

SIXTH STREET MIXED USE - RESIDENTIAL FOR SALE OR LEASE

kwCOMMERCIAL

1100 & 1130 E. 6TH STREET

1100 EAST 6TH STREET, BEAUMONT, CA 92223



KELLER WILLIAMS COMMERCIAL

1473 Ford St #200
Redlands, CA 92373



Each Office Independently Owned and Operated

PRESENTED BY:

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1100 EAST 6TH STREET



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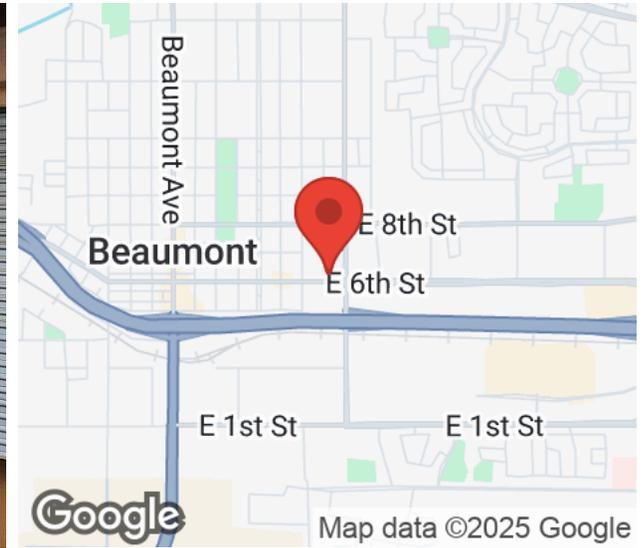
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EXECUTIVE SUMMARY

1100 EAST 6TH STREET



OFFERING SUMMARY

PRICE:	\$1,550,000
FOR LEASE	\$1.58 PSF
BUILDING SF:	+/- 8,400 SF
OCCUPANCY:	Multi-tenant
AVAILABLE SF:	+/- 8,400 SF
LOT SIZE:	+/- 21,354 SF
SIGNAGE:	Avaiivable
FRONTAGE:	180 feet along 6th Street

Now available for Sale or Lease

PROPERTY OVERVIEW

+/- 8,400 square foot of structures situated on two lots totaling +/- 21,354 square foot lot. The current owner operates a legally permitted autobody shop equipped with a permitted paint booth. The property is also a licensed repair shop. The owner rents out the front unit to a tire shop operator. The tenant is on a month to month tenancy. There is a vacant house that is included in the square footage. The autobody section which consist of +/-3,800 SF is available for lease (not the Tire Shop Section)

The property is part of the city revitalization efforts throughout the downtown area. The zoning is Sixth Steet Mixed Use - Residential which allows many, office, retail and related uses. The current use is grandfathered, non conforming use. There have been some improvements in the immediate area including a new Beyond gas station with a convenience store as well as a new AutoZone.

PROPERTY HIGHLIGHTS

- +/- 8,400 sf of structures
- +/- 21,354 sf lot
- Permitted Autobody operator
- Multi-tenant building
- Vacant house included (contiguous parcel)
- Sixth Street Mixed Use Residential
- New development in the area
- Average Daily Traffic +/-12,400 per day
- The autobody section which consist of +/-3,800 SF is available for lease (not the Tire Shop Section)

LOCATION & HIGHLIGHTS

1100 EAST 6TH STREET



LOCATION INFORMATION

Building Name:	1100 E. 6th Street
Street Address:	1100 E. 6th Street
City, State, Zip:	Beaumont
County:	Riverside
Market:	Inland Empire - East
Sub-market:	Beaumont / Hemet
Cross Streets:	Massachusetts Ave.



LOCATION OVERVIEW

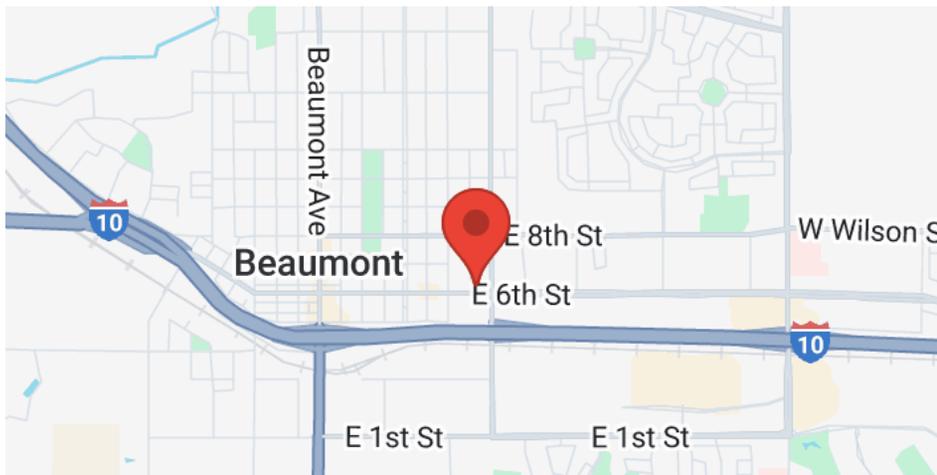
Beaumont is a friendly city known for its warm hospitality and remarkable people. It also has a small-town feel in one of the fastest-growing regions in the state.

Beaumont has a Primary Retail Trade Area of 155,989 with an Average Household income of \$92,157, creating \$1.408B dollars in consumer demand and is expected to grow by \$231M dollars by 2026 creating \$1.638B dollars in retail demand.

Beaumont is a city on the rise, building upon itself day by day.

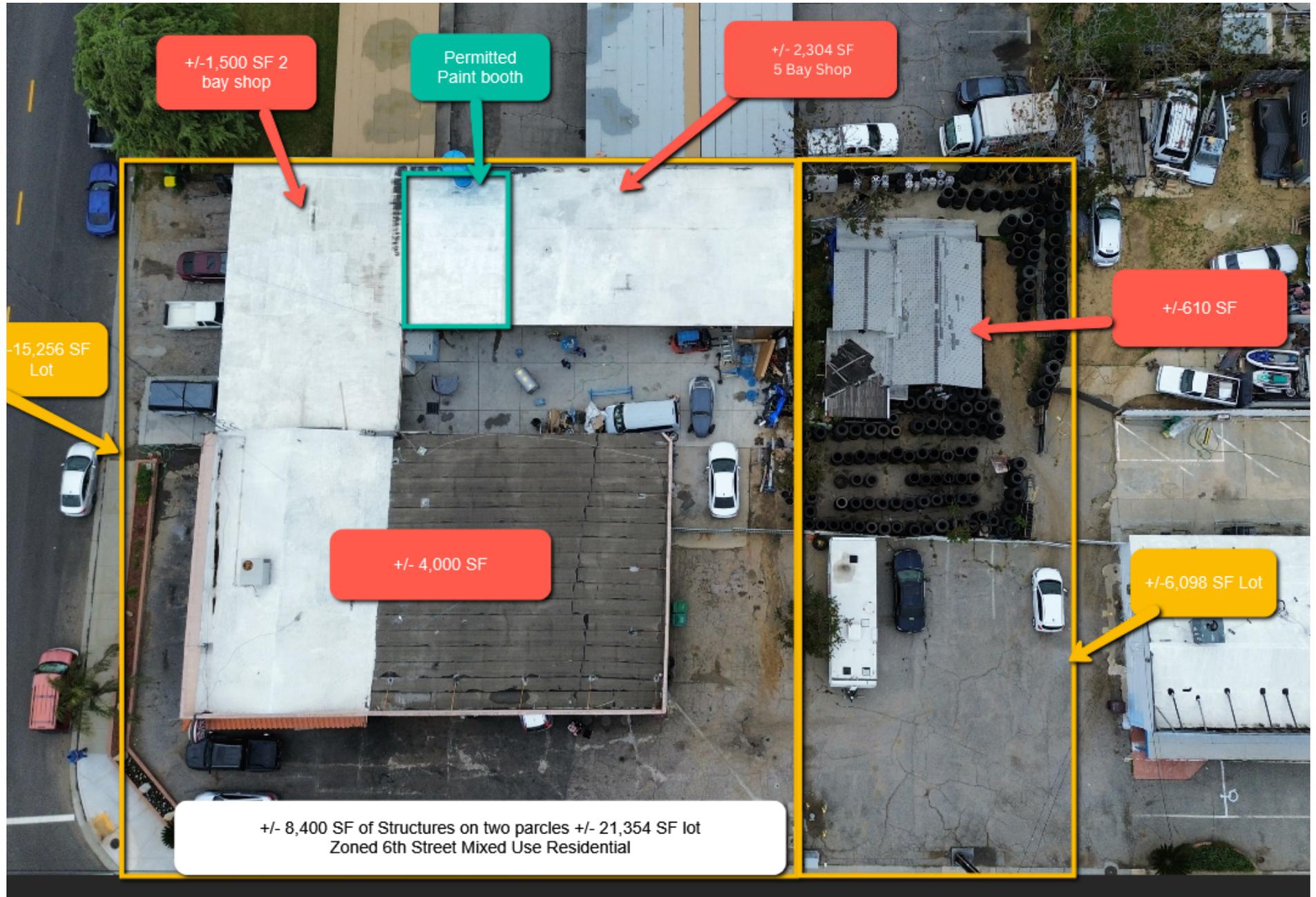
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- The owner rents out the front unit to a tire shop operator. The tenant is on a month to month tenancy.
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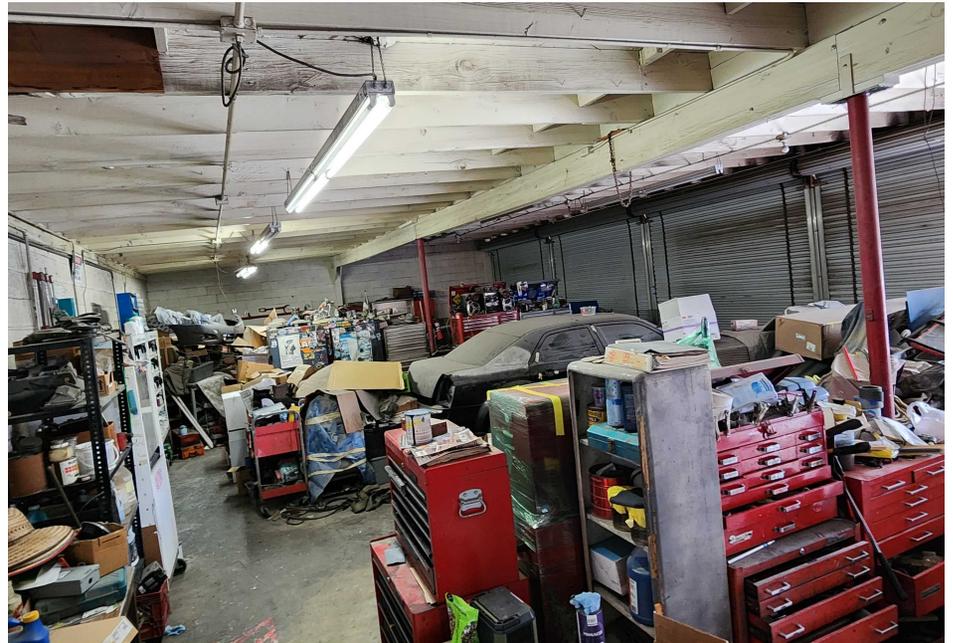
PROPERTY PHOTOS

1100 EAST 6TH STREET



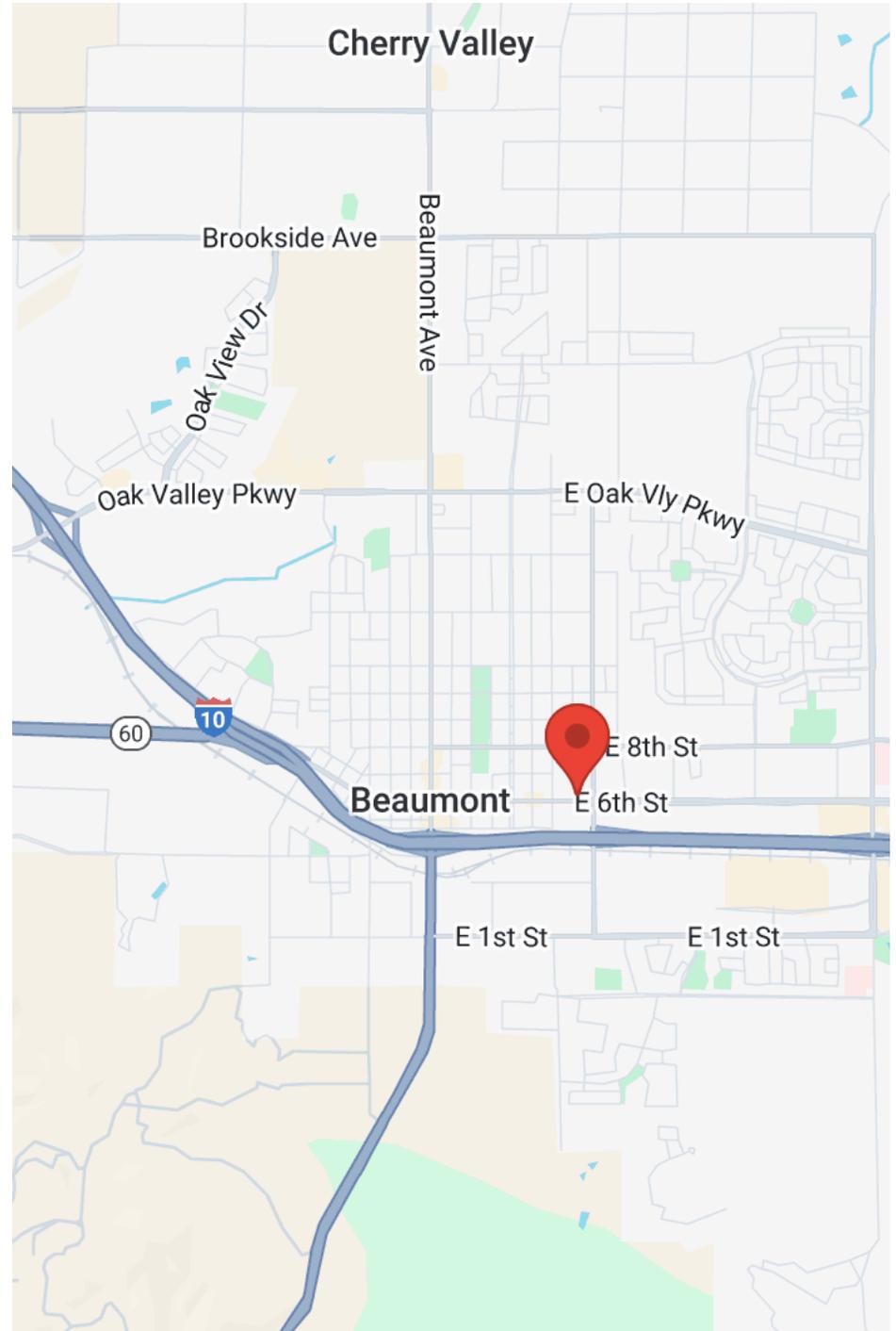
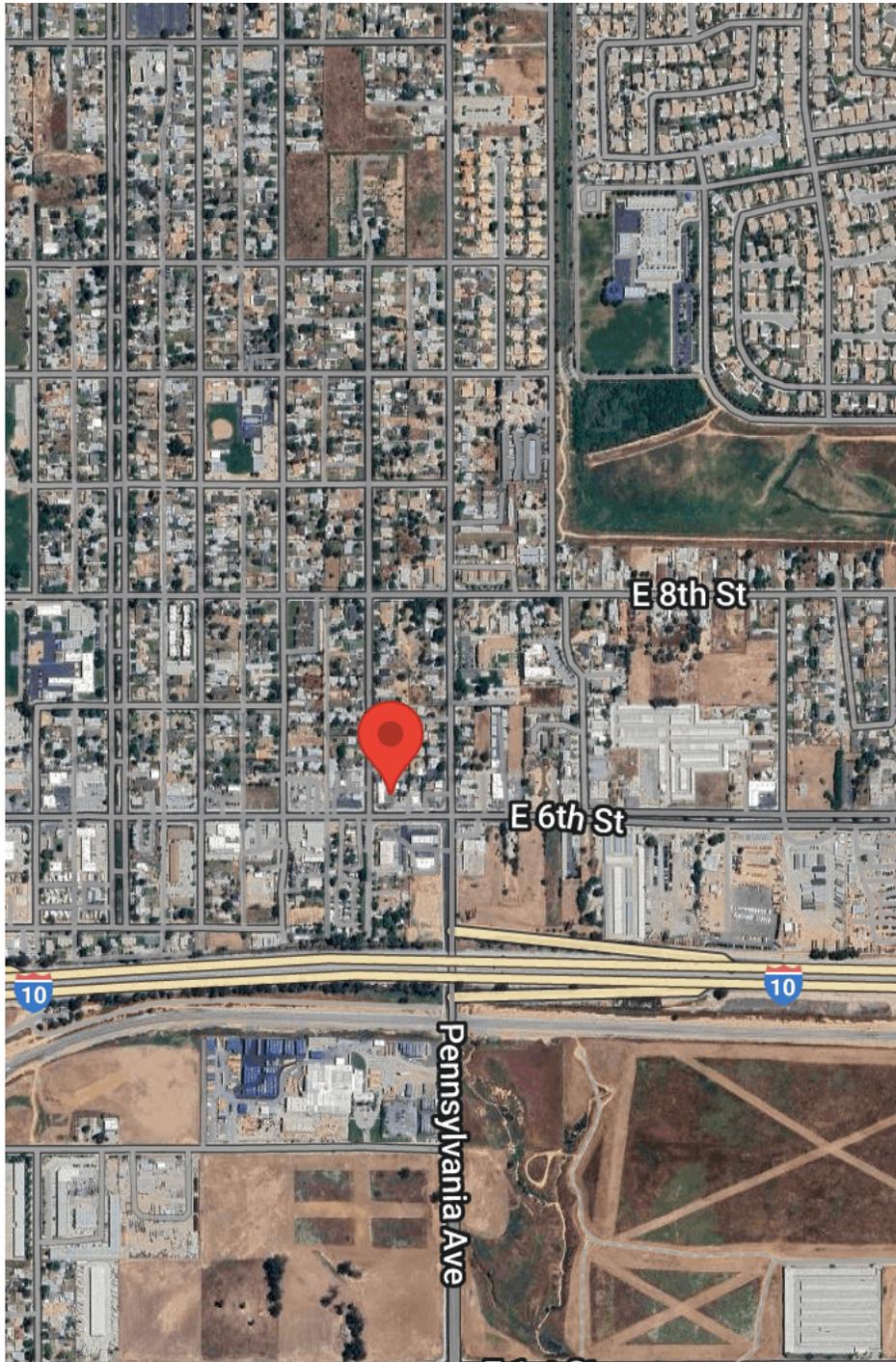
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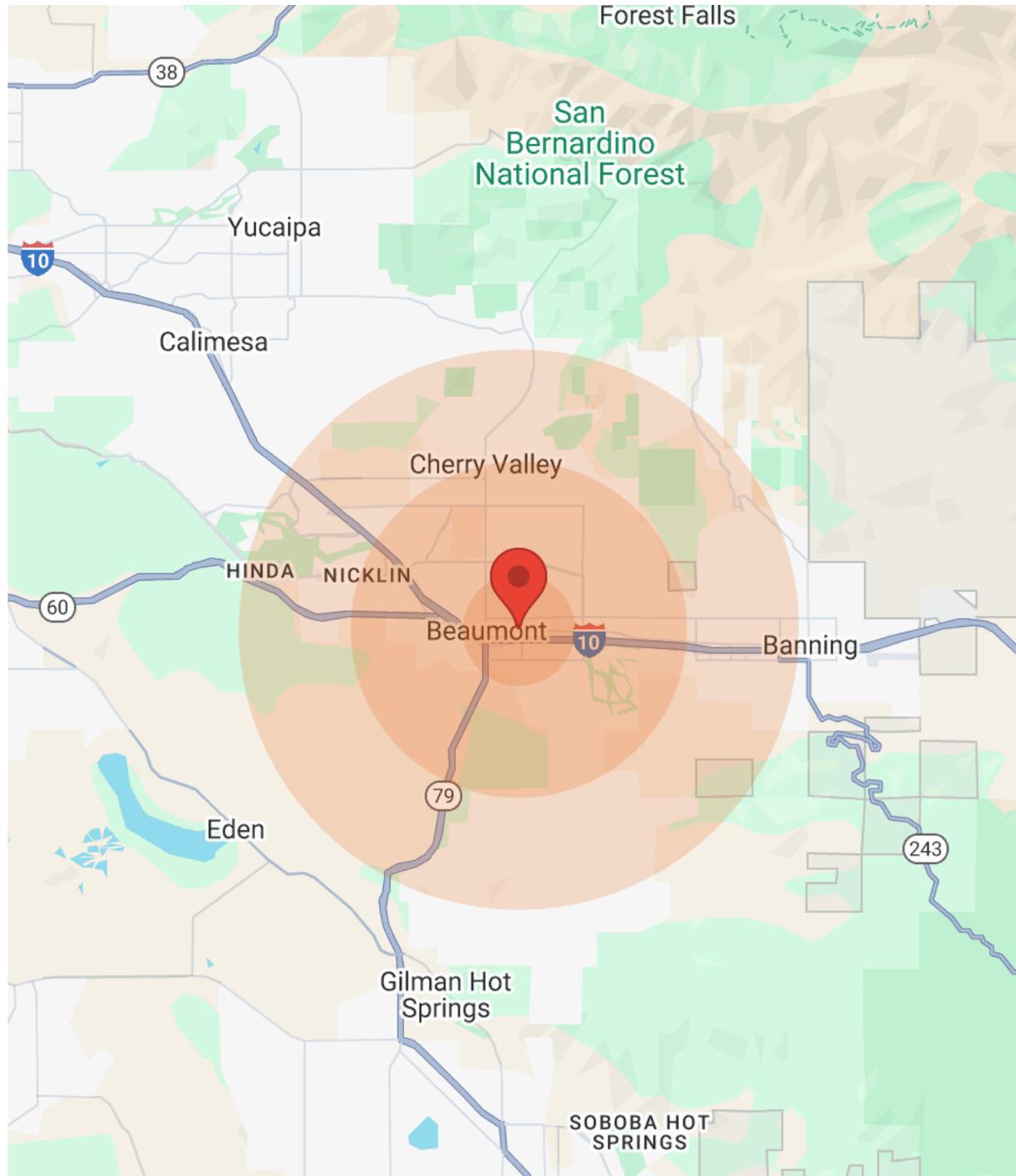
LOCATION MAPS

1100 EAST 6TH STREET



DEMOGRAPHICS

1100 EAST 6TH STREET



Population	1 Mile	3 Miles	5 Miles
Male	7,505	19,348	29,487
Female	7,288	21,480	33,157
Total Population	14,793	40,828	62,644

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,987	9,434	13,088
Ages 15-24	2,544	5,970	8,320
Ages 25-54	5,716	14,144	20,518
Ages 55-64	1,209	3,886	6,117
Ages 65+	1,337	7,394	14,601

Race	1 Mile	3 Miles	5 Miles
White	8,731	28,020	44,830
Black	746	1,583	2,089
Am In/AK Nat	67	272	458
Hawaiian	21	22	22
Hispanic	7,784	16,480	23,778
Multi-Racial	9,022	17,476	24,420

Income	1 Mile	3 Miles	5 Miles
Median	\$40,489	\$57,784	\$46,738
< \$15,000	745	1,583	2,581
\$15,000-\$24,999	515	1,630	2,792
\$25,000-\$34,999	652	1,917	3,144
\$35,000-\$49,999	529	1,969	3,561
\$50,000-\$74,999	662	2,485	4,278
\$75,000-\$99,999	653	2,335	3,199
\$100,000-\$149,999	677	1,844	2,625
\$150,000-\$199,999	114	421	736
> \$200,000	103	236	417

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,912	15,504	25,864
Occupied	4,433	14,119	23,577
Owner Occupied	2,785	10,196	17,498
Renter Occupied	1,648	3,923	6,079
Vacant	479	1,385	2,287