



Prime 84 Acre Retail Development Opportunity

Freeway Visible
Full Utilities Available
Multiple Parcels

2nd Street and Pennsylvania Avenue

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

With easy access to major transportation corridors and a growing, vibrant community, this location is positioned to become a centerpiece of Beaumont's economic and lifestyle growth. Its versatility makes it perfect for visionary developers looking to design a destination that attracts residents and visitors alike.

This site has unmatched potential for creating a dynamic hub that blends shopping, dining, and professional spaces.



>1mi

to Interstate I-10



139k

daily traffic counts



88mi

to Port of Los Angeles/
Long Beach



110k

within 15 minutes



38.5k

within 15 minutes



\$121k

average HH Income