

# GROUND LEASE OPPORTUNITY BEAUMONT, CA

# FREEWAY ADJACENT DRIVE THRU PAD AVAILABLE

## 10 FREEWAY & OAK VALLEY PKWY



### SITE INFORMATION

**LOT SIZE AVAILABLE:** 34,250 SF (0.78 AC)

- FREEWAY ADJACENT SITE (OAK VALLEY PARKWAY EXIT)
- AMPLE HOUSING AND COMMERCIAL DEVELOPMENT SURROUNDING THE PROJECT
- OAK VALLEY PARKWAY THE MAIN THOROUGHFARE FOR NEW HOUSING AND COMMERCIAL DEVELOPMENTS IN BEAUMONT
- SITE SHARED WITH ARCO GAS STATION
- GROUND LEASE OR BUILD TO SUIT AVAILABLE
- FREEWAY SIGNAGE OPPORTUNITY

### 2017 ESTIMATED TRAFFIC COUNTS

2,200 CPD – OAK VALLEY PKWY

88,000 CPD – Interstate 10 - SAN BERNARDINO FWY

### DEMOGRAPHICS

#### 2017 ESTIMATED POPULATION

5 Minute:	7,485
10 Minute:	75,190
15 Minute:	132,377

#### 2017 ESTIMATED AVG. HH INCOME

5 Minute:	\$69,879
10 Minute:	\$76,692
15 Minute:	\$75,357

#### 2017 ESTIMATED DAYTIME POPULATION

5 Minute:	2,772
10 Minute:	15,634
15 Minute:	30,091



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**SPRINGSTEAD & ASSOCIATES, INC.**

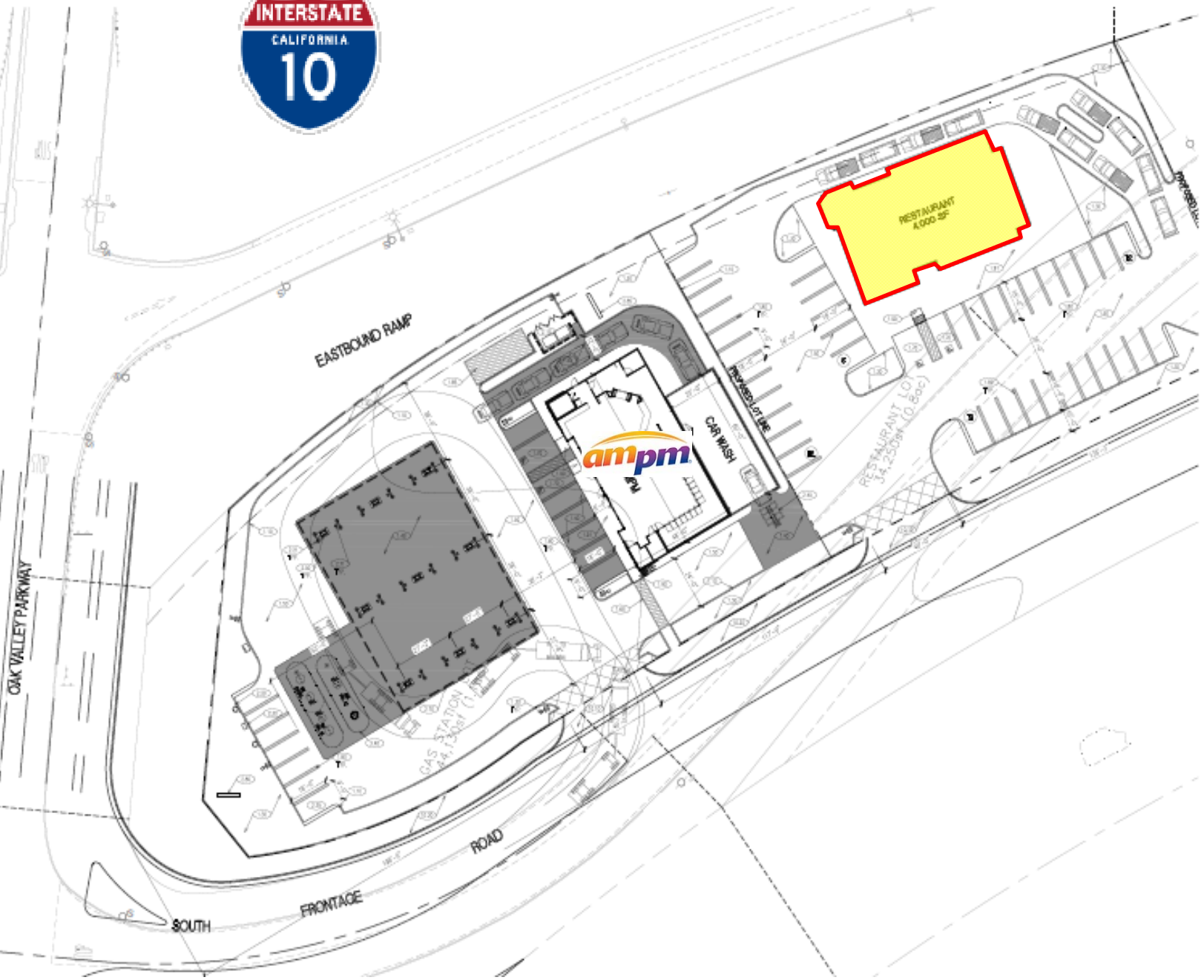
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