

**775 E Ramsey St
Banning, CA 92220**

\$3,500,000

7% Cap rate

2024 Built | ± 4,022 SF Retail (2 Units) + Development-Ready Land



Prime 2.35 Acre Corner Site

High-Visibility Monument Sign

National tenant (Drive-Thru)

Highway Serving Commercial (HSC) zoning

Investment Summary

Asking Price	\$3,500,000
NOI (Pro Forma)	\$245,460/year
Cap Rate (Pro Forma)	7.01%
Lot Size	2.35 Acres
Parcel Number (APN)	540-150-030
Building Size	±4,022 SF (Built 2024)
Available Space for Lease	±2,000 SF
Zoning	HSC (Highway Serving Commercial)
Occupancy	Partial (Yoshinoya Tenant)
Lease Type	Modified Gross Lease

All information is deemed reliable but not guaranteed.

Buyer to verify all information independently. Broker and owner make no warranties or representations as to the accuracy of the information provided.

EXECUTIVE SUMMARY

Located on a highly visible 2.35-acre signalized corner with direct I-10 Freeway access, this newly built 4,022 SF retail center (2024 New Construction) offers both strong income and future development upside.

The retail building consists of two units.

Unit 1 (2,022 SF) is leased to Yoshinoya, a national drive-thru tenant, generating \$18,000/month under a Modified Gross lease.

Unit 2 (±2,000 SF) is currently available for lease at \$3.10/SF, Modified Gross, and is well-suited for food & beverage, retail, or service-oriented users.

A major value driver is the highly visible freeway-facing monument sign, providing exceptional branding exposure to constant I-10 traffic—rare and highly sought-after in this corridor.

Zoned HSC (Highway Serving Commercial), the site allows a wide range of uses including retail, restaurant, hospitality, and commercial development. Prior hospitality-related approvals and existing utility connections further enhance development flexibility.

With prime corner positioning, freeway visibility, strong signage exposure, and SBA eligibility (50%+ owner-user potential), the property is well-positioned for both investors and end-users seeking stable income and long-term growth in the Inland Empire.



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Projected Operating Statement

RETAIL - Modified Gross Lease:

Rentable Square Feet Occupied:	<i>sq. ft.</i>	4,022 sq. ft.	PROFORMA
Purchase Price		\$ 3,500,000	

UNIT 2 - PROFORMA	\$		\$ 74,400.00
Rental Growth Rate:	%		
UNIT 1 - YOSHINOYA	\$		216,000
(+) Gross Rental Income:	\$		290,400
Operating Expenses			
(-) Property Tax:	\$		26,228
(-) Management Fee	\$		8,712
(-) Insurance:	\$		12,000
(-) Leasing Commissions (LCs):	\$		-
TOTAL OPERATING EXPENSES			46,940
Others			
(+) Expense Reimbursements:	\$		2,000
Net Operating Income	\$		245,460
Capitalization Rate			7.01%

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Retail Building Unit 1 & 2



Unit	Tenant	Size	Type	Rate	Description
Unit 1	Yoshinoya	±2,200 SF	Modified Gross Lease	\$18,000 / MO	Leased - Drive-Thru QSR
Unit 2	Available	±2,000 SF	Modified Gross Lease	\$6,200 / MO Est. (Modified Gross Lease (\$3.10/SF))	Retail / Restaurant / Office

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Unit 1 - Yoshinoya (Drive-Thru)

Unit Details	Specifications
Space Leased	2,200 SF
Lease Type & Rent	\$18,000/MO Modified Gross Lease



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Unit 2

Unit Details	Specifications
Space Available	2,000 SF
Lease Type & Asking Rent	Modified Gross Lease (\$3.10/SF)



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LOCATION OVERVIEW

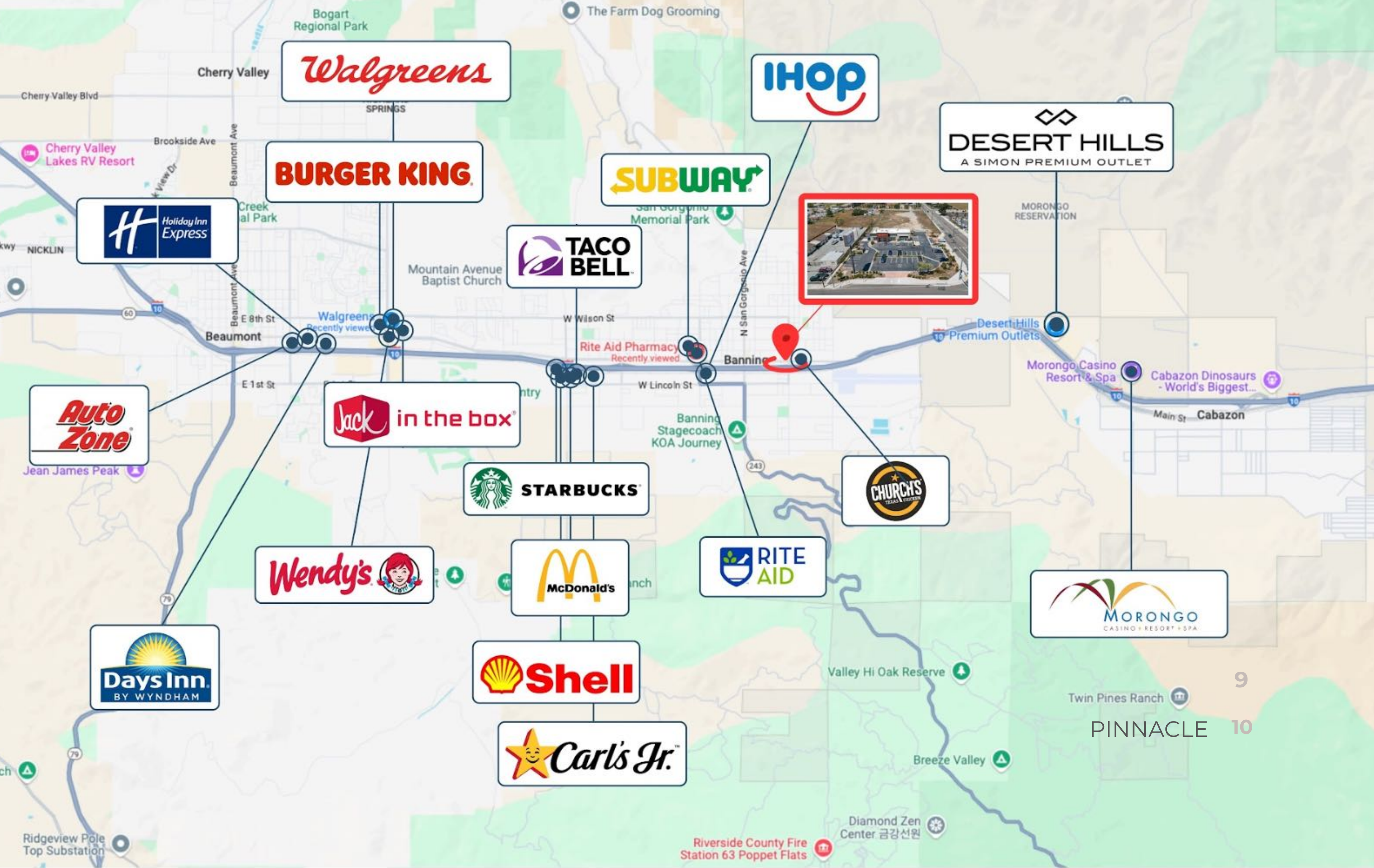
Strategically positioned on a signalized corner near Interstate 10 (I-10), the property offers exceptional visibility and direct accessibility within Banning's primary commercial corridor. Located just minutes from the freeway on/off ramps, it captures strong traffic from daily commuters, regional travelers, and surrounding residential neighborhoods.

Surrounded by established retail, dining, and service tenants, the site benefits from consistent local and freeway-driven exposure. Its prominent corner position and high-traffic setting make it an ideal location for both investors and owner-users seeking long-term growth and stable demand.



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,200	30,680	56,100
Average Age	41.2	43.3	44.0
Average Age (Male)	39.5	41.0	42.0
Average Age (Female)	42.6	45.1	46.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,220	11,494	21,650
Avg. Household Size	2.6	2.6	2.7
Average Household Income	\$57,000	\$59,116	\$61,850
Median Home Value	\$322,000	\$324,800	\$337,500

RACE

	1 MILE	3 MILES	5 MILES
% White (Non-Hispanic)	34.5%	35.1%	36.3%
% Hispanic or Latino	48.9%	49.5%	48.7%
% Black or African American	6.8%	6.6%	6.3%
% Asian	5.1%	5.2%	5.0%
% American Indian	2.6%	2.5%	2.3%
% Two or More Races	21.0%	21.2%	21.0%

TRAFFIC COUNT

Ramsey St	16,000	/day
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BANNING, CALIFORNIA

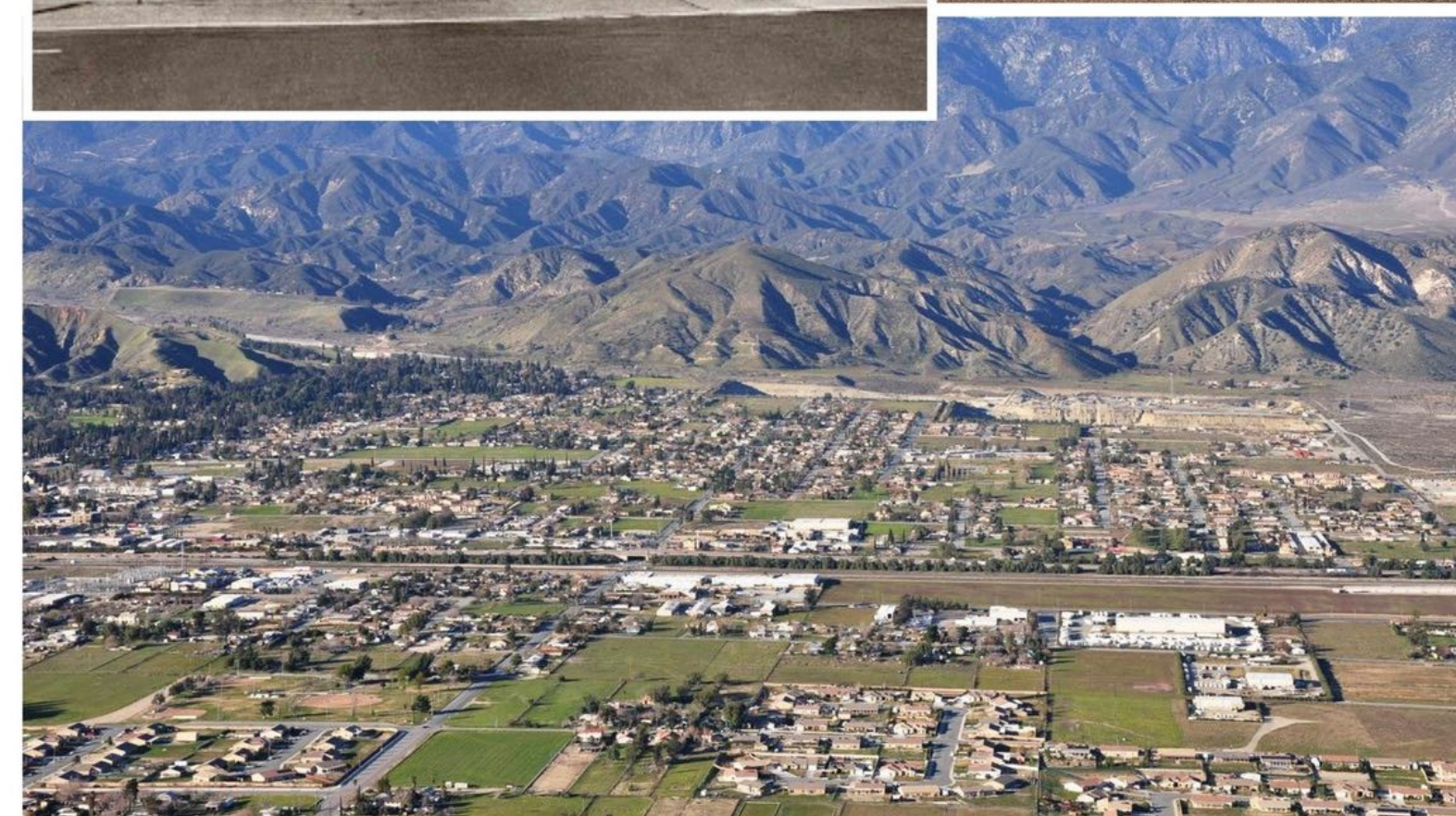
Strategically located in the heart of the Inland Empire, Banning, California offers a compelling opportunity for business owners seeking visibility, accessibility, and long-term growth. Nestled along the I-10 freeway corridor, Banning serves as a natural commercial hub between the thriving Coachella Valley and the expanding communities of Riverside County.

This vibrant city benefits from steady commuter traffic, a growing residential population, and proximity to major destinations like Palm Springs, Cabazon Outlets, and Morongo Casino. Whether you're launching a drive-thru restaurant, a medical practice, or a service-based business, Banning's central location and consistent traffic flow provide the perfect foundation for success.

Banning's local economy is anchored by healthcare, retail, and public services — supported by a community that values accessibility and convenience. The surrounding population offers strong demand for essential services, quick-serve dining, and neighborhood-based retail. This property's signalized corner lot and immediate freeway access ensure maximum visibility for tenants and customers alike.

With flexible zoning, business-friendly policies, and SBA loan eligibility, Banning is positioned as a destination for entrepreneurs ready to serve both locals and travelers. Surrounded by national brands, residential developments, and regional anchors, this location offers stability today — and upside tomorrow.

Whether you're expanding a portfolio or establishing a flagship, Banning, California invites you to plant roots in a market that's open, connected, and growing.



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CONTACT US

775 E Ramsey St, Banning, CA 92220



Michael Shi, Managing Partner
909.319.4661
michael@tmgroupcre.com
License #02161454

Tracy Lee, MBA, Broker Associate
626.620.5100
tracytmgroup@gmail.com
License #02042338