

42,500 SF Anchor Space
For Lease

1482 East 2nd Street
Beaumont, CA 92223

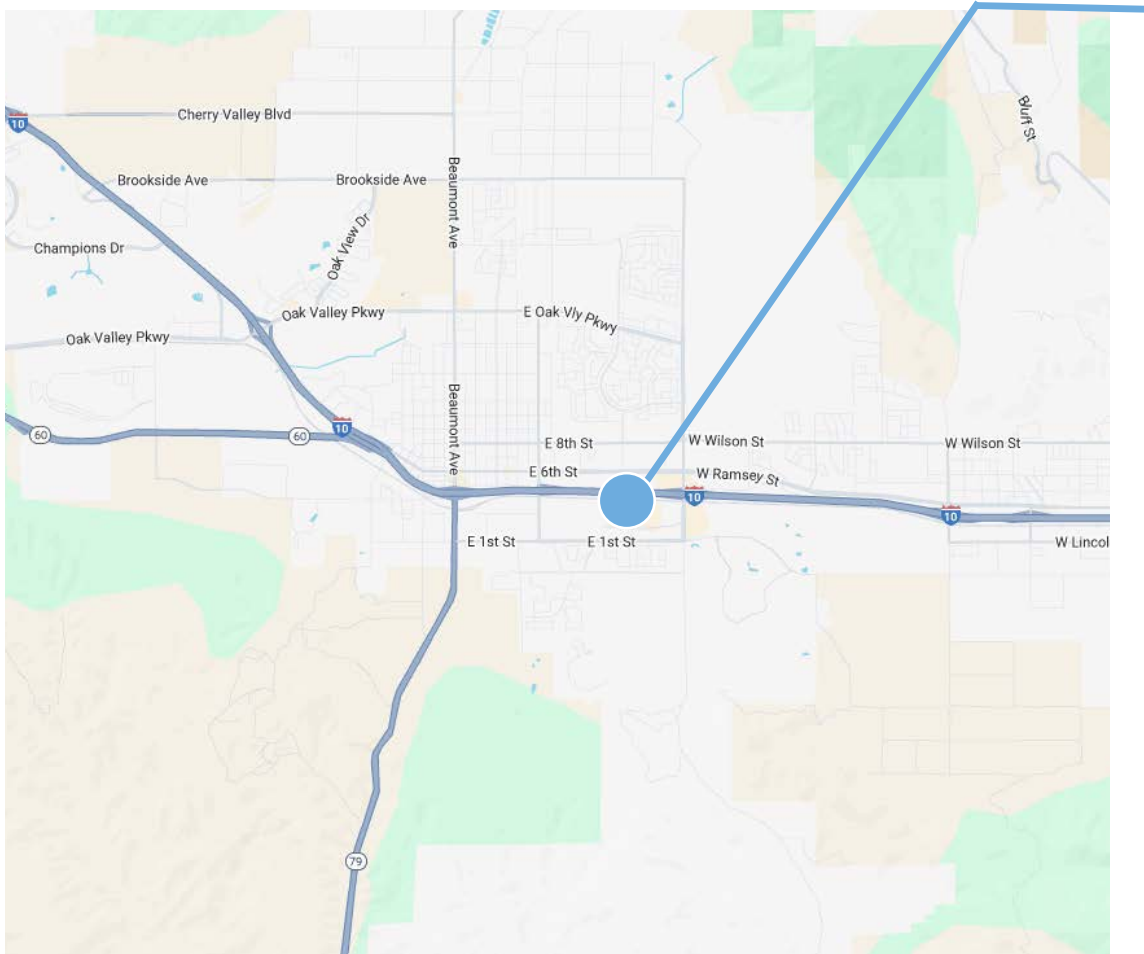
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EAST 2ND STREET

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Property Highlights:

- Freeway visible 42,500 SF anchor space with traffic counts over 140,000 ADT on I-10
- Freeway Pylon Sign Panel
- Situated between high volume Home Depot and Walmart
- Other premier tenants located nearby include Home Goods, Ross, Best Buy, Aldi, Marshalls, Hobby Lobby, PetSmart, Ulta Cosmetics, Kohls, Five Below, & many more
- Located along 2nd Street, Beaumont's #1 retail location

Demographics:

2025 Estimates	3 MILE	5 MILE	10 MILE
Population	57,314	88,004	184,459
AHH Income	\$108,073	\$110,937	\$112,460



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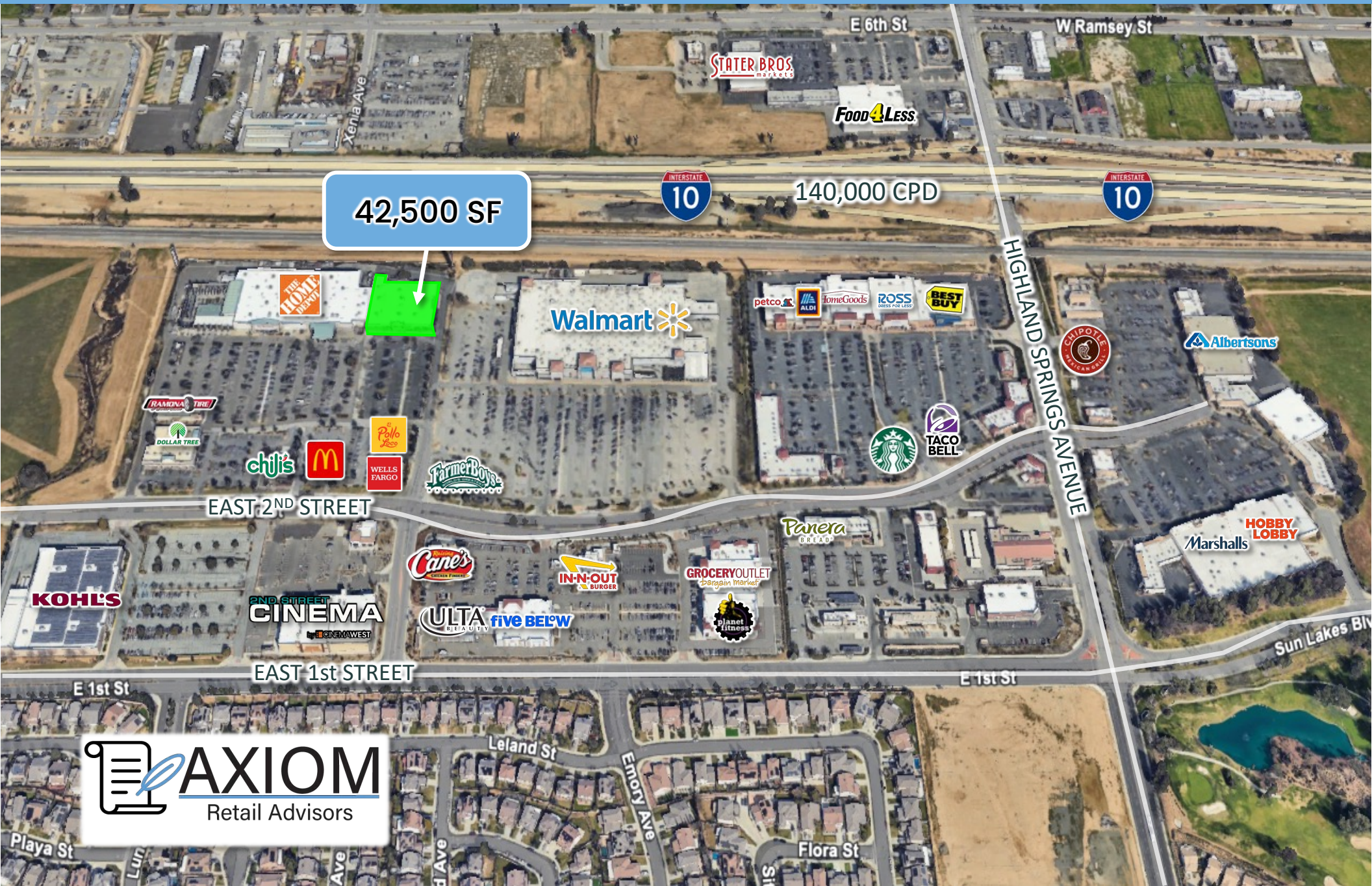
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140,000 CPD

AXIOM
Retail Advisors