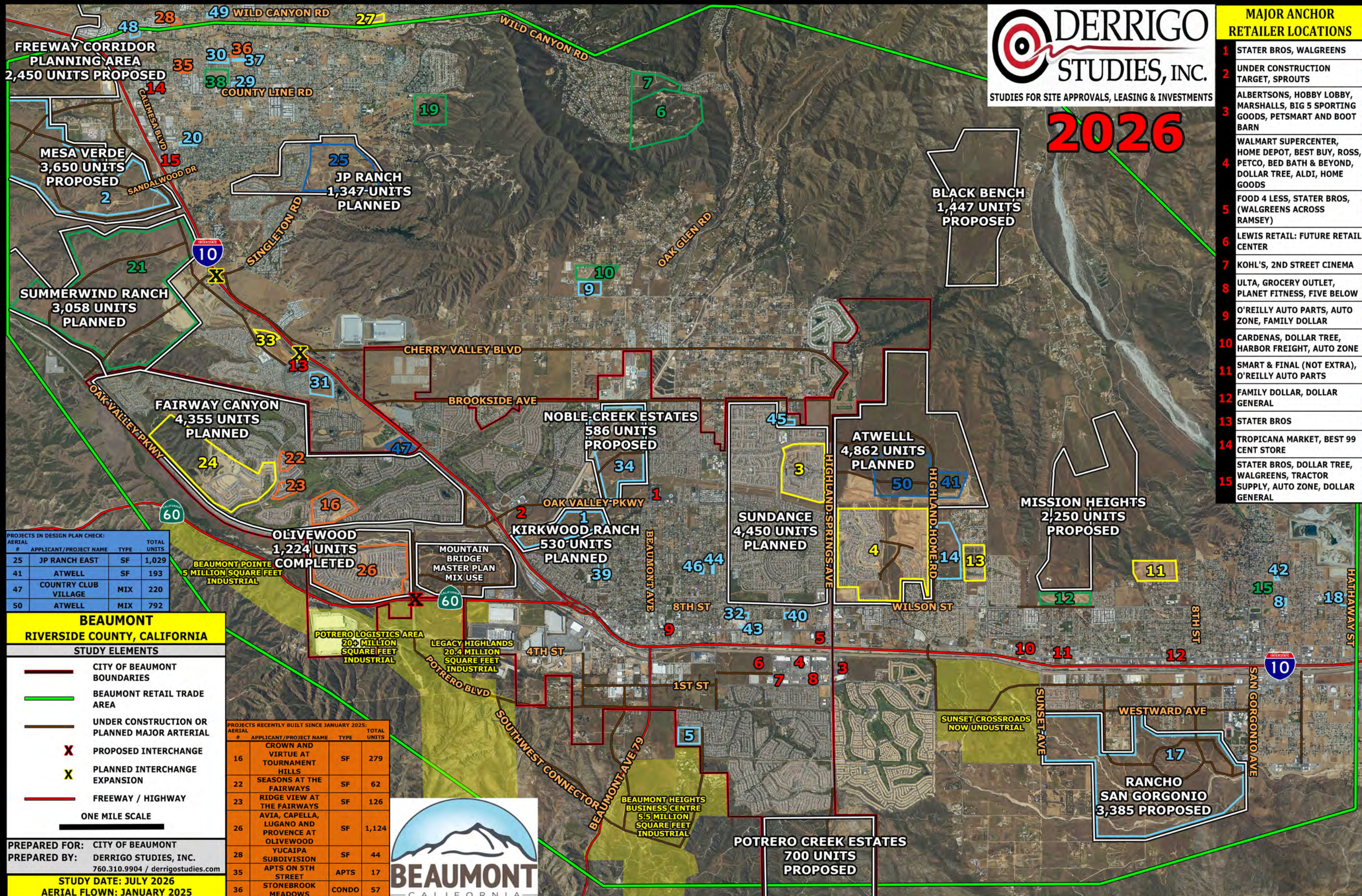
City Boundary	High Density Residential	Urban Village
Sphere of Influence	Traditional Neighborhood	Downtown Mixed Use
TOD Overlay	Single Family Residential	General Commercial
Open Space	Rural Residential 1	Neighborhood Commercial
Employment District	Rural Residential 10	Public Facilities
Industrial	Rural Residential 40	

2026

**MAJOR ANCHOR
RETAILER LOCATIONS**

1	STATER BROS, WALGREENS
2	UNDER CONSTRUCTION TARGET, SPROUTS
3	ALBERTSONS, HOBBY LOBBY, MARSHALLS, BIG 5 SPORTING GOODS, PETSMART AND BOOT BARN
4	WALMART SUPERCENTER, HOME DEPOT, BEST BUY, ROSS, PETCO, BED BATH & BEYOND, DOLLAR TREE, ALDI, HOME GOODS
5	FOOD 4 LESS, STATER BROS, (WALGREENS ACROSS RAMSEY)
6	LEWIS RETAIL: FUTURE RETAIL CENTER
7	KOHL'S, 2ND STREET CINEMA
8	ULTA, GROCERY OUTLET, PLANET FITNESS, FIVE BELOW
9	O'REILLY AUTO PARTS, AUTO ZONE, FAMILY DOLLAR
10	CARDENAS, DOLLAR TREE, HARBOR FREIGHT, AUTO ZONE
11	SMART & FINAL (NOT EXTRA), O'REILLY AUTO PARTS
12	FAMILY DOLLAR, DOLLAR GENERAL
13	STATER BROS
14	TROPICANA MARKET, BEST 99 CENT STORE
15	STATER BROS, DOLLAR TREE, WALGREENS, TRACTOR SUPPLY, AUTO ZONE, DOLLAR GENERAL

PROJECTS WITH FINAL MAP APPROVAL:				
#	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS	
6	WILDWOOD HIGHLANDS	SF	34	
7	RIVERSIDE COUNTY SUBDIVISION	SF	21	
10	RIVERSIDE COUNTY SUBDIVISION	SF	58	
12	BANNING 98 TOWNHOMES	TH	174	
15	BANNING SUBDIVISION	SF	31	
19	HERITAGE OAKS EQUESTRIAN COMMUNITY	SF	44	
21	SUMMERWIND RANCH	SF	3,058	
38	MAGNOLIA GARDENS	CONDO	108	
PROJECTS UNDER CONSTRUCTION:				
#	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS	
3	VITA, ROSA AND LINA AT ALTIS	SF	704	
4	SOUTHCREEK, CIENA, ROSETTA, LINWOOD, LANDMARK AT ATWELL	MIX	2,393	
11	VISTA ROBLES	SF	143	
13	CANTERBURY	SF	106	
24	AZALEA, MAGNOLIA, JUNIPER, HOLLY AT THE FAIRWAYS	SF	800	
27	WILDWOOD ESTATES	SF	22	
33	SUMMERWIND COMMONS	SF	168	
PROJECTS WITH TENTATIVE MAP APPROVAL:				
#	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS	
1	KIRKWOOD RANCH	SF	530	
2	MESA VERDE	MIX	3,650	
5	PACIFIC SCENE	SF	95	
8	BANNING SUBDIVISION	SF	39	
9	RIVERSIDE COUNTY SUBDIVISION	SF	18	
14	EVERGREEN ESTATES	SF	197	
17	RANCHO SAN GORGONIO	SF	3,385	
18	BANNING SUBDIVISION	APTS	80	
20	THE ENCLAVES AT CALIMESA	TH	120	
29	FALLBROOK MEADOWS	APTS	172	
30	YUCAIPA SUBDIVISION	CONDO	57	
31	RIEDMAN SUBDIVISION	SF	179	
32	BEAUMONT RIDGE APARTMENTS	APTS	39	
34	NOBLE CREEK ESTATES	SF	586	
37	EVERETT HOMES	TH	22	
39	BEAUMONT SUBDIVISION	SF	24	
40	XENIA APARTMENTS	APTS	66	
42	VISTA SERENA TOWNHOME	TH	32	
43	AEGIS APARTMENTS	APTS	15	
44	BEAUMONT SUBDIVISION	SF	10	
45	MONTE VISTA HOMES	SF	46	
46	BEAUMONT SUBDIVISION	SF	19	
48	ALLURE HOMES	SF	28	
49	SENIOR APTS	APTS	52	



PROJECTS IN DESIGN PLAN CHECK:			
#	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
25	JP RANCH EAST	SF	1,029
41	ATWELL	SF	193
47	COUNTRY CLUB VILLAGE	MIX	220
50	ATWELL	MIX	792

**BEAUMONT
RIVERSIDE COUNTY, CALIFORNIA**

STUDY ELEMENTS

- CITY OF BEAUMONT BOUNDARIES
- BEAUMONT RETAIL TRADE AREA
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- PROPOSED INTERCHANGE
- PLANNED INTERCHANGE EXPANSION
- FREEWAY / HIGHWAY

ONE MILE SCALE

PREPARED FOR: CITY OF BEAUMONT
PREPARED BY: DERRIGO STUDIES, INC.
760.310.9904 / derrigostudies.com

STUDY DATE: JULY 2026
AERIAL FLOWN: JANUARY 2025

PROJECTS RECENTLY BUILT SINCE JANUARY 2025:			
#	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
16	CROWN AND VIRTUE AT TOURNAMENT HILLS	SF	279
22	SEASONS AT THE FAIRWAYS	SF	62
23	RIDGE VIEW AT THE FAIRWAYS	SF	126
26	AVIA, CAPELLA, LUGANO AND PROVENCE AT OLIVEWOOD	SF	1,124
28	YUCAIPA SUBDIVISION	SF	44
35	APTS ON 5TH STREET	APTS	17
36	STONEBROOK MEADOWS	CONDO	57



2026

SECTOR DEMOGRAPHIC BREAKDOWN

SECTOR NUMBER	POPULATION ESTIMATE 1/2025	PERCENT HISPANIC POP. 1/2025	HOUSING UNITS 1/2025	APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
15	1,568	32%	475	3.30	\$130,000	\$600,000
16	2,211	34%	670	3.30	\$130,000	\$600,000
17	3,080	30%	906	3.40	\$130,000	\$590,000
18	554	45%	173	3.20	\$155,000	\$775,000
19	5,015	44%	1,475	3.40	\$135,000	\$630,000
20	2,312	45%	680	3.40	\$127,000	\$565,000
21	3,007	45%	970	3.10	\$98,000	\$670,000
22	4,263	48%	1,375	3.10	\$98,000	\$520,000
23	2,619	43%	970	2.70	\$85,000	\$395,000
24	4,257	53%	1,290	3.30	\$120,000	\$560,000
25	29	20%	8	3.60	\$120,000	\$600,000
26	1,904	42%	560	3.40	\$108,000	\$550,000
27	6,258	62%	2,158	2.90	\$79,000	\$400,000
28	2,227	70%	655	3.40	\$70,000	\$360,000
29	5,474	57%	1,564	3.50	\$98,000	\$540,000
30	4,644	45%	1,290	3.60	\$105,000	\$550,000
31	5,026	38%	1,795	2.80	\$90,000	\$525,000
32	2,590	38%	925	2.80	\$90,000	\$525,000
33	5,610	20%	3,300	1.70	\$70,000	\$385,000
34	9,639	53%	3,570	2.70	\$87,000	\$400,000
35	420	40%	140	3.00	\$135,000	\$725,000
36	2,093	54%	675	3.10	\$86,000	\$410,000
37	3,492	65%	970	3.60	\$75,000	\$360,000
38	2,770	80%	955	2.90	\$75,000	\$350,000
39	4,050	62%	1,350	3.00	\$80,000	\$440,000
40	363	50%	110	3.30	\$98,000	\$600,000
41	6,948	64%	1,930	3.60	\$65,000	\$340,000
TOTAL	125,490		41,492			

SOURCE: POPULATION = HOUSING UNITS MULTIPLIED BY A.P.P.H.
OF HOUSING UNITS = COUNTED ROOF TOPS ON 1/2025 AERIAL
A.P.P.H. = 2024 CENSUS FIGURES ADJUSTED PER SECTOR
MEDIAN HSHLD. INCOME = ESTIMATED BASED ON CURRENT HOME SALES
MEDIAN VALUE OF HOUSING = ESTIMATED BASED ON CURRENT HOME SALES



BEAUMONT
RIVERSIDE COUNTY, CALIFORNIA

STUDY ELEMENTS

- CITY OF BEAUMONT BOUNDARIES
- BEAUMONT RETAIL TRADE AREA
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- PROPOSED INTERCHANGE
- PLANNED INTERCHANGE EXPANSION
- FREEWAY / HIGHWAY

ONE MILE SCALE

SECTOR DEMOGRAPHIC BREAKDOWN

SECTOR NUMBER	POPULATION ESTIMATE 1/2025	PERCENT HISPANIC POP. 1/2025	HOUSING UNITS 1/2025	APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
1	653	45%	225	2.90	\$90,000	\$475,000
2	1,479	45%	510	2.90	\$85,000	\$450,000
3	2,730	50%	910	3.00	\$85,000	\$460,000
4	2,430	26%	810	3.00	\$110,000	\$510,000
5	4,505	18%	1,365	3.30	\$160,000	\$850,000
6	3,960	38%	1,320	3.00	\$94,000	\$520,000
7	1,424	38%	445	3.20	\$115,000	\$575,000
8	2,657	25%	805	3.30	\$130,000	\$640,000
9	221	20%	67	3.30	\$175,000	\$995,000
10	1,238	35%	495	2.50	\$50,000	\$325,000
11	2,216	34%	633	3.50	\$140,000	\$650,000
12	5,268	34%	1,505	3.50	\$135,000	\$600,000
13	878	36%	488	1.80	\$58,000	\$260,000
14	3,413	34%	975	3.50	\$140,000	\$600,000

CHAPTER III

TRADE AREA ANALYSIS

BEAUMONT CITY LIMITS - EXISTING DEMOGRAPHICS									
SECTOR NUMBER	POPULATION ESTIMATE 1/2025	PERCENT HISPANIC POP. 1/2025	HOUSING UNITS 1/2025	% WITHIN	POPULATION	HOUSING UNITS	APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
12	5,268	34 %	1,505	100.00 %	5,268	1,505	3.50	\$135,000	\$600,000
14	3,413	34 %	975	100.00 %	3,413	975	3.50	\$140,000	\$600,000
15	1,568	32 %	475	100.00 %	1,568	475	3.30	\$130,000	\$600,000
16	2,211	34 %	670	100.00 %	2,211	670	3.30	\$130,000	\$600,000
17	3,080	30 %	906	100.00 %	3,080	906	3.40	\$130,000	\$590,000
19	5,015	44 %	1,475	98.00 %	4,915	1,446	3.40	\$135,000	\$630,000
20	2,312	45 %	680	100.00 %	2,312	680	3.40	\$127,000	\$565,000
22	4,263	48 %	1,375	98.00 %	4,177	1,348	3.10	\$98,000	\$520,000
23	2,619	43 %	970	1.00 %	26	10	2.70	\$85,000	\$395,000
24	4,257	53 %	1,290	97.00 %	4,129	1,251	3.30	\$120,000	\$560,000
26	1,904	42 %	560	100.00 %	1,904	560	3.40	\$108,000	\$550,000
27	6,258	62 %	2,158	100.00 %	6,258	2,158	2.90	\$79,000	\$400,000
28	2,227	70 %	655	100.00 %	2,227	655	3.40	\$70,000	\$360,000
29	5,474	57 %	1,564	100.00 %	5,474	1,564	3.50	\$98,000	\$540,000
30	4,644	45 %	1,290	100.00 %	4,644	1,290	3.60	\$105,000	\$550,000
31	5,026	38 %	1,795	100.00 %	5,026	1,795	2.80	\$90,000	\$525,000
32	2,590	38 %	925	100.00 %	2,590	925	2.80	\$90,000	\$525,000
TOTAL									
POPULATION	62,128	26,872			59,222				
TOTAL HOUSING UNITS:			19,268			18,212			
			TRADE AREA WEIGHTED AVERAGES:				3.25	\$108,784	\$538,037

SOURCE: "SEE BASIS OF ESTIMATES" AT END OF REPORT.

BEAUMONT CITY LIMITS - FUTURE POPULATION						
	TOTAL UNITS		AVERAGE PERSON PER HOUSEHOLD		ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)		(3)	(4)
(A). JANUARY 2025 POPULATION						59,222
(B). UNITS RECENTLY BUILT	530	X	3.25	=	1,723	
(C). UNITS TO BE BUILT BY 2028	621	X	3.25	=	2,019	
(D). BUILD OUT OF ALL OTHER UNITS	3,039	X	3.25	=	9,882	
(E). JULY 2026 UPDATED POPULATION						60,945
(F). JULY 2028 PROJECTED POPULATION						62,964
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						72,847

SOURCE: (1)=SEE SUBDIVISION ACTIVITY REPORT

(2),(4)=SEE EXISTING DEMOGRAPHIC CHART-CITY OF BEAUMONT LIMITS

(3)=(1) X (2)

BEAUMONT RETAIL TRADE AREA - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE 1/2025	PERCENT HISPANIC POP. 1/2025	HOUSING UNITS 1/2025	% WITHIN	POPULATION	HOUSING UNITS	APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
1	653	45 %	225	100.00 %	653	225	2.90	\$90,000	\$475,000
2	1,479	45 %	510	100.00 %	1,479	510	2.90	\$85,000	\$450,000
3	2,730	50 %	910	100.00 %	2,730	910	3.00	\$85,000	\$460,000
4	2,430	26 %	810	100.00 %	2,430	810	3.00	\$110,000	\$510,000
5	4,505	18 %	1,365	100.00 %	4,505	1,365	3.30	\$160,000	\$850,000
6	3,960	38 %	1,320	100.00 %	3,960	1,320	3.00	\$94,000	\$520,000
7	1,424	38 %	445	100.00 %	1,424	445	3.20	\$115,000	\$575,000
8	2,657	25 %	805	100.00 %	2,657	805	3.30	\$130,000	\$640,000
9	221	20 %	67	100.00 %	221	67	3.30	\$175,000	\$995,000
10	1,238	35 %	495	100.00 %	1,238	495	2.50	\$50,000	\$325,000
11	2,216	34 %	633	100.00 %	2,216	633	3.50	\$140,000	\$650,000
12	5,268	34 %	1,505	100.00 %	5,268	1,505	3.50	\$135,000	\$600,000
13	878	36 %	488	100.00 %	878	488	1.80	\$58,000	\$260,000
14	3,413	34 %	975	100.00 %	3,413	975	3.50	\$140,000	\$600,000
15	1,568	32 %	475	100.00 %	1,568	475	3.30	\$130,000	\$600,000
16	2,211	34 %	670	100.00 %	2,211	670	3.30	\$130,000	\$600,000
17	3,080	30 %	906	100.00 %	3,080	906	3.40	\$130,000	\$590,000
18	554	45 %	173	100.00 %	554	173	3.20	\$155,000	\$775,000
19	5,015	44 %	1,475	100.00 %	5,015	1,475	3.40	\$135,000	\$630,000
20	2,312	45 %	680	100.00 %	2,312	680	3.40	\$127,000	\$565,000
21	3,007	45 %	970	100.00 %	3,007	970	3.10	\$98,000	\$670,000
22	4,263	48 %	1,375	100.00 %	4,263	1,375	3.10	\$98,000	\$520,000
23	2,619	43 %	970	100.00 %	2,619	970	2.70	\$85,000	\$395,000
24	4,257	53 %	1,290	100.00 %	4,257	1,290	3.30	\$120,000	\$560,000
25	29	20 %	8	100.00 %	29	8	3.60	\$120,000	\$600,000
26	1,904	42 %	560	100.00 %	1,904	560	3.40	\$108,000	\$550,000

BEAUMONT RETAIL TRADE AREA - EXISTING DEMOGRAPHICS									
SECTOR NUMBER	POPULATION ESTIMATE 1/2025	PERCENT HISPANIC POP. 1/2025	HOUSING UNITS 1/2025	% WITHIN	POPULATION	HOUSING UNITS	APPH 2026	MEDIAN HOUSEHOLD INCOME 2026	MEDIAN VALUE OF HOUSING 2026
27	6,258	62 %	2,158	100.00 %	6,258	2,158	2.90	\$79,000	\$400,000
28	2,227	70 %	655	100.00 %	2,227	655	3.40	\$70,000	\$360,000
29	5,474	57 %	1,564	100.00 %	5,474	1,564	3.50	\$98,000	\$540,000
30	4,644	45 %	1,290	100.00 %	4,644	1,290	3.60	\$105,000	\$550,000
31	5,026	38 %	1,795	100.00 %	5,026	1,795	2.80	\$90,000	\$525,000
32	2,590	38 %	925	100.00 %	2,590	925	2.80	\$90,000	\$525,000
33	5,610	20 %	3,300	100.00 %	5,610	3,300	1.70	\$70,000	\$385,000
34	9,639	53 %	3,570	100.00 %	9,639	3,570	2.70	\$87,000	\$400,000
35	420	40 %	140	100.00 %	420	140	3.00	\$135,000	\$725,000
36	2,093	54 %	675	100.00 %	2,093	675	3.10	\$86,000	\$410,000
37	3,492	65 %	970	100.00 %	3,492	970	3.60	\$75,000	\$360,000
38	2,770	80 %	955	100.00 %	2,770	955	2.90	\$75,000	\$350,000
39	4,050	62 %	1,350	100.00 %	4,050	1,350	3.00	\$80,000	\$440,000
40	363	50 %	110	100.00 %	363	110	3.30	\$98,000	\$600,000
41	6,948	64 %	1,930	100.00 %	6,948	1,930	3.60	\$65,000	\$340,000
TOTAL									
POPULATION	125,490	56,924	125,490						
TOTAL HOUSING UNITS:			41,492	41,492					
TRADE AREA WEIGHTED AVERAGES:							3.02	\$98,473	\$497,673

SOURCE: "SEE BASIS OF ESTIMATES" AT END OF REPORT.

BEAUMONT RETAIL TRADE AREA - FUTURE POPULATION						
	TOTAL UNITS		AVERAGE PERSON PER HOUSEHOLD		ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)		(3)	(4)
(A). JANUARY 2025 POPULATION						125,490
(B). UNITS RECENTLY BUILT	1,190	X	3.02	=	3,599	
(C). UNITS TO BE BUILT BY 2028	2,369	X	3.02	=	7,165	
(D). BUILD OUT OF ALL OTHER UNITS	23,597	X	3.02	=	71,368	
(E). JULY 2026 UPDATED POPULATION						129,089
(F). JULY 2028 PROJECTED POPULATION						136,254
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						207,622

SOURCE: (1)=SEE SUBDIVISION ACTIVITY REPORT
(2),(4)=SEE EXISTING DEMOGRAPHIC CHART-BEAUMONT RETAIL TRADE AREA
(3)=(1) X (2)

CHAPTER IV

SUBDIVISION ACTIVITY LISTING

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
BEAUMONT	1	KIRKWOOD RANCH	CENTERSTONE COMMUNITIES	TM 27357	SF	TM	530					530				714.437 .0800	KIRKWOOD RANCH	128 ACRES. NO ACTIVITY FOR SOMETIME
CALIMESA	2	MESA VERDE	SHOPOFF GROUP	TM 33931	MIX	TM	3,650					3,650				949.417 .1396	MESA VERDE	APPROX. 1,463 ACRES. PROJECT 4.4 MILLIONS SQUARE FEET INDUSTRIAL, 250,000 SQUARE FEET COMMERCIAL. INFRASTRUCTURE TARGET 2027. CONTACT DAVID GRAVE
BEAUMONT	3	VITA, ROSA AND LINA AT ALTIS	TRI POINT HOMES		SF	UC	704	504	185	15				419+	1473-1682	951.268 .5920	SUNDANCE	SENIOR 55+ COMMUNITY. 10 UNITS LEFT FOR SALE. ALTIS.COM
BANNING	4	SOUTHCREEK, CIENA, ROSETTA, LINWOOD, LANDMARK AT ATWELL	TRI POINT HOMES	TM 37390, 37474, 37365, 37298, 37388	MIX	UC	2,393	880	431	70	1,012			450-560	1404-2625	951.281 .6232	ATWELL	SOUTHERN PORTION OF ATWELL SPECIFIC PLAN
BEAUMONT	5	PACIFIC SCENE	BEAUMONT SUBDIVISION	TM 32850	SF	TM	95					95						29.32 ACRES. AMENDMENT WAS APPROVED 9-2022. NO ACTIVITY FOR SOME TIME
RIVERSIDE COUNTY	6	WILDWOOD HIGHLANDS	DICKINSON & SON		SF	FM	34	14	3	2	15			1.5+ MIL		323.463 .1181		GRADED LOTS. 5 ACRES ESTATE LOTS
RIVERSIDE COUNTY	7	RIVERSIDE COUNTY SUBDIVISION	DICKINSON & SON	TM 29762	SF	FM	21					21				323.463 .1181		39.23 ACRES. PROJECT IS GRADED
BANNING	8	BANNING SUBDIVISION	RMG RESIDENTIAL 2010, LLP	TM 36710	SF	TM	39					39						10.6 ACRES. FILED EXTENSION 3-2025
RIVERSIDE COUNTY	9	RIVERSIDE COUNTY SUBDIVISION	RAFIK MORGAN	TM 33913	SF	TM	18					18						18 ACRES. ONE ACRE LOTS. TM MAY HAVE EXPIRED
RIVERSIDE COUNTY	10	RIVERSIDE COUNTY SUBDIVISION	RIVERSIDE COUNTY SUBDIVISION		SF	FM	58	4	3	1	50							LOT SALES
BANNING	11	VISTA ROBLES	KB HOME	TM 33540	SF	UC	143		25	12	106			470+	2300-3100	951.363 .2002		71.79 ACRES
BANNING	12	BANNING 98 TOWNHOMES	WJK DEVELOPMENT	TM 36939	TH	FM	174				174					949.677 .0668		16.02 ACRES. PROJECT TO START SOON

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
BANNING	13	CANTERBURY	CRESTWOOD COMMUNITIES	TM 30906	SF	UC	106	8	70	10	18			620-800	1951-2722	951.499 .0945		
BANNING	14	EVERGREEN ESTATES	FIESTA DEVELOPMENT	TM 30906	SF	TM	197					197		620-800	1951-2722	951.499 .0945		BALANCE OF PROJECT. NO ACTIVITY FOR SOMETIME
BANNING	15	BANNING SUBDIVISION	VICSETH CONSTRUCTION	TM 32175, 31417	SF	FM	31	5			26							8 ACRES. PROJECT ON HOLD
CALIMESA	16	CROWN AND VIRTUE AT TOURNAMENT HILLS	TRI POINT HOMES	TM 36307	SF	RB	279	184	95					480+	1541-2049	951.430 .0081	FAIRWAY CANYON	63.56 ACRES. PROJECT COMPLETED
BANNING	17	RANCHO SAN GORGONIO	DIVERSIFIED PACIFIC COMMUNITIES	TM 37766-70	SF	TM	3,385					3,385					RANCHO SAN GORGONIO	362 ACRES. DEVELOPER ESTIMATED TO START GRADING 4Q2026
BANNING	18	BANNING SUBDIVISION	JOHN AND DIANA HANNA	DR 18-7011	APTS	TM	80					80						6.42 ACRES
CALIMESA	19	HERITAGE OAKS EQUESTRIAN COMMUNITY	STORM WESTERN DEVELOPMENT CO.	TM 37204	SF	FM	44					44						54.1 ACRES. PROJECT RECEIVED FM APPROVAL IN 2025
CALIMESA	20	THE ENCLAVES AT CALIMESA	THE ENCLAVES AT CALIMESA LLC	TM 38900	TH	TM	120					120						PROJECT RECENTLY FILED AN EXTENSION
CALIMESA	21	SUMMERWIND RANCH	JEN SC PARTNER		SF	FM	3,058					3,058				626.263 .4205	SUMMERWIND RANCH	PROJECT HAS BEEN ON HOLD DUE LITIGATION. POSSIBLE BUILDER IN NEGOTIATIONS
BEAUMONT	22	SEASONS AT THE FAIRWAYS	RICHMOND AMERICAN		SF	RB	62	27	35					550-612	2370-3040	951.900 .3920	FAIRWAY CANYON	PROJECT COMPLETED
BEAUMONT	23	RIDGE VIEW AT THE FAIRWAYS	WOODSIDE HOMES		SF	RB	126	106	20					445-558	1432-2227	909.280 .8813	FAIRWAY CANYON	PROJECT COMPLETED
BEAUMONT	24	AZALEA, MAGNOLIA, JUNIPER, HOLLY, MARIGOLD, CYPRESS AT THE FAIRWAYS	MERITAGE HOMES, SUNCAL	TM 31462	SF	UC	800	90	100	45	150	415		510+	1628 +	949.796 .6935	FAIRWAY CANYON	AZALEA, MAGNOLIA AND HOLLY ARE COMPLETED
CALIMESA	25	JP RANCH EAST	HIGHPOINTE COMMUNITIES	TM 30387	SF	DP	1,029						1,029				JP RANCH	TWO MAPS UNDER CITY REVIEW

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
BEAUMONT	26	AVIA, CAPELLA, LUGANO AND PROVENCE AT OLIVEWOOD	TAYLOR MORRISON	TM 27971	SF	RB	1,124	1,029	95					481-639+	1778-3012	909.255 .4327	OLIVEWOOD	PROJECT COMPLETED
YUCAIPA	27	WILDWOOD ESTATES	PACIFIC HORIZON BUILDERS	TM 16268	SF	UC	22		10	3	9			1+ MIL				
YUCAIPA	28	YUCAIPA SUBDIVISION	RC HOBBS COMPANIES	TM 20263	SF	RB	44		44									6.7 ACRES. PROJECT COMPLETED
YUCAIPA	29	FALLBROOK MEADOWS	NOVA HOMES	CN 22-121	APTS	TM	172					172						8.39 ACRES
YUCAIPA	30	YUCAIPA SUBDIVISION	MBTK HOMES, LLC	TM 18167	CONDO	TM	57					57						
CALIMESA	31	RIEDMAN SUBDIVISION	RIEDMAN SUBDIVISION	TM 37802	SF	TM	179					179						44.37 ACRES
BEAUMONT	32	BEAUMONT RIDGE APARTMENTS	OAK TREE DESIGN	TM 34635	APTS	TM	39					39						IN ENTITLEMENT PLAN CHECK
CALIMESA	33	SUMMERWIND COMMONS	SUMMERWIND COMMONS LLC	TM 38354	SF	UC	168			5	163							25 ACRES. FM RECORDED AND CONTRUCTION UNDERWAY
BEAUMONT	34	NOBLE CREEK ESTATES	JPMB INVESTMENTS, LLC	TM 29267	SF	TM	586					586					NOBLE CREEK ESTATES	PROJECT RECENTLY INCREASED NUMBER OF UNITS, IN ENTITLEMENT PROCESS
YUCAIPA	35	APTS ON 5TH STREET	MARK BOUYE	CN 21-179	APTS	RB	17		17									2.61 ACRES. PROJECT COMPLETED
YUCAIPA	36	STONEBROOK MEADOWS	CENTURY COMMUNITIES	CN 23-048	CONDO	RB	57		57									PROJECT COMPLETED
YUCAIPA	37	EVERETT HOMES	EVERETT HOMES, LLC	CN 22-127	TH	TM	22					22						
YUCAIPA	38	MAGNOLIA GARDENS	RICH YUCIAPIA III, LLC	TM 17725	CONDO	FM	108	8			100							14 ACRES. PROJECT ON HOLD. 8 HOMES ARE BUILT BUT NOT LIVED IN. LOTS GRADED
BEAUMONT	39	BEAUMONT SUBDIVISION	JA RUSSO ENT. INC.	TM 39256	SF	TM	24					24						6.37 ACRES. IN ENTITLEMENT PLAN CHECK
BEAUMONT	40	XENIA APARTMENTS	BEAUMONT LAND PARTNERS		APTS	TM	66					66						AFFORDABLE HOUSING
BANNING	41	ATWELL	TRI POINTE HOMES	TM 39262	SF	DP	193						193				ATWELL	68.74 ACES. UNDER CITY REVIEW

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
BANNING	42	VISTA SERENA TOWNHOME	TAHITA PARTNERS PROPERTIES, CORP.	TM 38057	TH	TM	32					32						ADDING UNITS TO EXISTING COMPLEX
BEAUMONT	43	AEGIS APARTMENTS	AEGIS APARTMENTS	TM 32850	APTS	TM	15					15						29.32 ACRES. WORKING THROUGH PW AND BLDG PERMITS
BEAUMONT	44	BEAUMONT SUBDIVISION	BEAUMONT SUBDIVISION	TM 38879	SF	TM	10					10						2.03 ACRES. WORKING THROUGH PW AND BLDG PERMITS
BEAUMONT	45	MONTE VISTA HOMES	MONTE VISTA HOMES	TM 38926	SF	TM	46					46						11.7 ACRES. WORKING THROUGH PW AND BLDG PERMITS
BEAUMONT	46	BEAUMONT SUBDIVISION	PENN STREET DEVELOPMENT, LLC	TM 38914	SF	TM	19					19						5.72 ACRES. WORKING THROUGH PW AND BLDG PERMITS
CALIMESA	47	COUNTRY CLUB VILLAGE	COUNTRY CLUB VILLAGE LLC	TM 39363	MIX	DP	220						220					23 ACRES. PROJECT INCLUDES 136 CLUSTER HOMES AND 84 CONDOS
YUCAIPA	48	ALLURE HOMES	FAR WEST INDUSTRIES	TM 20786	SF	TM	28					28						9.81 ACRES
YUCAIPA	49	SENIOR APTS	JOHN NEJAD		APTS	TM	52					52						SENIOR PROJECT. PROJECT INCLUDES CLUB HOUSE
BANNING	50	ATWELL	TRI POINTE HOMES	TM 39259	MIX	DP	792						792				ATWELL	160.02 ACRES. PROJECT TO INCLUDE 544 SF UNITS AND 248 CONDOS
TOTALS							21,268	2,859	1,190	163	4,881	9,941	2,234					

SPECIFIC PLAN LISTING

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
BANNING	ATWELL	TRI POINTE HOMES	MIX	4,862	880	431	70	1,012		985	1,484	951.922 .3100	1,543 ACRES. PROJECT IS UNDER CONSTRUCTION
BANNING	BLACK BENCH	SUNCAL	MIX	1,447							1,447	951.922 .3100	1,500 ACRES. PROJECT APPROVED. NO ACTIVITY FOR SOMETIME
BEAUMONT	FAIRWAY CANYON	SDC FAIRWAY CANYON LLC / ARGENT MANAGEMENT	MIX	4,355	2,840	250	45	150	415		655	949.241 .8403	1,557 ACRES. PROJECT WELL UNDERWAY
YUCAIPA	FREEWAY CORRIDOR	CITY OF YUCAIPA	MIX	2,450							2,450	909.797 .2489	UPDATE TO PROJECT IS NOW UNDERWAY. TOTAL UNITS WERE RECENTLY REVISED
CALIMESA	JP RANCH	HIGHPOINTE COMMUNITIES	SF	1,347	318					1,029	0	909.795 .1737	EAST SIDE OF PROJECT HAS TWO MAPS UNDER CITY REVIEW
BEAUMONT	KIRKWOOD RANCH	CENTERSTONE COMMUNITIES	MIX	530					530		0	714.437 .0800	NO ACTION FOR SOME TIME. TM APPROVED ON PROJECT
BANNING	MISSION HEIGHTS	SOUTHRIDGE DEVELOPMENT	SF	2,250							2,250	951.922 .3104	600 ACRES. AKA LOMA LINDA. APPROVED IN 2005. DEVELOPER ESTIMATED TO SUBMITT A COMPLETELY NEW PLAN
CALIMESA	MESA VERDE	SHOPOFF GROUP	MIX	3,650					3,650		0	949.417 .1396	APPROX. 1,463 ACRES. PROJECT 4.4 MILLION SQUARE FEET INDUSTRIAL, 250,000 SQUARE FEET COMMERCIAL. INFRASTURE TO START 2027. CONTACT DAVID GRAVE
BEAUMONT	MOUNTAIN BRIDGE	DENLEY INVESTMENT & MANAGEMENT COMPANY	MIX	TBD							TBD	951.769 .8529	331.84 TOTAL ACRES. PROJECT HAS NOT YET BEEN SUBMITTED
BEAUMONT	NOBLE CREEK ESTATES	JPMB INVESTMENTS, LLC	MIX	586					586		0	951.572 .3237	332 ACRES. PROJECT IS GOING THROUGH ENTITLEMENT PROCESS
BEAUMONT	OLIVEWOOD	WILLIAM LYON HOMES	MIX	1,224	1,029	95					100	909.255 .4327	PROJECT COMPLETED
BEAUMONT	POTRERO CREEK ESTATES	POTRERO CREEK ESTATES LLC	SF	700							700	951.769 .8518	737 ACRES. PROJECT APPROVED 1989. NO ACTIVITY FOR SOMETIME
BANNING	RANCHO SAN GORGONIO	DIVERSIFIED PACIFIC COMMUNITIES	MIX	3,385					3,385		0	909.481 .1150	831 ACRES. TENTATIVE TRACT MAPS ARE APPROVED WITH GRADING ANTICIPATED TO START 4Q2026
CALIMESA	SUMMERWIND RANCH	JEN SC PARTNER	MIX	3,058				3,058			0	626.263 .4205	2,600 +/- ACRES. LARGE MIX USE PROJECT WITH RETAIL, SCHOOLS, PARKS, ETC. ENTITLEMENT APPROVAL IN JUNE 2025. PAUL ONUFER CONTACT
BEAUMONT	SUNDANCE	PARDEE HOMES	MIX	4,450	4,100	185	15				150	951.846 .3384	1,162 ACRES. PROJECT ALMOST COMPLETED
TOTAL				34,294	9,167	961	130	4,220	8,566	2,014	9,236		

BASIS OF ESTIMATES

A. Population Estimates (January 2025)

Calculated by multiplying the number of housing units by the average persons per household.

B. Housing Unit Count (January 2025)

Derived through rooftop counts using January 2025 aerial imagery.

C. Average Persons per Household (2026)

Based on 2024 U.S. Census data, adjusted by Derrigo Studies as needed according to housing unit type.

D. Median Household Income Estimates (2026)

Estimated for each sector by averaging Census data, inflation and home values.

E. Median Housing Value Estimates (2026)

Calculated by evaluating existing median home values within each sector.

F. Population Projections

Each residential development project was evaluated individually. Unit build-out timelines were projected based on input from developers, including:

- Construction schedules
- Monthly sales rates
- Financing status
- Water availability

Disclaimer: The information in this report is based on sources deemed reliable. While we have no reason to doubt its accuracy, it is not guaranteed.