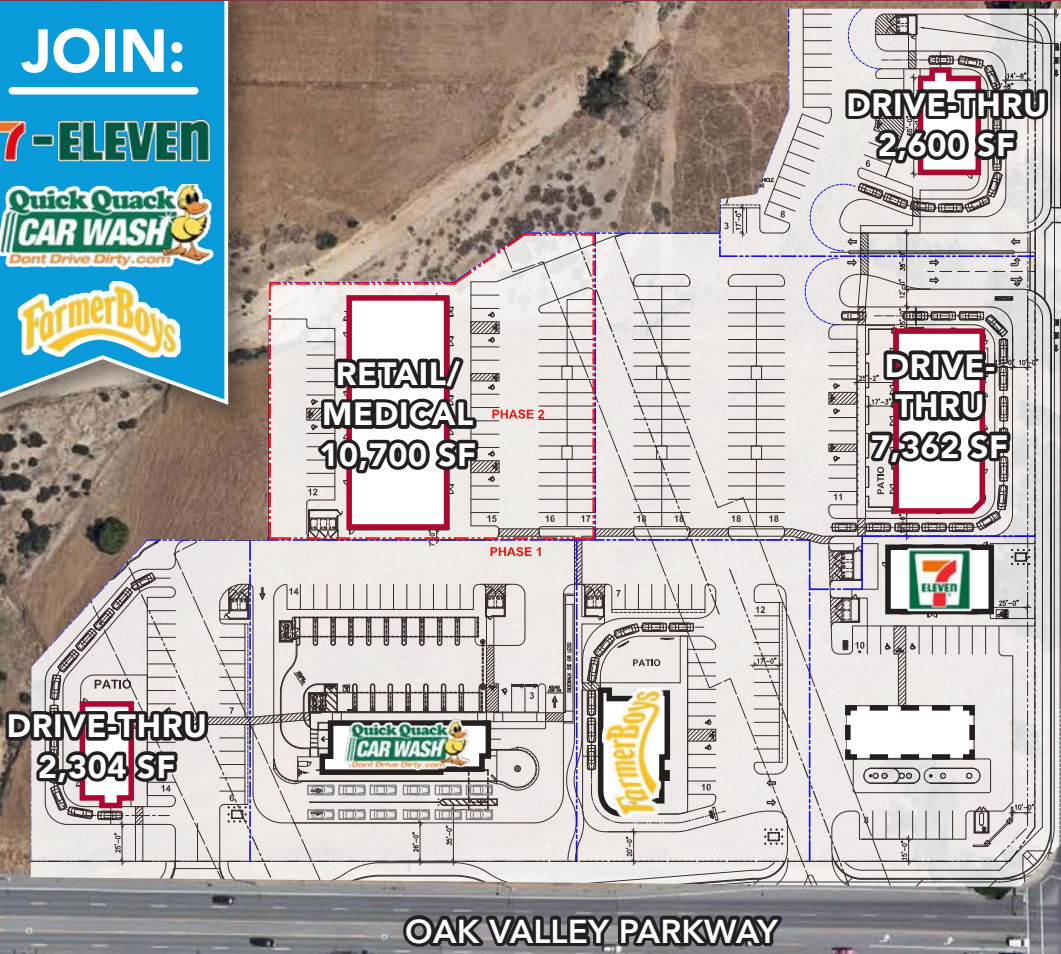


# SHOPPING CENTER COMING SOON

PADS AVAILABLE FOR LEASE  
±2,304 - 10,700 SF AVAILABLE



**DEMOGRAPHICS**  
3 MILE 2021



ESTIMATED  
POPULATION  
**54,021**



AVERAGE HOUSEHOLD  
INCOME  
**\$82,258**



ADJ. DAYTIME  
DEMOGRAPHICS  
**42,601**



TRAFFIC COUNTS  
(OAK VALLEY PKWY & BEAUMONT AVE)  
**24,515 CPD**

**NWC OAK VALLEY PKWY. & BEAUMONT AVE., BEAUMONT, CA 92223**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NICK WIRICK**  
951.276.3636 // DRE#: 01304661  
NWRICK@LEERIVERSIDE.COM

**JEFF STANLEY**  
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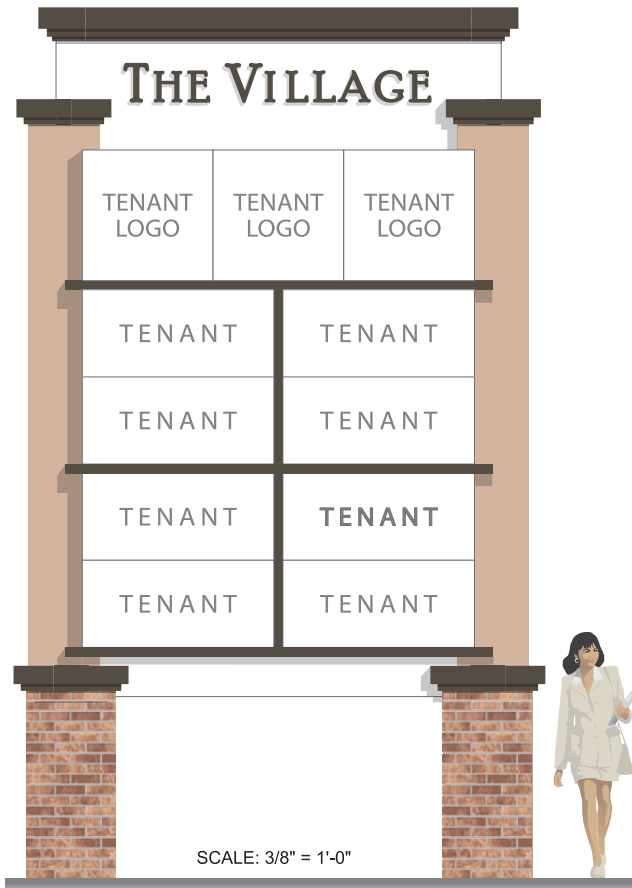
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## MONUMENT SIGNAGE



## BUILDING ELEVATIONS



## PROJECT HIGHLIGHTS

- Anchor, pads and shop space available for lease
- Join 7-Eleven, Quick Quack and Farmer Boys
- Delivery in 2022
- Intersection of two streets that are both freeway on and off ramps
- Center of trade area location
- High volume Stater Bros. and Walgreens across the street from site

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