

OFFERING MEMORANDUM

# BEAUMONT LAND

*±21.72 acres of premier investment opportunity  
located in the thriving city of Beaumont, CA*



RIVERSIDE COUNTY, CA

**km** Kidder  
Mathews

# TABLE OF CONTENTS

01

INVESTMENT  
SUMMARY

02

MARKET  
OVERVIEW

*Exclusively Listed by*

**FRANCISCO WILLIAMS, CCIM**

Kidder Mathews

213.225.7238

francisco.williams@kidder.com

LIC N° 01997442

**LAURA MILSHTEYN**

Douglas Elliman

310.595.3888

laura.milshteyn@elliman.com

LIC N° 01997655

[KIDDER.COM](http://KIDDER.COM)

[DOUGLASELLIMAN.COM](http://DOUGLASELLIMAN.COM)

 Douglas Elliman

 Kidder Mathews

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# INVESTMENT SUMMARY

# PREMIER OFFERING IN BEAUMONT, CA

Nestled on the western side of Highway 79, just south of the thriving city of Beaumont, CA 92223, an exceptional investment opportunity awaits discerning individuals. Presenting two substantial parcels of vacant land, totaling approximately 21.72 acres, this property holds immense promise for astute investors and ambitious developers.

Strategically positioned with convenient access to major transportation arteries, this location offers unparalleled connectivity and visibility for commercial ventures seeking a prominent presence in the region. With a steady flow of traffic along Highway 79, the potential for establishing vibrant retail centers, efficient logistics hubs, or captivating entertainment destinations is both enticing and lucrative.

For shrewd investors, this land represents a rare gem within the rapidly expanding real estate market of Beaumont and the Inland Empire. As the region experiences consistent growth and development, the intrinsic value of this property is poised for significant appreciation, providing an attractive prospect for substantial returns on investment.

<b>\$1.9M</b>	<b>+21.72</b>	<b>+946,123</b>
ASKING PRICE	LOT SIZE (ACRES)	LOT SIZE (SQUARE FEET)



ADDRESS	Beaumont, CA 92223
SUBMARKET	Riverside County
PROPERTY TYPE	Vacant Land
PARCEL NUMBER	424-110-004 / 424-110-005

# INVESTMENT HIGHLIGHTS



## EXCEPTIONAL INVESTMENT OPPORTUNITY

Two substantial parcels of vacant land, totaling approximately 21.72 acres.



## LOCATED NEAR MAJOR CONFLUENCES

Strategically positioned with convenient access to major transportation arteries.



## STRONG ROI OPPORTUNITY

Poised for significant appreciation, offering attractive prospects for substantial returns on investment.



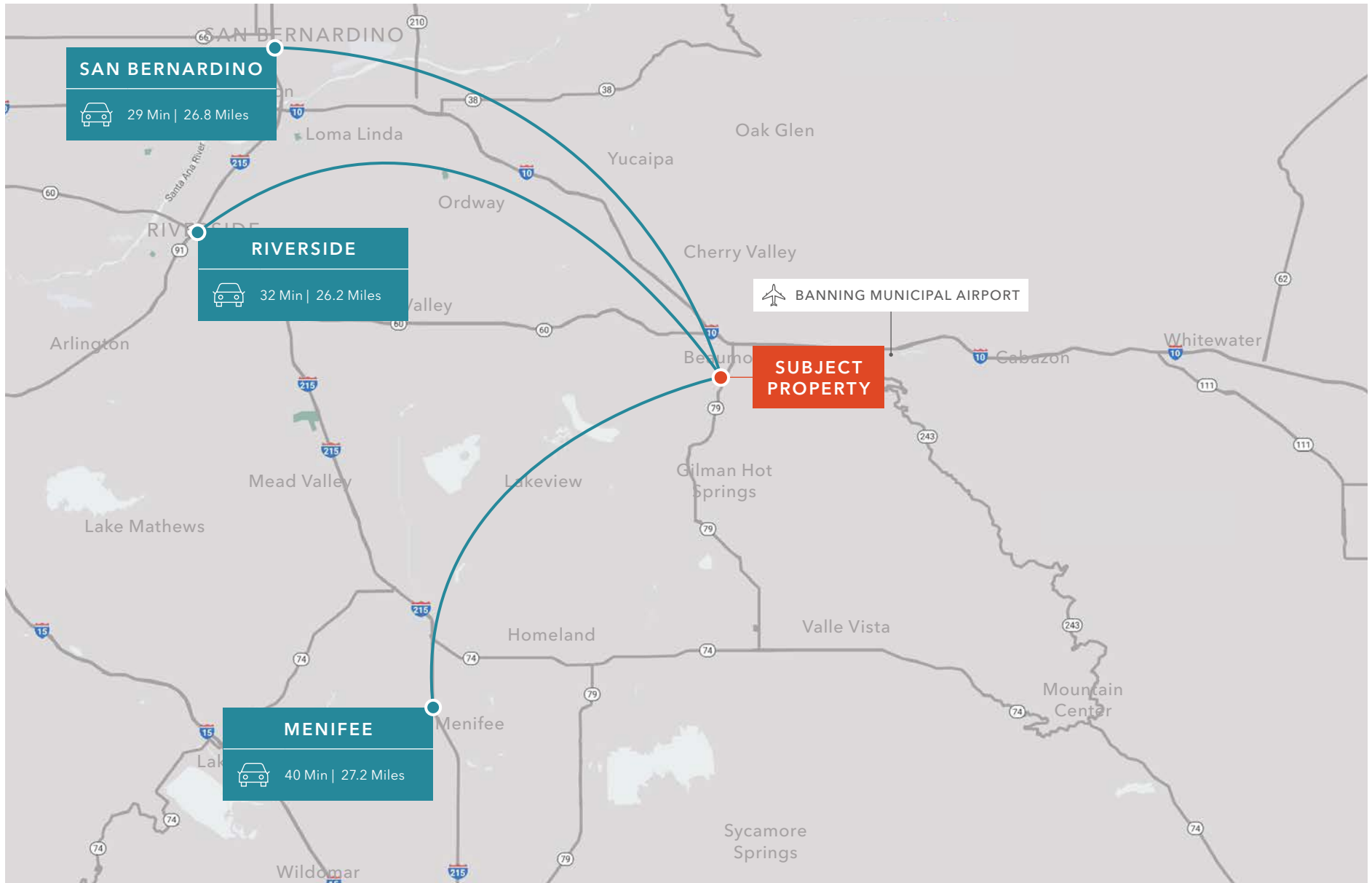
*±21.72*

LOT SIZE  
(ACRES)

*±946,123*

LOT SIZE  
(SQUARE FEET)

# INVESTMENT SUMMARY





# MARKET OVERVIEW

# LOCATED IN THE *THRIVING* CITY OF BEAUMONT

*Beaumont, a charming city located in the San Geronimo Pass, offers a captivating blend of scenic beauty, outdoor recreation, and a welcoming family-friendly atmosphere.*

Located approximately 80 miles east of downtown Los Angeles and 25 miles west of Palm Springs, the city boasts access to major highways, including Interstate 10, making it a great choice for commuters and travelers. With a median home value of \$356,700 and a median household income of \$92,797, Beaumont has become a highly desirable destination for those seeking a balance between suburban living and access to natural amenities. Its population of 56,000 residents are drawn to the city's appealing lifestyle and strong sense of community. While historically rooted in agriculture, Beaumont has diversified its economy, with retail, healthcare, and education emerging as its strongest industries. New housing developments and shopping centers have emerged as well, adding to the vibrant atmosphere of this growing city.

Source: Sources: Wikipedia, Census

## MORONGO GOLF CLUB AT TUKWET CANYON

36211 Champions Dr, Beaumont, CA 92223

# MARKET OVERVIEW

MORONGO GOLF CLUB  
AT TUKWET CANYON



OAK VALLEY PLAZA  
RITE AID  
SUBWAY



OAK VALLEY TOWNE CENTER



 ±121,500 VEHICLES  
Average Daily Traffic



SUBJECT  
PROPERTY



SUN LAKES  
COUNTRY CLUB



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	11,195	57,236	83,625
2028 PROJECTION	11,415	58,281	85,628
2020 CENSUS	11,094	53,683	77,390
PROJECTED GROWTH 2023 - 2028	0.39%	0.36%	0.47%
MEDIAN AGE	31.8	44.1	43.3

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	3,518	20,292	29,519
2028 PROJECTED	3,581	20,600	30,179
2020 CENSUS	3,486	19,162	27,621
GROWTH 2023 - 2028	0.36%	0.30%	0.44%
OWNER-OCCUPIED	59.2%	76.5%	76.6%
RENTER-OCCUPIED	37.4%	19.8%	19.5%

## INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$95,184	\$101,037	\$104,295
2023 MEDIAN HH INCOME	\$77,918	\$79,149	\$79,983
2023 EST. PER CAPITA INCOME	\$29,582	\$36,252	\$36,864

## RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	39.9%	48.7%	48.8%
BLACK OR AFRICAN AMERICAN	6.4%	7.2%	7.0%
AMERICAN INDIAN OR ALASKA NATIVE	2.5%	1.8%	1.8%
ASIAN	5.3%	7.7%	7.8%
HAWAIIAN OR PACIFIC ISLANDER	0.2%	0.2%	0.2%
OTHER RACE	29.6%	19.0%	18.9%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	9.2%	5.8%	5.7%
HIGH SCHOOL DIPLOMA	31.5%	26.0%	26.1%
SOME COLLEGE	20.4%	23.2%	22.9%
ASSOCIATE	10.6%	11.8%	11.1%
BACHELOR'S	11.4%	16.7%	16.6%
GRADUATE / PROFESSIONAL DEGREE	4.9%	9.2%	9.4%

Data Source: ©2023, Sites USA

*Exclusively listed by*

**FRANCISCO WILLIAMS, CCIM**  
Kidder Mathews  
213.225.7238  
francisco.williams@kidder.com  
**LIC N° 01979442**

**KIDDER.COM**

**LAURA MILSHTeyN**  
Douglas Elliman  
310.595.3888  
laura.milshteyn@elliman.com  
**LIC N° 01997655**

**DOUGLASELLIMAN.COM**

 **Douglas Elliman**

 **Kidder  
Mathews**