



A GROUND-UP COMMUNITY SHOPPING CENTER

Oak Valley Village

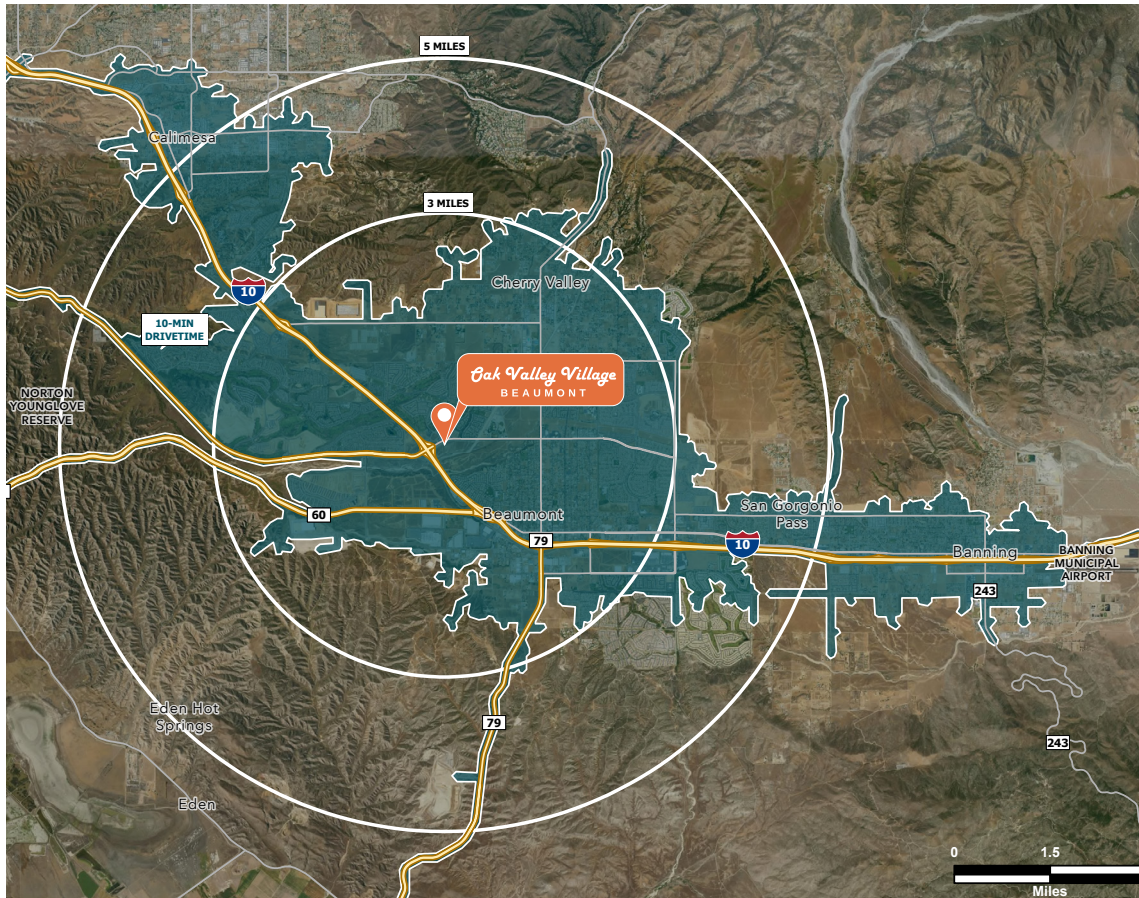


SEC Interstate 10 and Oak Valley Pkwy, Beaumont, CA

CBRE

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THE LOCATION



Oak Valley Village	3-Miles	5-Miles	10-Minute Drive Time
Population	56,020	96,015	93,226
Daytime Population	40,739	74,540	77,321
Average HH Income	\$123,008	\$118,656	\$108,716
Average Home Value	\$587,664	\$583,664	\$560,207

The Location

Embedded in the Beaumont Community

Oak Valley Village is a 230,000 SF community center anchored by a 148,000 SF Target and a 23,000 SF Sprouts in Beaumont's high-growth retail corridor along Interstate 10. This premier site offers a rare opportunity to serve a rapidly expanding community with strong demand for convenient and high-quality shopping.

WHY THIS LOCATION?

- **High-traffic visibility** at Oak Valley Village Parkway & I-10, a major commuter and retail corridor.
- **Fast-growing residential market**, fueled by new master-planned communities.
- **Limited competition** in specialty grocery, creating a strong market demand.
- **Affluent and expanding customer base** seeking high-quality food and grocery options.
- **Excellent co-tenancy opportunities** with retail, dining, and essential services.



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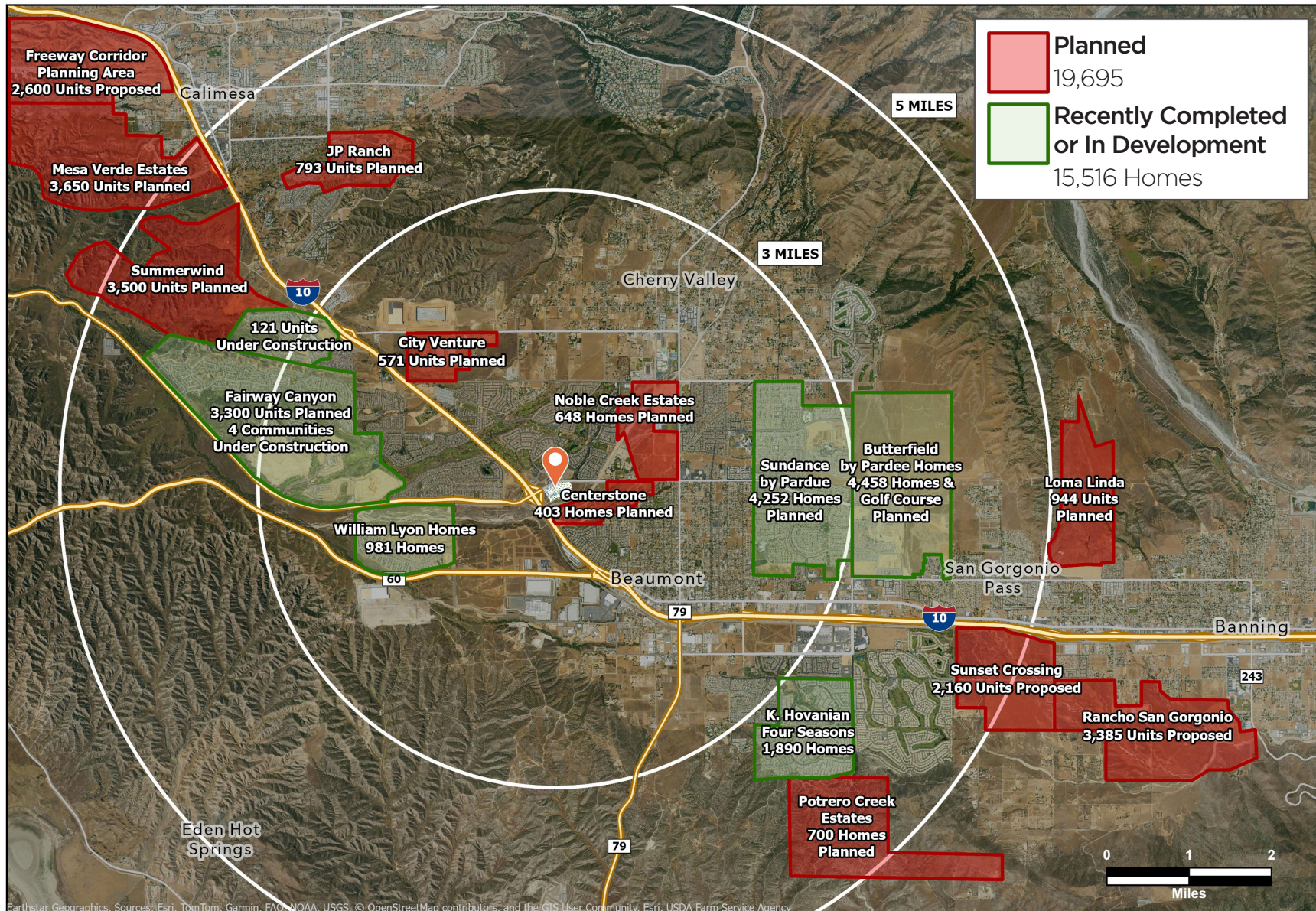
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RETAIL COMPETITION



HOUSING DEVELOPMENT



INTERSECTION AERIAL



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SITE PLAN

Center Size: 228,762 SF

SPACE TENANT SF

AVAILABLE		
A2	AVAILABLE	1,200
B2	AVAILABLE	1,350
S12	AVAILABLE	1,200
E24	AVAILABLE	1,200
E25	AVAILABLE	1,200

LEASE NEGOTIATION

Pad C	CHICKEN QSR	5,623
PAD D	CONVENIENCE	4,000
B1	MEXICAN QSR	2,385
B3	SANDWICH SHOP	1,105
B5	JEWELRY	3,915
S16	DENTAL	3,546
E21+22	AMERICAN EATERY	3,600
E23	BAKERY QSR	2,705

LOI

S11	HAWAIIAN BBQ	1,382
E26+27	FITNESS	2,200

LEASED

A1	SHAKE SHACK	2,999
A3	VERIZON	2,221
A4	CAVA	2,339
M1	TARGET	147,624
M2	SPROUTS	23,299
R1	KINDERCARE	11,921
S13	NAIL SALON	1,785



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RENDERINGS



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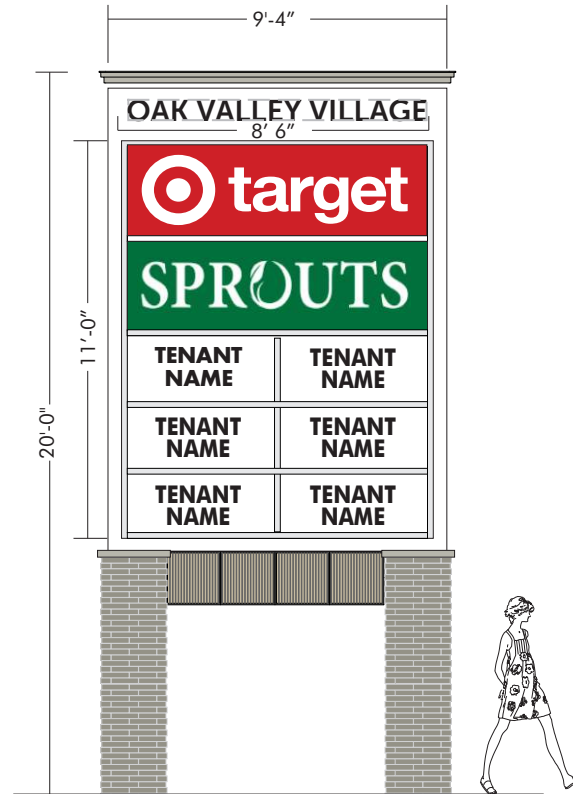
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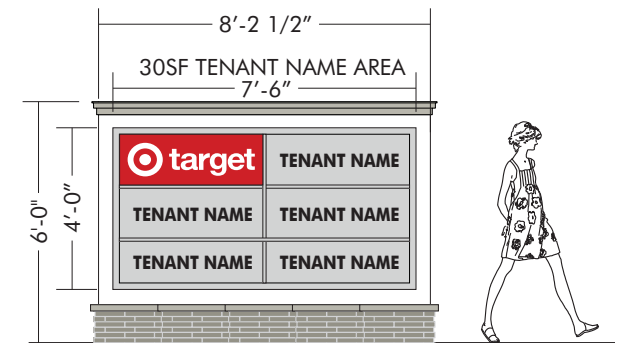
PROPOSED SIGNAGE



Sign F1 - Freeway Pylon Sign - 300SF MAX
Scale 3/32" = 1' 0"



Sign P1-P2 - Project ID Pylon Sign - 100SF MAX
Scale 1/4" = 1' 0"



Sign M1-M2 - Tenant Monument Signs - 30SF MAX
Scale 1/4" = 1' 0"



About Regency

For over 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 26 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest

We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.



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