



Desirable 30 Acre Retail Development Opportunity

Freeway Visible
Full Utilities Available
Single Ownership



Marketplace at Oak Valley

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

With high visibility, excellent access to major transportation routes, and proximity to a fast-growing population, this 30-acre site offers an exceptional opportunity for retail development in Beaumont. Located near upcoming major retail anchors and surrounded by new housing, schools, and thriving neighborhoods, it's an ideal canvas for creating a vibrant destination that brings together shopping, dining, and lifestyle experiences.



>1mi

to Interstate I-10



97k

daily traffic counts



88mi

to Port of Los Angeles/
Long Beach



110k

within 15 minutes



38.5k

within 15 minutes



\$121k

average HH Income