

FOR LEASE

+/- ½ Acre Outdoor Storage & +/- 600 SF Office For Lease



+/- 1/2 ac. outdoor
storage available

+/-600SF
office

609 W LUIS ESTRADA RD, BEAUMONT, CA 92223



PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$ 4,500/MONTH
PROPERTY TYPE:	Outdoor Storage
LOT SIZE:	+/- ½ Acre
YEAR BUILT:	1969
BUILDING SIZE:	600 SF
ZONING:	IL
MARKET:	San Bernardino

PROPERTY OVERVIEW

Apex Real Estate Services presents **609 W Luis Estrada Rd, Beaumont, CA 92223**—a secured $\pm\frac{1}{2}$ -acre outdoor storage yard with a ± 600 SF office, offered as a portion of a larger ± 2.23 AC parcel. Fully fenced and grade-level, it's ideal for commercial truck parking, equipment storage, and contractor operations. Available for immediate occupancy

PROPERTY HIGHLIGHTS

- Fully secured perimeter fencing for asset protection
- ± 600 SF office component for administrative operations
- Grade-level access optimized for commercial vehicle maneuvering
- Ample space for commercial truck parking and equipment storage
- Immediate occupancy available

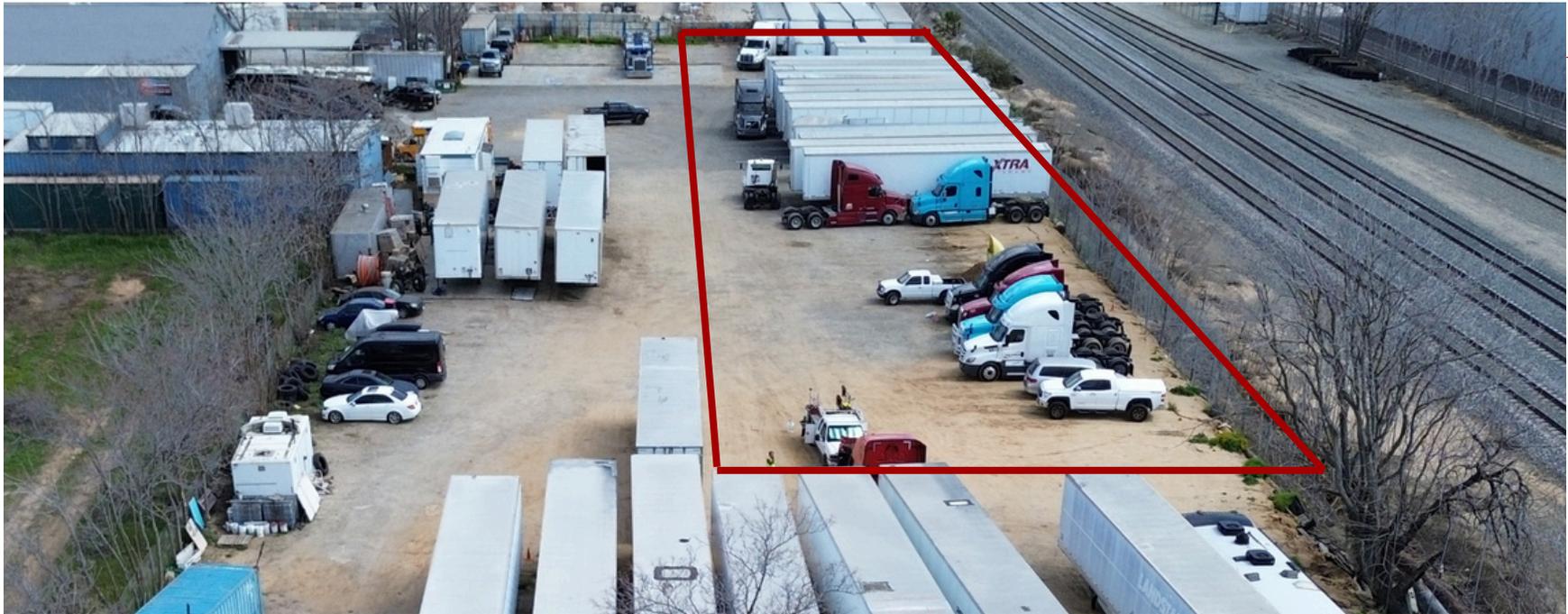


MARKET POSITIONING

This property capitalizes on Beaumont's emergence as a strategic logistics node between the Inland Empire's core industrial markets and the Coachella Valley. The combination of secured outdoor storage with office functionality addresses critical operational needs for businesses requiring both equipment storage and administrative workspace.

IDEAL TENANT PROFILES

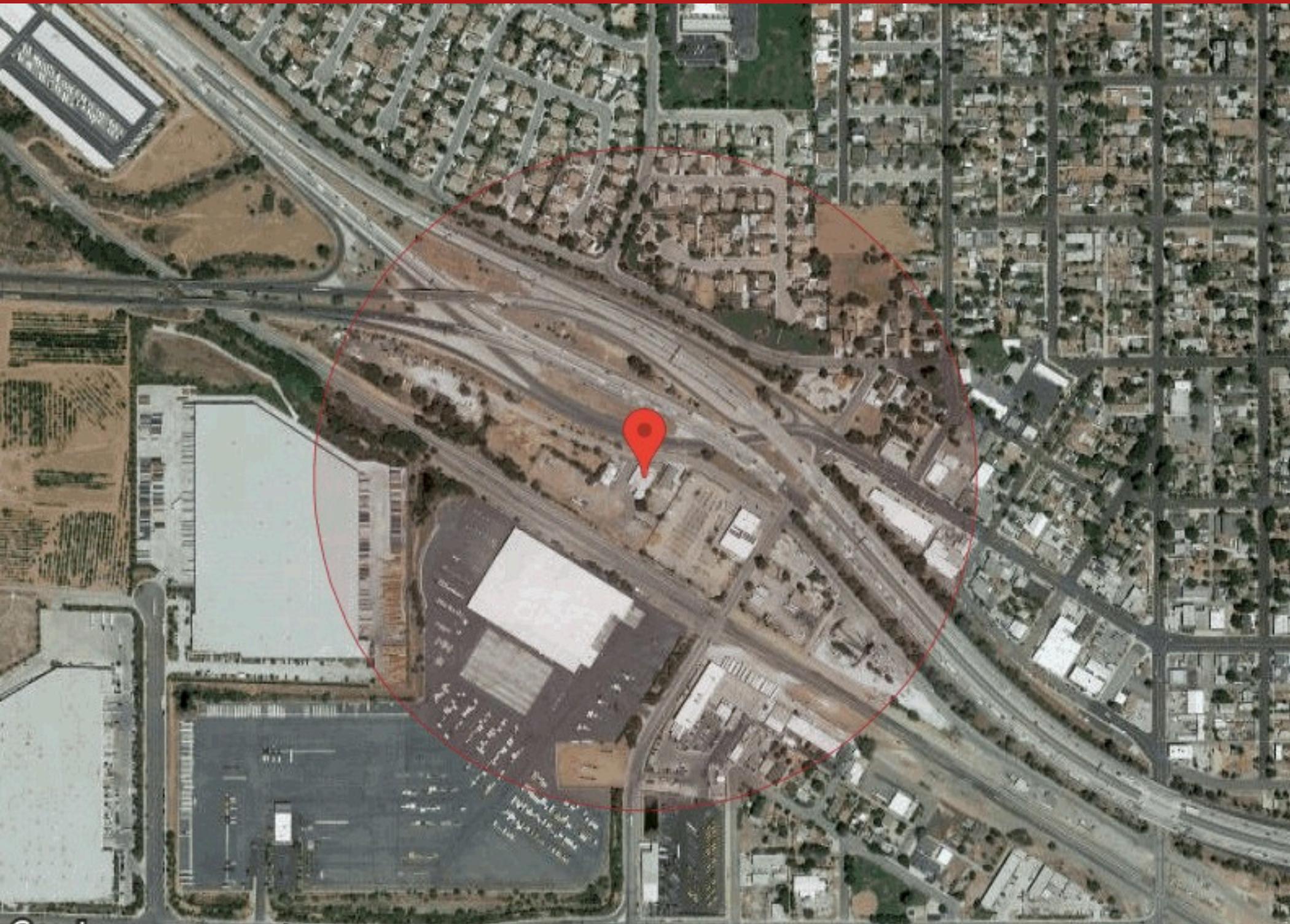
- Transportation and logistics companies
- Construction and contractor yards
- Equipment rental operations
- Fleet storage and maintenance
- Distribution staging operations



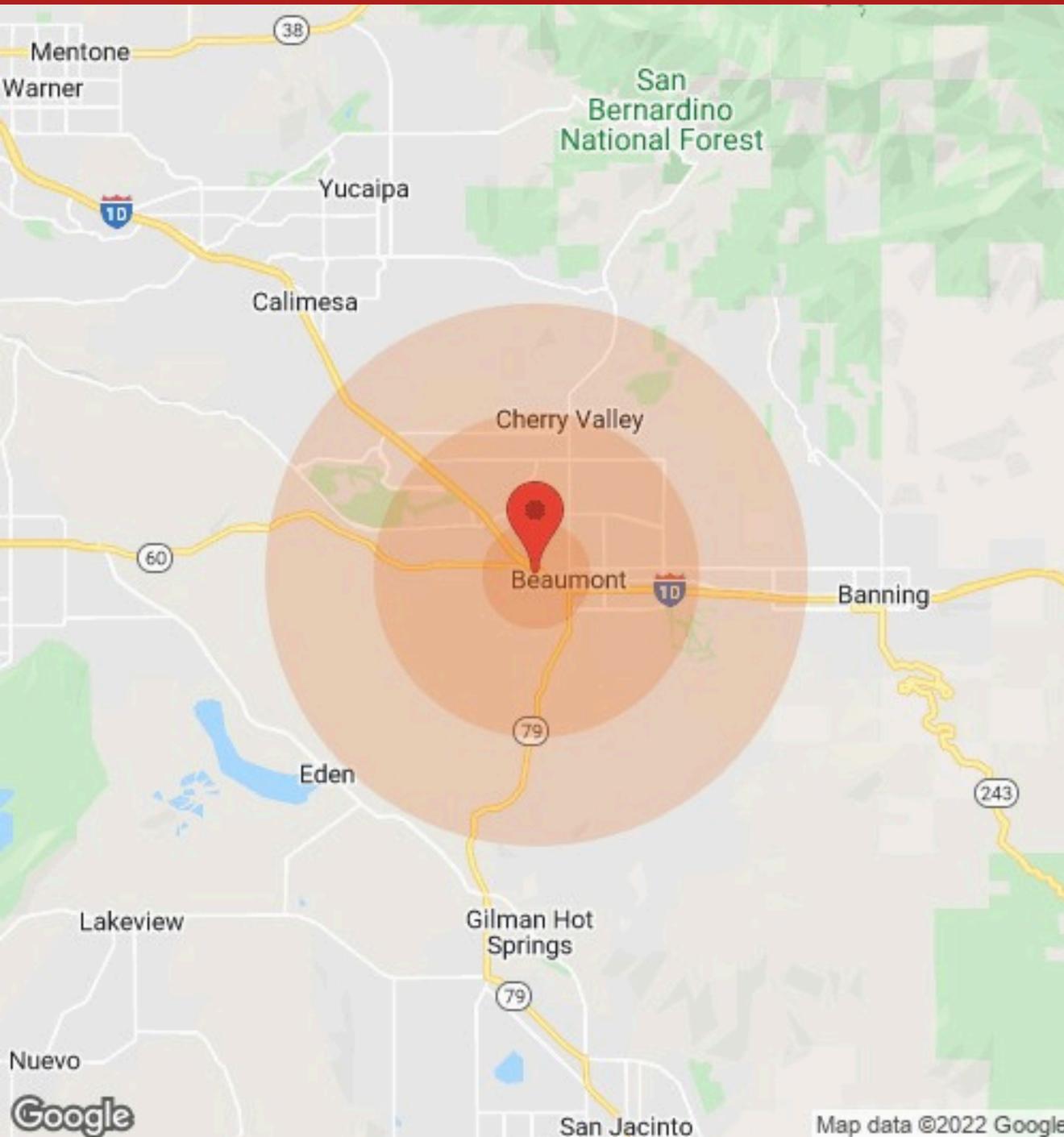
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PROPERTY PHOTOS





DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,988	17,149	30,466
Female	3,073	18,451	33,825
Total Population	6,061	35,600	64,291

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,648	8,918	13,216
Ages 15-24	1,002	5,651	8,451
Ages 55-64	556	3,473	6,763
Ages 65+	628	4,401	15,591

Race	1 Mile	3 Miles	5 Miles
White	3,863	23,650	46,362
Black	95	1,421	2,422
Am In/AK Nat	44	225	379
Hawaiian	15	21	22
Hispanic	3,782	15,087	21,927
Multi-Racial	3,998	16,602	22,972

Income	1 Mile	3 Miles	5 Miles
Median	\$49,964	\$60,107	\$57,703
< \$15,000	207	1,224	2,165
\$15,000-\$24,999	328	1,144	2,428
\$25,000-\$34,999	378	1,293	2,795
\$35,000-\$49,999	289	1,469	3,387
\$50,000-\$74,999	187	1,823	4,438
\$75,000-\$99,999	317	2,239	3,771
\$10,000-\$149,999	76	1,907	3,057
\$150,000-\$199,999	N/A	445	973
> \$200,000	48	224	666

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,109	12,329	25,931
Occupied	1,910	11,255	23,702
Owner Occupied	933	7,991	18,660
Renter Occupied	977	3,264	5,042
Vacant	199	1,074	2,229

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CONTACT INFORMATION



FOR FURTHER INQUIRIES, PLEASE CONTACT

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**WE LOOK FORWARD TO BUILDING BETTER
COMMUNITIES WITH YOU.**

