



**Kristen Schultz, REALTOR®**  
GRI, Notary Public  
BRE Lic. #01275600

**Beaumont Realty, Inc.**  
BRE Lic. #01511195  
547 E. 6th St., Beaumont, CA 92223

# FOR SALE

\$850,000

982-990 Beaumont Ave  
Beaumont CA 92223



# FOR SALE

Commercial Building  
986-990 Beaumont Ave, Beaumont CA 92223

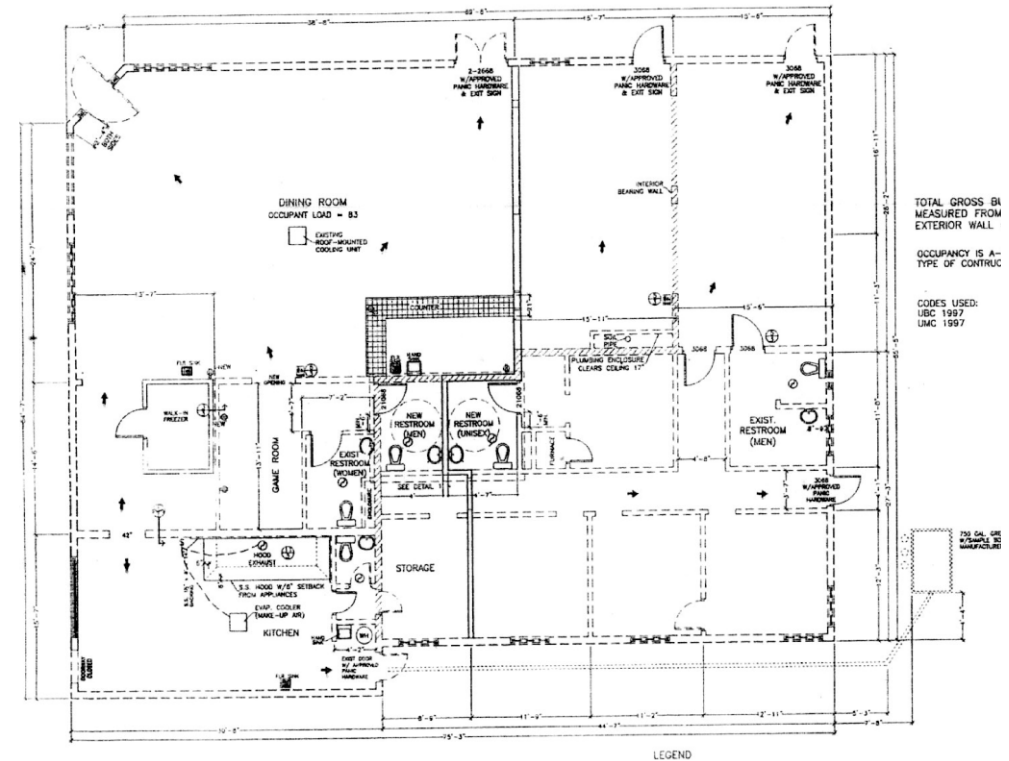
Lot Size : Approximately 9,500 SF  
Total building SF: 4,200 SF  
Zoned : C-1

## Property Highlights

- Located on a corner lot
- Ample parking
- High Traffic counts on Beaumont Ave.
- Foam coated roof installed in 2006
- Property has 2 water meters, 2 gas meters, 2 electric meters

## Investment Highlights

- Restaurant space is approx. 2,400 SF with monthly rent of \$2,500 month
- Former Salon space is approx 1,800 SF with previous monthly rent of \$1,800





# FOR SALE

Residential Home  
982 Beaumont Ave, Beaumont CA 92223

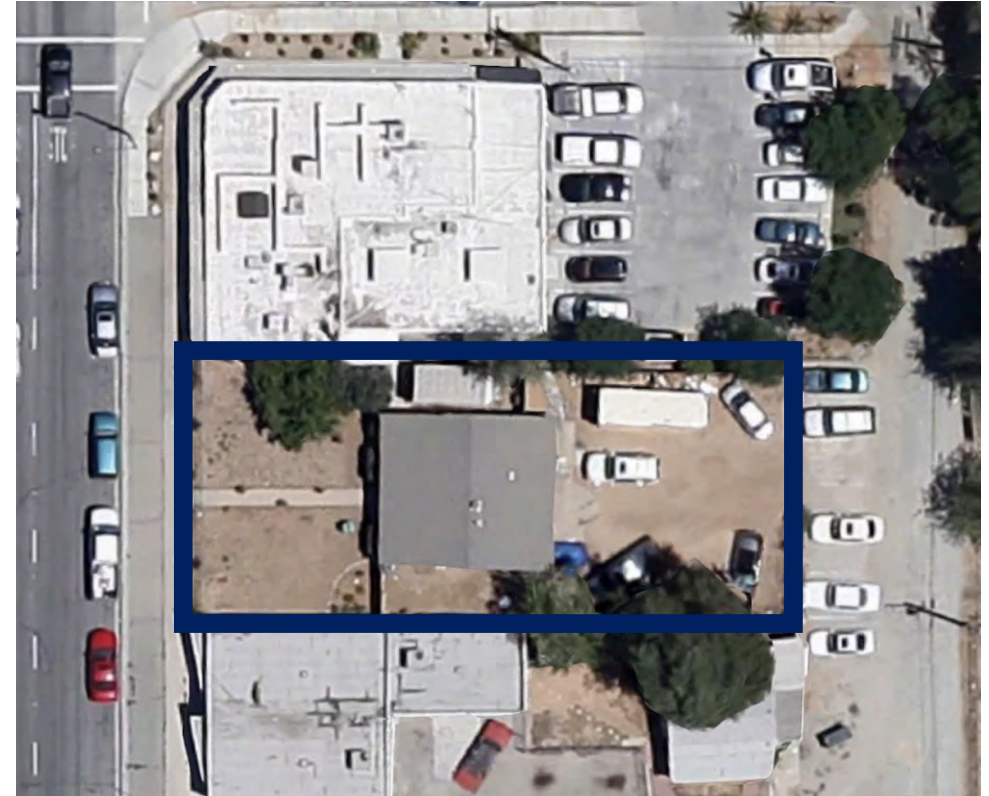
Lot Size :            Approximately 9,500 SF  
Total House SF:    900 SF  
                             1 Bedroom, 1 Bathroom, & extra room/den  
Zoned :                Residential

## Property Highlights

- Located on a large lot
- Near several Restaurant and retail amenities
- New roof installed in 2012

## Investment Highlights

- House is currently renting for \$900/month





# LOCATION MAP





# DEMOGRAPHICS

2017 Summary	1 MILE	3 MILES	5 MILES
Population	12,684	52,153	71,489
Households	3,760	18,515	25,675
Families	2,932	13,208	18,248
Average Household Size	3.31	2.78	2.75
Owner Occupied Housing Units	2,121	13,934	19,455
Renter Occupied Housing Units	1,639	4,581	6,220
Median Age	31.0	39.8	40.7
Median Household Income	\$50,274	\$59,801	\$56,749
Average Household Income	\$65,353	\$80,048	\$78,203

2017 Summary	1 MILE	3 MILES	5 MILES
Population	13,545	56,863	77,683
Households	3,997	20,008	27,644
Families	3,115	14,288	19,661
Average Household Size	3.32	2.81	2.78
Owner Occupied Housing Units	2,248	15,059	20,967
Renter Occupied Housing Units	1,749	4,949	6,677
Median Age	31.1	39.7	40.7
Median Household Income	\$54,212	\$66,919	\$62,888
Average Household Income	\$74,658	\$91,739	\$90,024







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