

42,500 SF Anchor Space
For Lease

1482 East 2nd Street
Beaumont, CA 92223

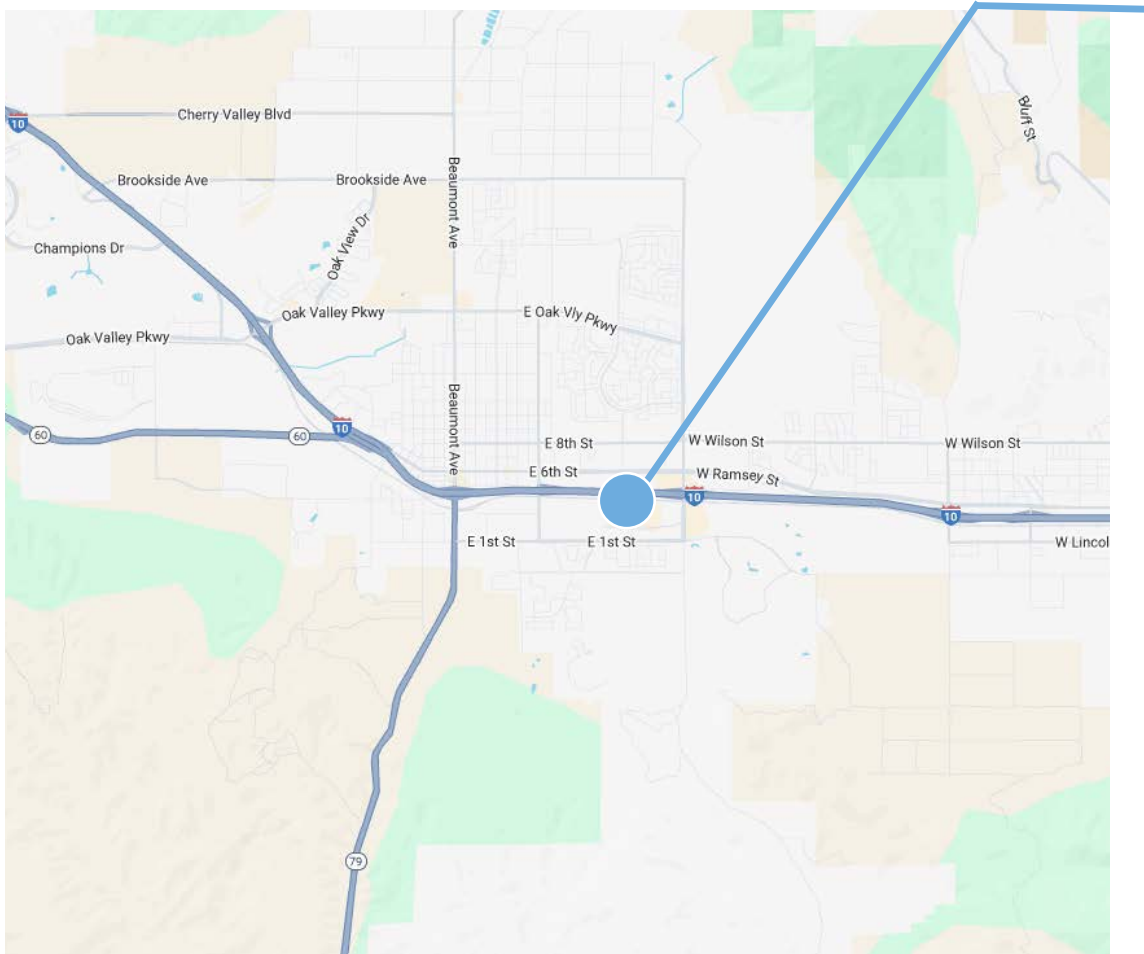
42,500 SF



EAST 2ND STREET

42,500 SF Anchor Space For Lease

1482 East 2nd Street
Beaumont, CA 92223



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



TERRY BORTNICK
888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

CHARLIE BORTNICK
888-301-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

42,500 SF Anchor Space
For Lease

1482 East 2nd Street
Beaumont, CA 92223



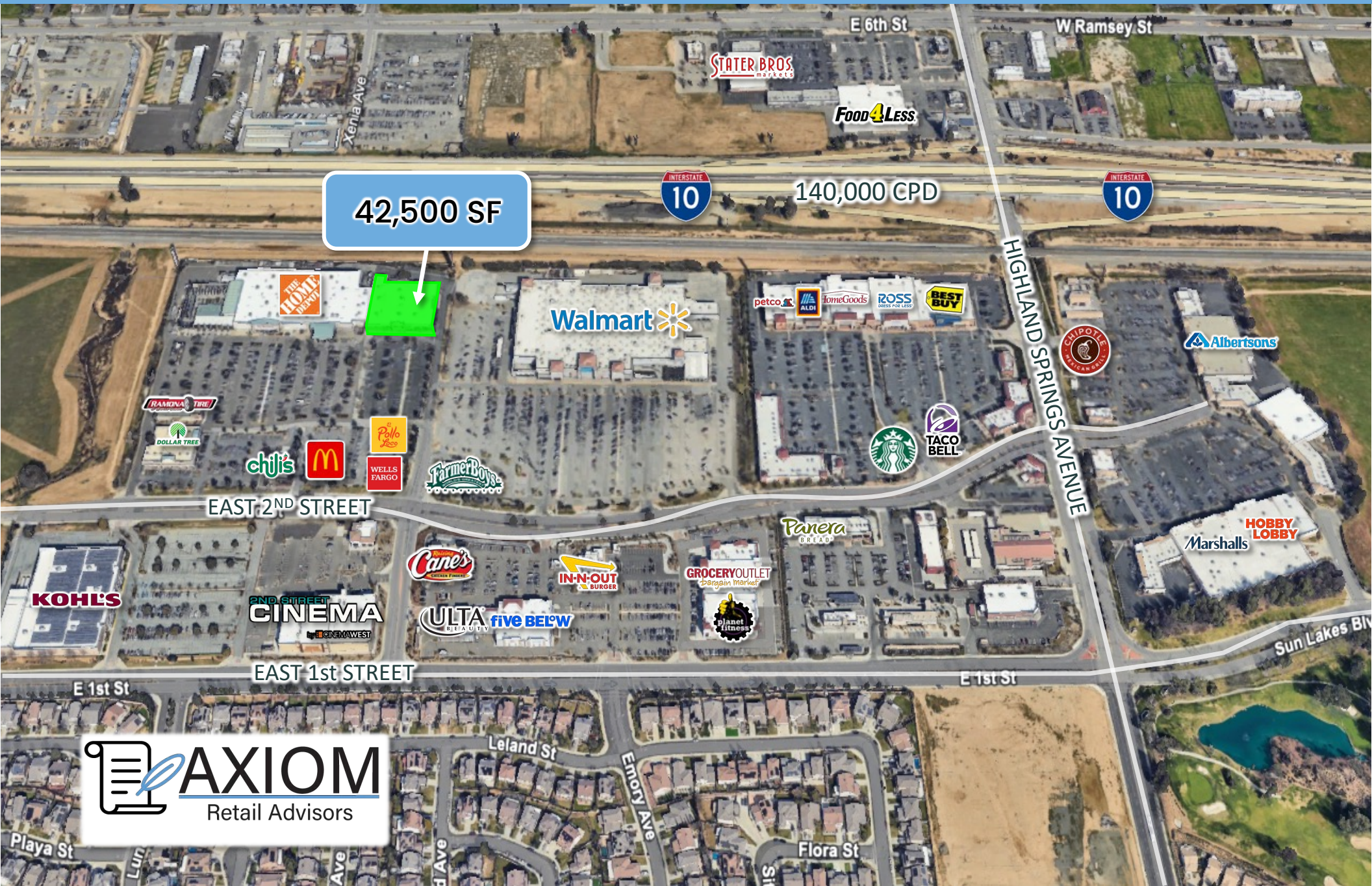
TERRY BORTNICK
888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

CHARLIE BORTNICK
888-301-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

42,500 SF Anchor Space
For Lease

1482 East 2nd Street
Beaumont, CA 92223



42,500 SF

140,000 CPD

AXIOM
Retail Advisors