



3.5 Acre Site Prime Retail & Dining Opportunity

Full Utilities Available
Freeway Visible
Single Ownership



8th Street & Highland Springs Avenue

Adjacent to the I-10 Freeway with accessibility from Beaumont, Banning, San Jacinto, Yucaipa, and Redlands.

Discover 3.5 acres of potential in our thriving city—perfectly positioned with direct interstate access and surrounded by exciting growth.

With 5,000 new upcoming homes and a major regional hospital nearby, this site is ideal for retail and dining businesses that are ready to serve a rapidly expanding community.



.5mi

to Interstate I-10



139k

daily traffic counts



88mi

to Port of Los Angeles/
Long Beach



112k

within 15 minutes



39k

with 15 minutes



\$123k

average HH Income