



# 1.25 Acre Mixed Use Site in the Heart of Downtown

Full Utilities Available  
Single Ownership

## Beaumont Ave & 8<sup>th</sup> Street

1.25 acres of prime developable land in the heart of downtown Beaumont, with convenient access to I-10 and SR-60 via Beaumont Avenue and excellent connectivity to Beaumont, Banning, San Jacinto, Yucaipa, and Redlands.

1.25 acres of developable land at a dynamic crossroads in downtown Beaumont, offering high visibility, strong traffic flow, and close proximity to I-10 SR-60 and key city amenities – an ideal location for retail or mixed-use development serving Beaumont, Banning, San Jacinto, Yucaipa, and Redlands.



**>1mi**

to Interstate I-10



**115k**

daily traffic counts



**88mi**

to Port of Los Angeles/  
Long Beach



**120k**

within 15 minutes



**42k**

with 15 minutes



**\$121k**

average HH Income