

PAD AVAILABLE

SWC Highland Springs Ave & 8th Street Beaumont, CA

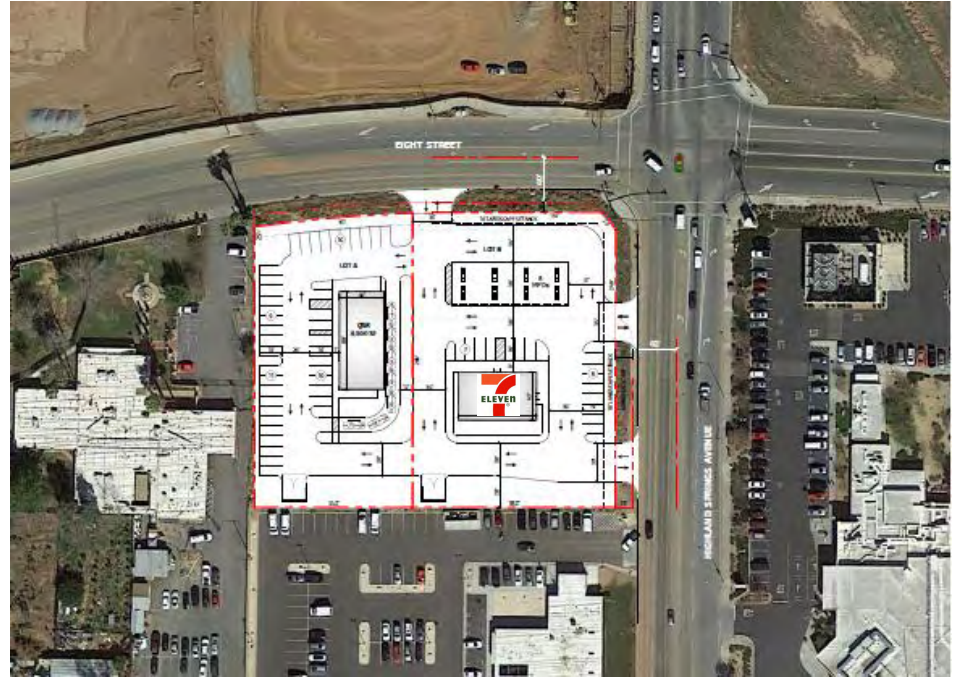
- Pad available next to 7-Eleven gas station/C-Store
- San Geronio Medical Hospital located across the street
- Hospital undergoing 6-story expansion/redevelopment

Retailers in immediate trade area

Stater Bros
Food 4 Less
Hampton Inn
Walgreens

Applebee's
Burger King
Wendy's
Jack in the Box

Just Announced
– New Tenant



POPULATION

1-mile
11,606

3-mile
55,485

5-mile
84,445



AVG HH INCOME

1-mile
\$78,458

3-mile
\$71,336

5-mile
\$72,840



DAYTIME POPULATION

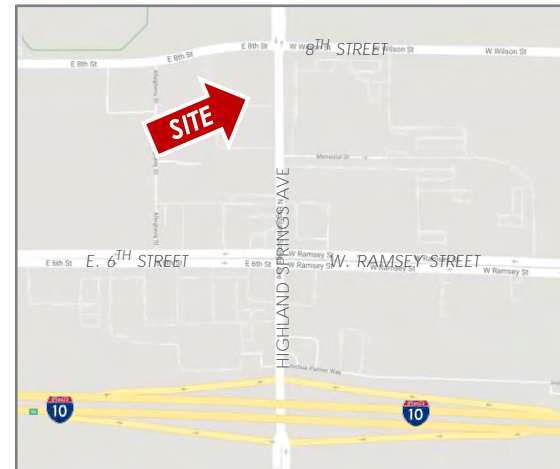
1-mile
8,811

3-mile
33,534

5-mile
48,954

TRAFFIC COUNTS

- I-10 Frwy @ Highland Springs Avenue **136,500 cars per day**



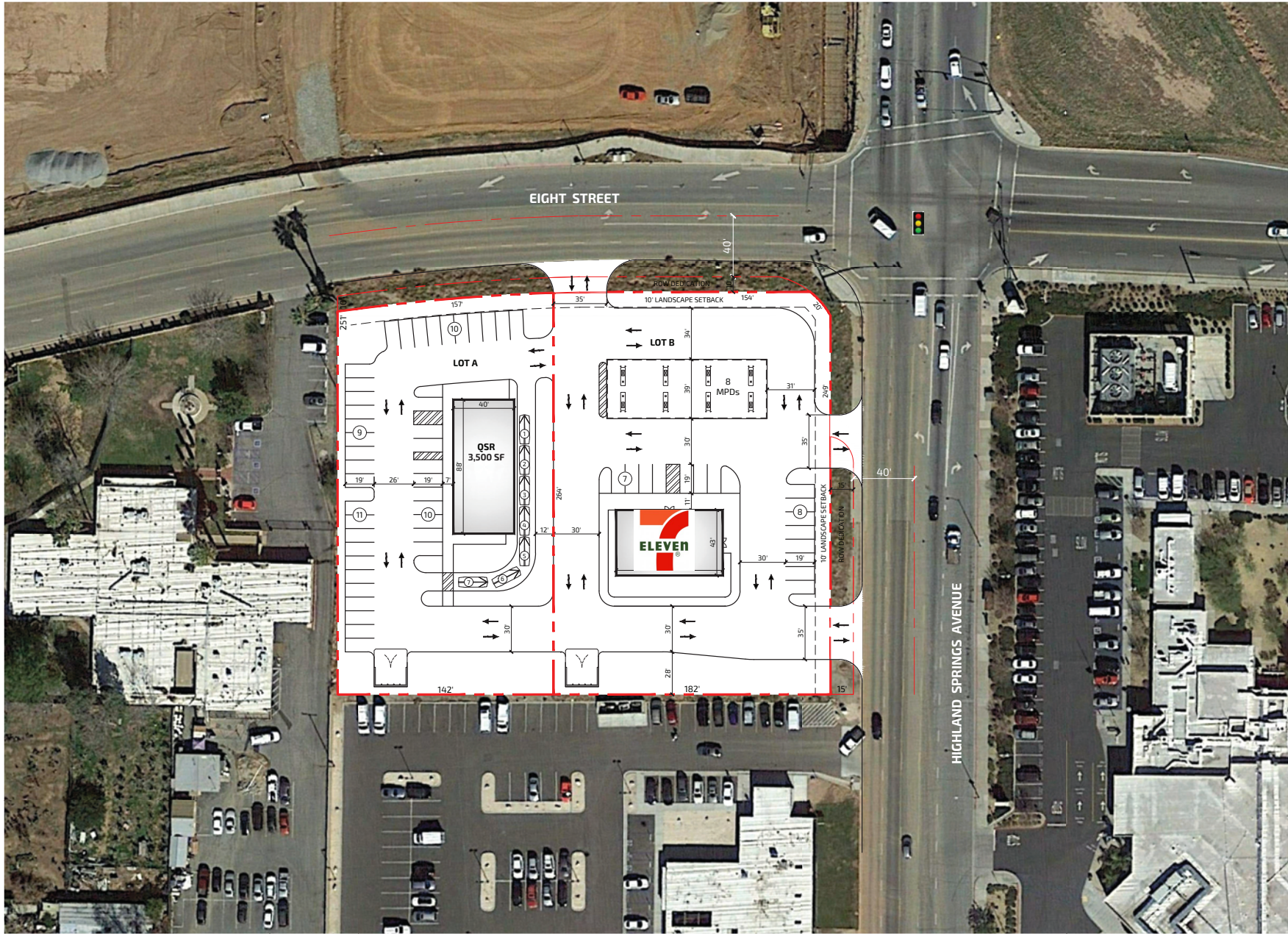
Strategic Retail Advisors



For More Information,
Please Contact:

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CalBRE Lic: 01349955

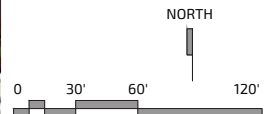


Layout is schematic only and is subject to review & approval by governing agencies. Property line and existing conditions are from GIS information and has not been confirmed.

LOT A	
LOT AREA	≈0.84 AC
BUILDING	QSR - 3,500 SF
PARKING	
REQUIRED	1 / 100 SF = 35 SPACES
PROVIDED	50 SPACES

LOT B	
LOT AREA	≈1.10 AC
BUILDING	C STORE - 3,010 SF
PARKING	
REQUIRED	1 / 200 SF = 15 SPACES
PROVIDED	15 SPACES

TOTALS	
LOT AREA	≈2.08 AC
ROW DEDICATION	≈0.13 AC
NET AREA	≈1.95 AC
BUILDING	6,510 SF
PARKING	65 SPACES



SCALE: 1" = 60' PRINT 11X17

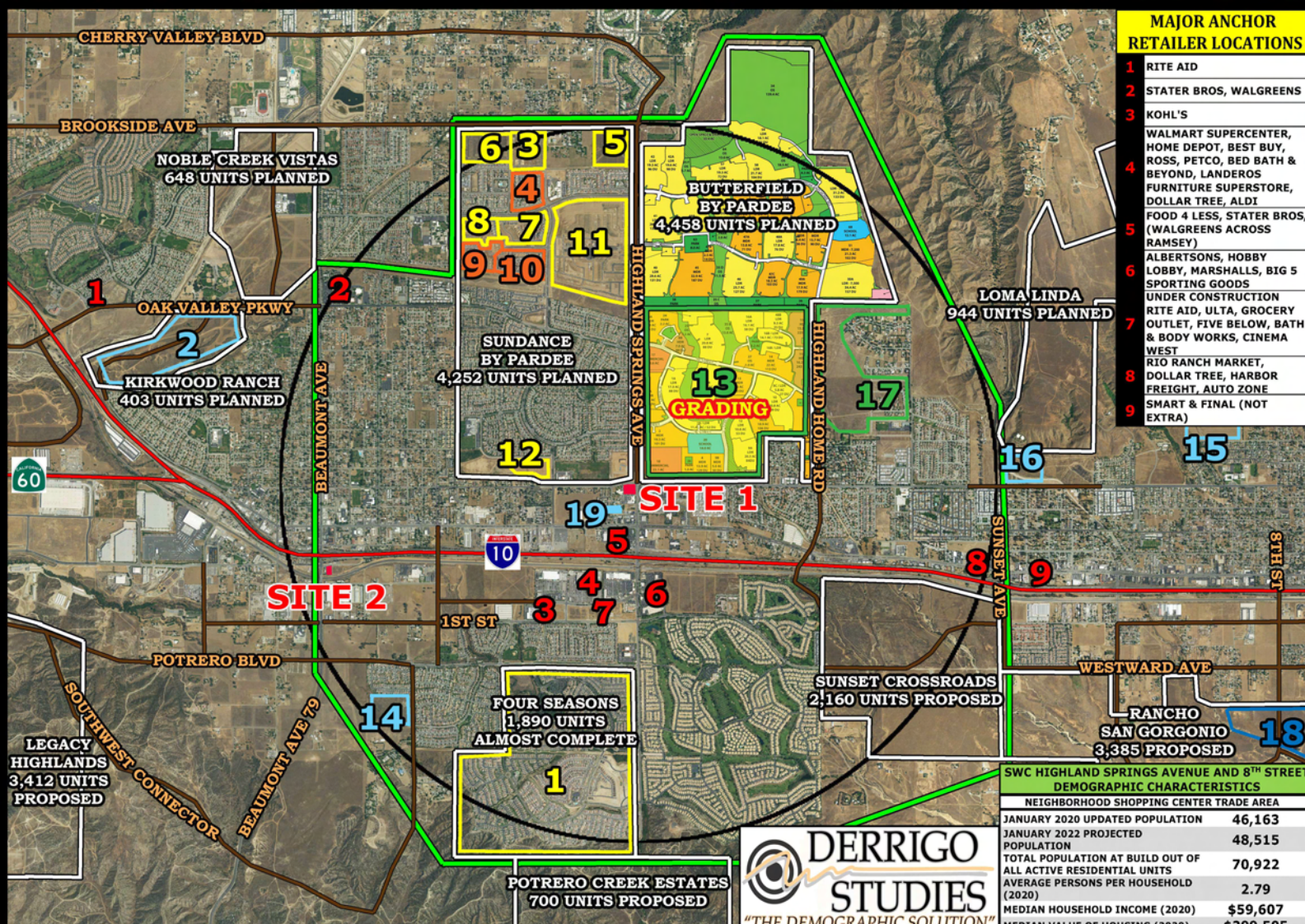
project
BEAUMONT, CALIFORNIA

EIGHT STREET AND HIGHLAND SPRINGS AVENUE

drawing title

PROPOSED SITE PLAN

date	drawing no.
09.11.2019	1.1r3



**MAJOR ANCHOR
RETAILER LOCATIONS**

- 1 RITE AID
- 2 STATER BROS, WALGREENS
- 3 KOHL'S
- 4 WALMART SUPERCENTER, HOME DEPOT, BEST BUY, ROSS, PETCO, BED BATH & BEYOND, LANDEROS FURNITURE SUPERSTORE, DOLLAR TREE, ALDI
- 5 FOOD 4 LESS, STATER BROS, (WALGREENS ACROSS RAMSEY)
- 6 ALBERTSONS, HOBBY LOBBY, MARSHALLS, BIG 5 SPORTING GOODS
- 7 UNDER CONSTRUCTION RITE AID, ULTA, GROCERY OUTLET, FIVE BELOW, BATH & BODY WORKS, CINEMA WEST
- 8 RIO RANCH MARKET, DOLLAR TREE, HARBOR FREIGHT, AUTO ZONE
- 9 SMART & FINAL (NOT EXTRA)

PROJECTS RECENTLY HELD:			
AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
4	SKYCREST II	SF	112
9	CASCADE	SF	102
10	ELARA	SF	195

PROJECTS UNDER CONSTRUCTION:			
AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
1	FOUR SEASONS	MIX	1,890
5	BEACON	SF	112
6	ABRIO	SF	97
7	DAYBREAK	SF	142
8	SKYCREST III	SF	88
11	ALTIS	SF	704
12	ALISIO	SF	87

PROJECTS WITH FINAL MAP APPROVAL:			
AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
3	FLAGSTONE II	SF	103
13	BUTTERFIELD MIX	MIX	949
17	EVERGREEN ESTATES	SF	303

PROJECTS WITH TENTATIVE MAP APPROVAL:			
AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
2	KIRKWOOD RANCH	SF	403
14	PACIFIC SCENE	SF	95
15	ARROWHEAD ESTATES	SF	143
16	BANNING SUBDIVISION	SF	98
19	BEAUMONT SUBDIVISION	APTS	24

PROJECTS IN DESIGN PLAN CHECK:			
AERIAL #	APPLICANT/PROJECT NAME	TYPE	TOTAL UNITS
18	RANCHO SAN GORGONIO	SF	310

BEAUMONT
RIVERSIDE COUNTY, CALIFORNIA

STUDY ELEMENTS

- SITE #1**
SWC HIGHLAND SPRINGS AVENUE AND 8TH STREET
- SITE #2**
SEC INTERSTATE 10 AND BEAUMONT AVENUE

- 2-MILE RADIUS
- NEIGHBORHOOD SHOPPING CENTER TRADE AREA
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- FREEWAY / HIGHWAY
- 1-MILE SCALE

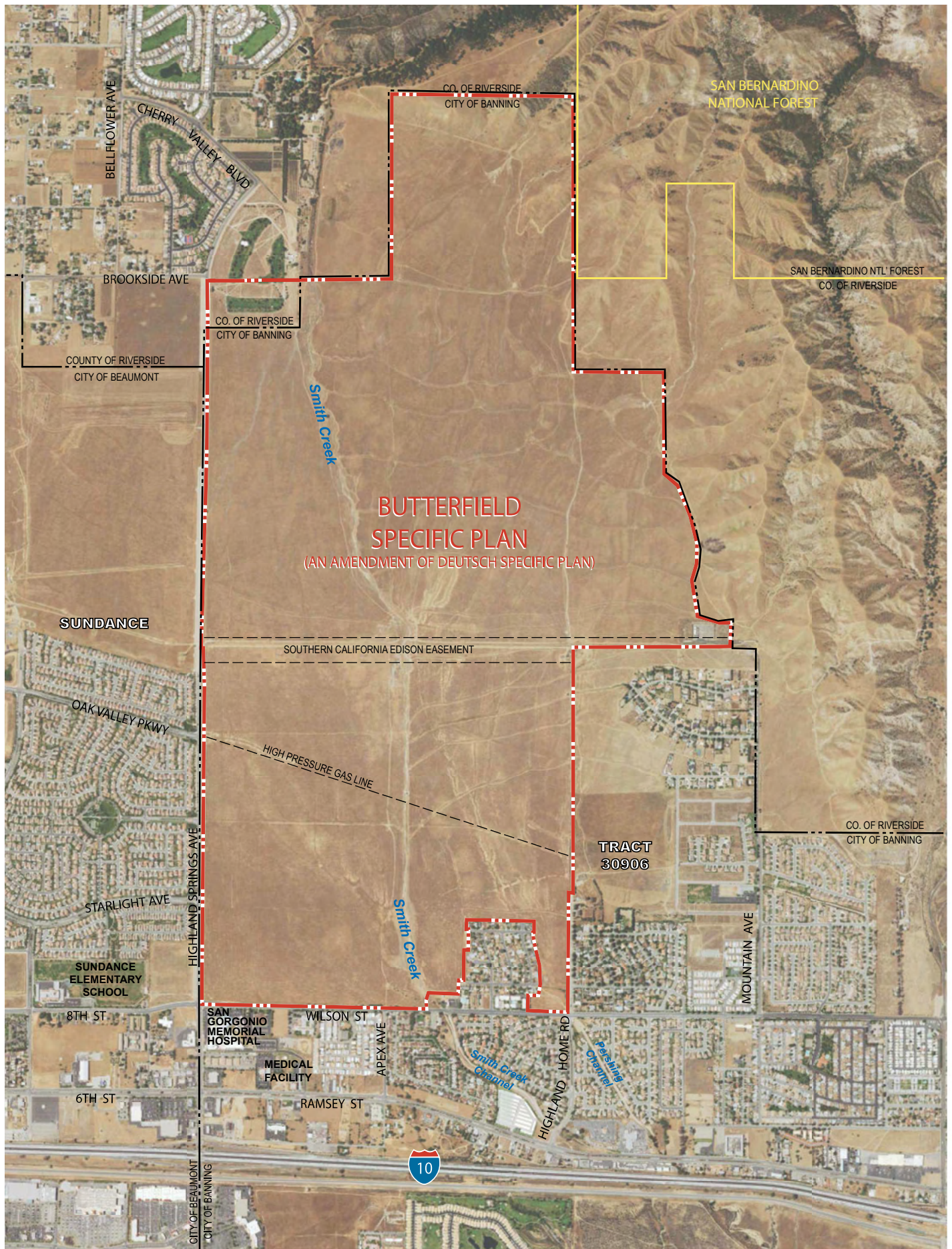
**SWC HIGHLAND SPRINGS AVENUE AND 8TH STREET
DEMOGRAPHIC CHARACTERISTICS**

NEIGHBORHOOD SHOPPING CENTER TRADE AREA	
JANUARY 2020 UPDATED POPULATION	46,163
JANUARY 2022 PROJECTED POPULATION	48,515
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	70,922
AVERAGE PERSONS PER HOUSEHOLD (2020)	2.79
MEDIAN HOUSEHOLD INCOME (2020)	\$59,607
MEDIAN VALUE OF HOUSING (2020)	\$299,505

DERRIGO STUDIES
"THE DEMOGRAPHIC SOLUTION"

PREPARED FOR: EVERGREEN - CHRIS BERGREN
PREPARED BY: DERRIGO STUDIES
derrigostudies.com / 760.310.9904

STUDY DATE: JANUARY 2020
AERIAL FLOWN: AUGUST 2018



SOURCE: ESRI World Imagery 2016