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RETAIL CENTERS

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Beaumont Creek Commons

280,000 SF Regional Retail Center | I-10 Visibility | Growing Trade Area | Strong Co-Tenancy

2nd Street & Pennsylvania Avenue, Beaumont, California

Project Overview

280,000 SF regional retail center at 2nd Street and Pennsylvania Avenue with direct I-10 visibility, signalized access, and positioned within one of the Inland Empire's strongest retail corridors.

13M+ annual customer visits. Neighboring tenants include Walmart Supercenter, The Home Depot, Kohl's, HomeGoods, Ross, Best Buy, ALDI, Planet Fitness, Ulta, and Five Below.

One of Southern California's fastest-growing trade areas. Over 15,500 homes completed or under development.

Shop, pad, and anchor space available.

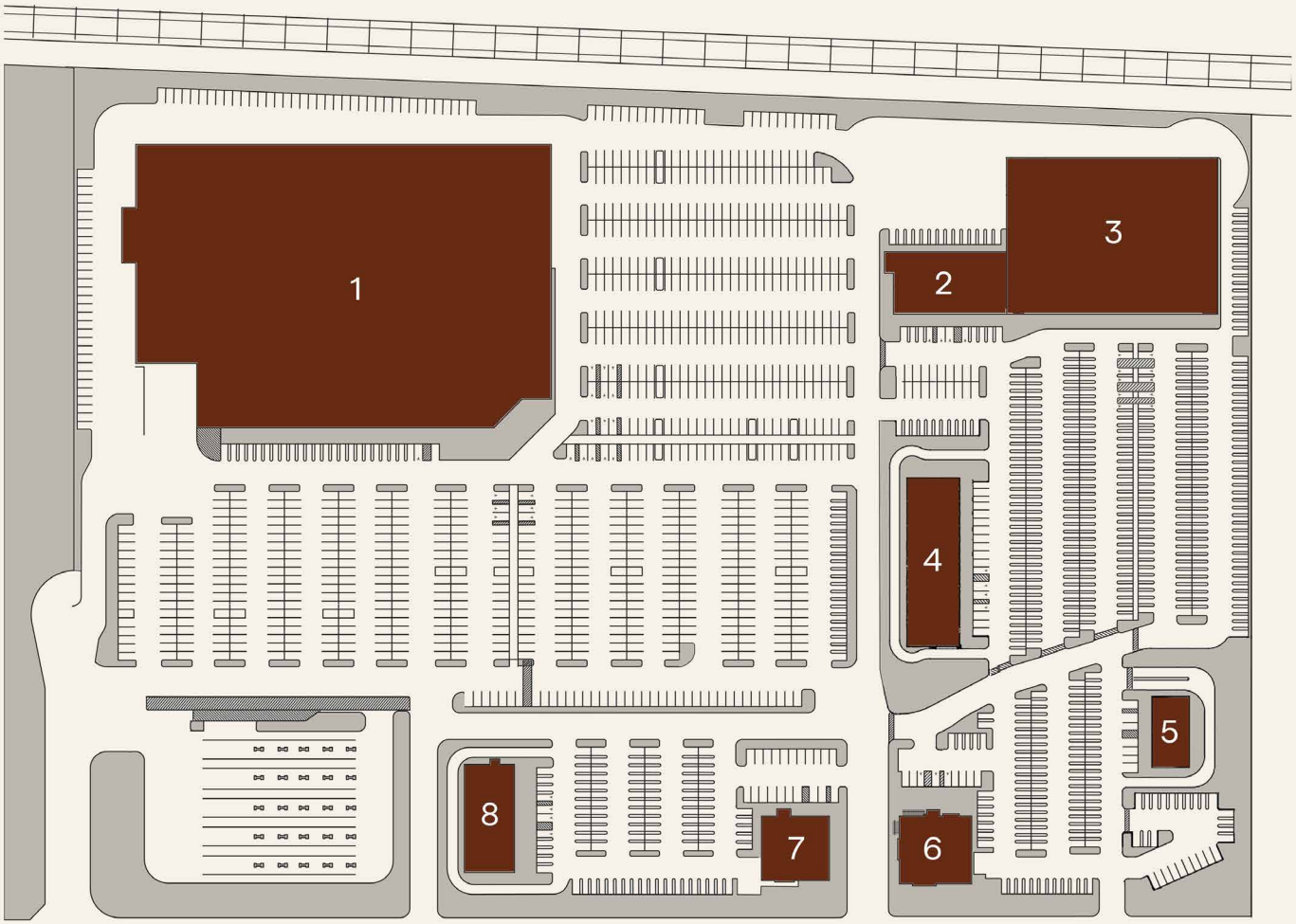
13M+
Annual Customer Visits
Top Inland Empire Retail Corridor

140,000 CPD
Interstate 10 Exposure

35,000+
Homes Planned or Underway

Demographics	1 Mile	3 Miles	5 Miles
2025 Population	11,895	57,664	88,834
2025 Households	4,292	20,660	31,805
2025 Avg. HH Income	$105,098	$103,080	$107,796

Site Plan



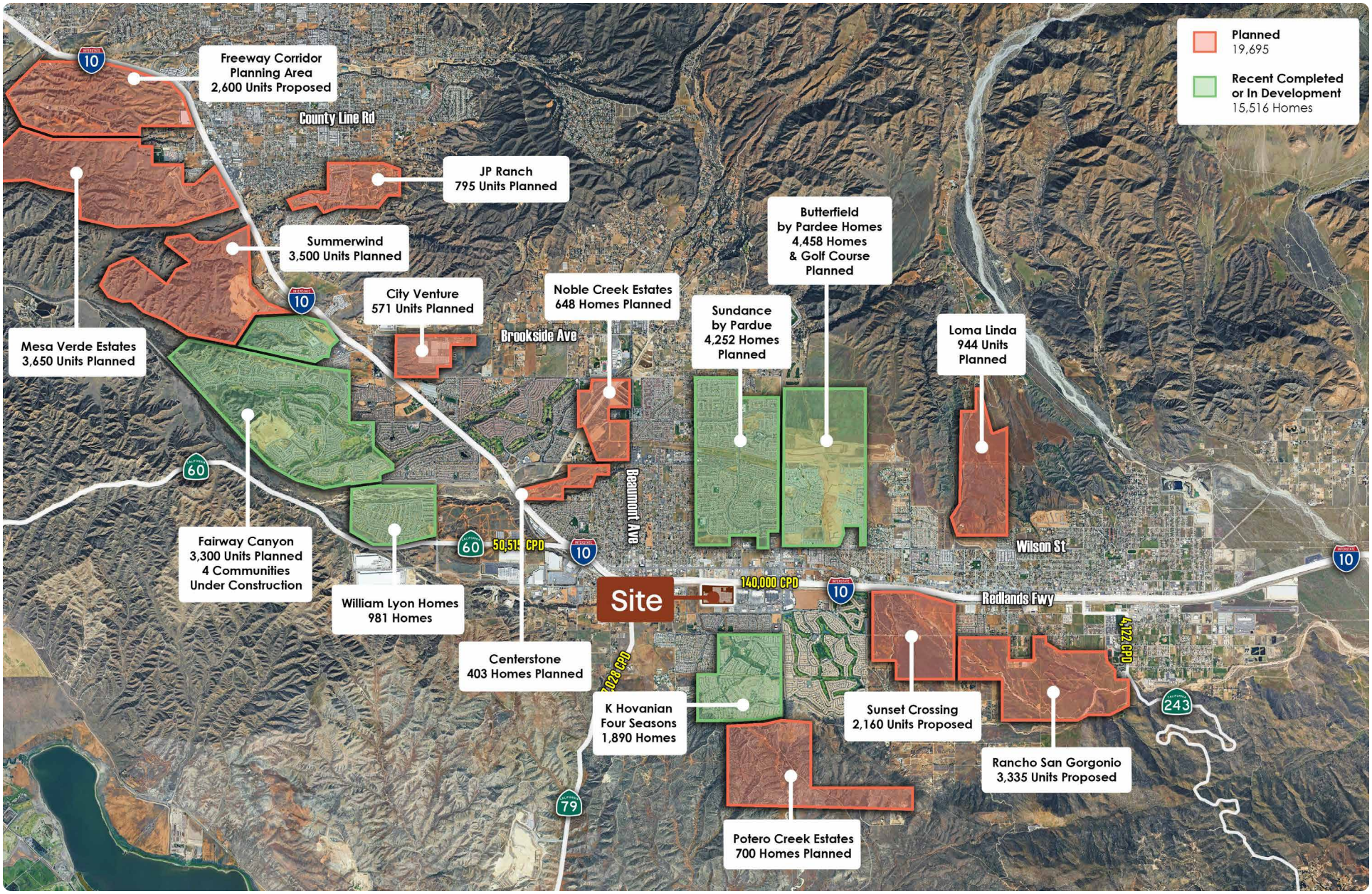
1 AVAILABLE	4 AVAILABLE	7 AVAILABLE
2 AVAILABLE	5 AVAILABLE	8 AVAILABLE
3 AVAILABLE	6 AVAILABLE	

Site Aerial

8th St
Palm Ave
Pennsylvania Ave
Xenia Ave
Highland Springs Ave
6th St
140,000 CPD
Redlands Fwy
10
11,110 CPD
3rd St
Site
Walmart
21,700 CPD
11,793 CPD
2nd St
1st St
11,582 CPD
KOHL'S
CINEMAWEST
five BELOW
planet fitness
Bath & Body Works
GROCERY OUTLET
ULTA
BEST BUY
ROSS
petco
HomeGoods
ALDI
Bank of America
STATER BROS.
FOOD 4 LESS
Applebees
Denny's
SAN GORGONIO MEMORIAL HOSPITAL
Albertsons
HOBBY LOBBY
Carl's Jr.
BOOT BARN
PETSMART
Marshalls
DeForge Community Park
Potrero Blvd
Highland Springs Medical Plaza
Sun Lakes Country Club

Market Aerial

Residential Aerial



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Now Leasing.

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