



FOR LEASE

OAK VALLEY VILLAGE

Oak Valley Parkway & 10 Freeway
Beaumont, California



Ground Up Development | Anchor, Drive-Thru Pads, Shop Space Available

For leasing opportunities, please contact:

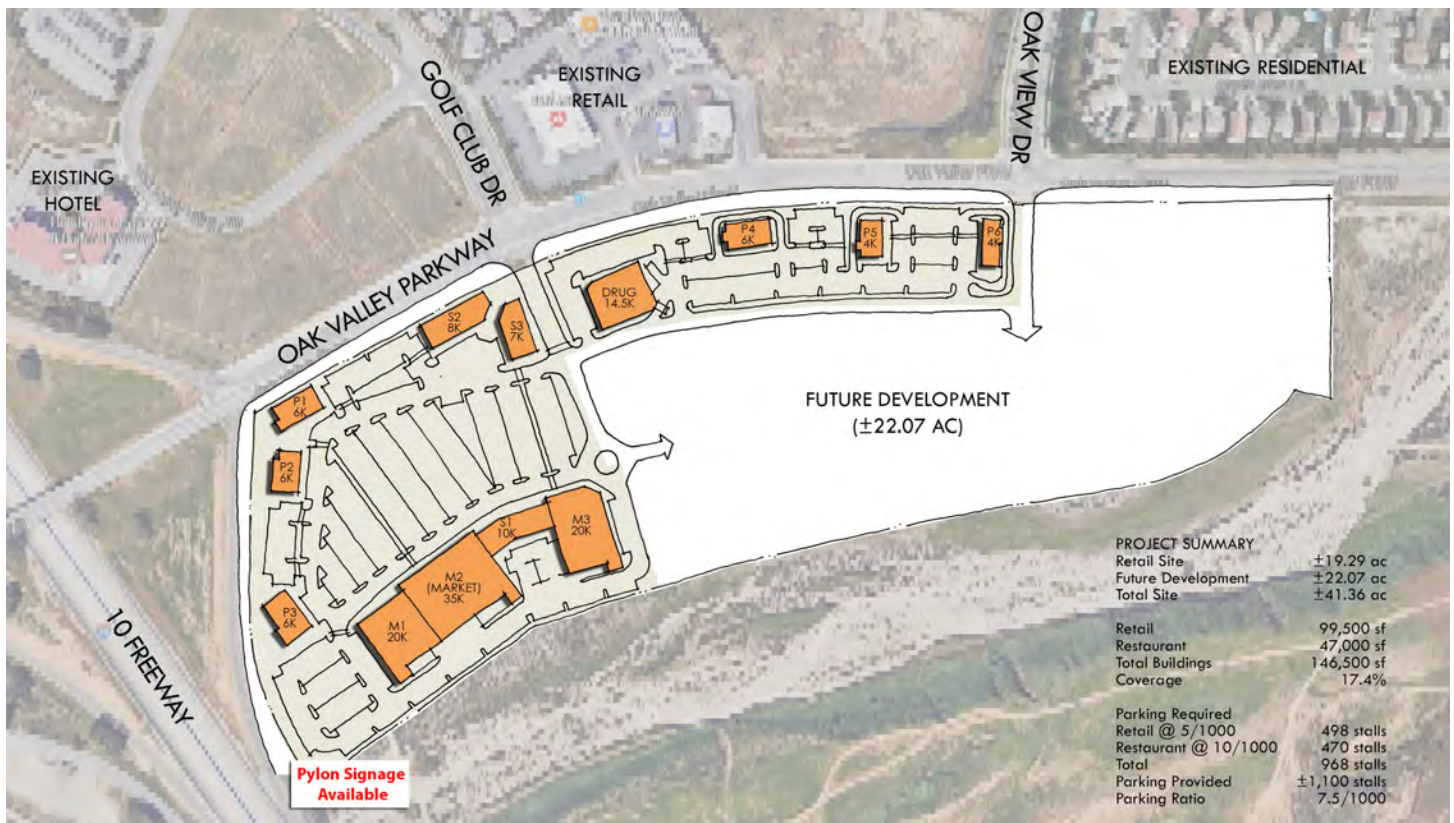
Matt Hammond (Lic. #01235239)
mhammond@coreland.com | 714.210.6711

John Romm (Lic. #01752292)
jromm@commercialwest.com | 949.723.7300

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CORELAND
COMPANIES

COMMERCIAL
WEST
BROKERAGE



- ▶ Anchor/Jr. Anchor and Shop Space Available;
- ▶ Signalized Location with easy access to 10 Freeway;
- ▶ High Residential Growth Community.

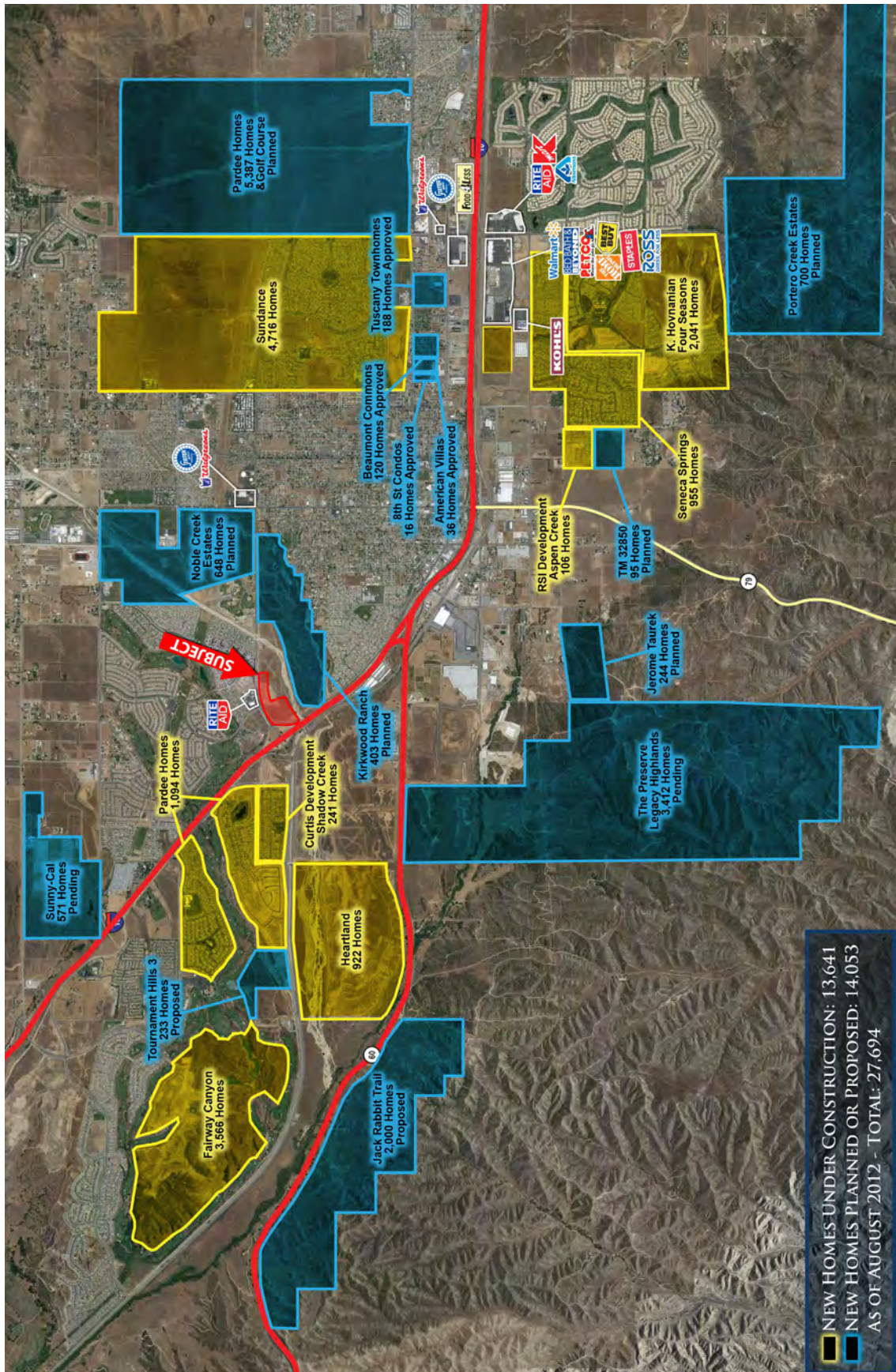
DEMOGRAPHICS

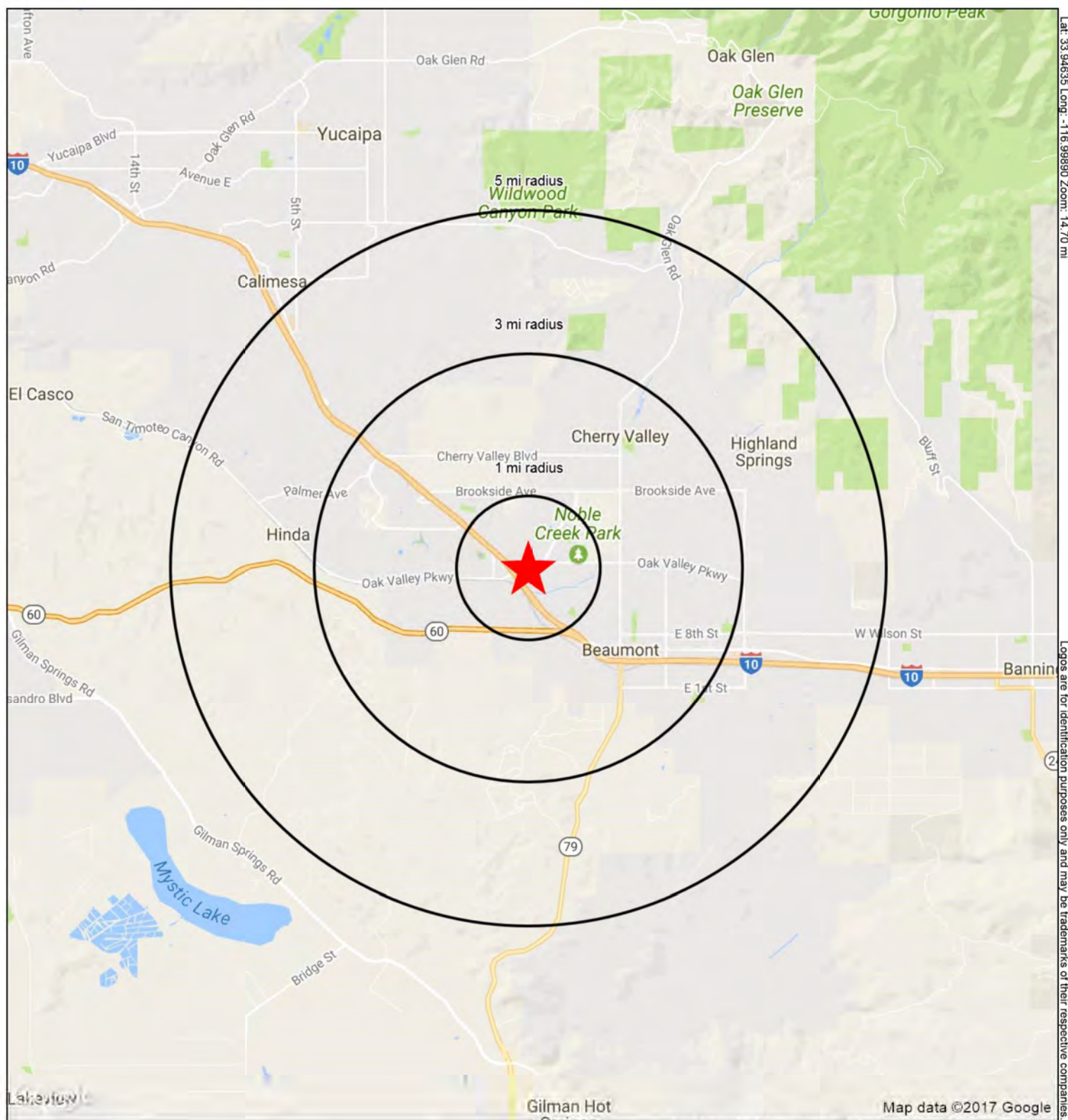
	1 MILE	3 MILES	5 MILES
Population	7,811	43,882	78,286
Avg. HH Income	\$93,768	\$78,777	\$76,988

TRAFFIC COUNTS

Interstate 10 @ Oak Valley Pkwy.....93,000 cars per day
 Oak Valley Pkwy at Golf Club Dr.....6,800 cars per day







Oak Valley Village

Oak Valley Parkway & Golf Club Drive, Beaumont, CA 92223

CORELAND
COMPANIES

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.9460/-116.9997

RS1

Oak Valley Village

Oak Valley Pkwy & Golf Club Drive, Beaumont, CA 92223

1 mi radius 3 mi radius 5 mi radius

POPULATION	2017 Estimated Population	7,811	43,882	78,286
	2022 Projected Population	8,313	46,787	83,184
	2010 Census Population	6,322	36,870	67,589
	2000 Census Population	585	16,021	37,099
	Projected Annual Growth 2017 to 2022	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2017	72.7%	10.2%	6.5%
	2017 Median Age	40.7	36.3	41.5
HOUSEHOLDS	2017 Estimated Households	2,795	14,731	28,904
	2022 Projected Households	2,945	15,560	30,453
	2010 Census Households	2,298	12,379	24,935
	2000 Census Households	240	5,888	14,703
	Projected Annual Growth 2017 to 2022	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2017	62.7%	8.8%	5.7%
RACE AND ETHNICITY	2017 Estimated White	67.2%	63.5%	69.7%
	2017 Estimated Black or African American	6.2%	5.5%	4.7%
	2017 Estimated Asian or Pacific Islander	9.3%	8.0%	6.9%
	2017 Estimated American Indian or Native Alaskan	1.0%	1.5%	1.4%
	2017 Estimated Other Races	16.3%	21.5%	17.3%
	2017 Estimated Hispanic	32.6%	40.3%	34.5%
INCOME	2017 Estimated Average Household Income	\$93,768	\$78,777	\$76,988
	2017 Estimated Median Household Income	\$77,974	\$66,965	\$65,962
	2017 Estimated Per Capita Income	\$33,557	\$26,570	\$28,537
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.8%	5.9%	4.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.7%	8.6%	7.6%
	2017 Estimated High School Graduate	20.2%	26.6%	27.2%
	2017 Estimated Some College	31.1%	28.9%	29.0%
	2017 Estimated Associates Degree Only	9.2%	8.6%	8.8%
	2017 Estimated Bachelors Degree Only	14.1%	11.8%	12.9%
	2017 Estimated Graduate Degree	15.9%	9.6%	9.6%
BUSINESS	2017 Estimated Total Businesses	54	731	1,422
	2017 Estimated Total Employees	375	5,235	11,801
	2017 Estimated Employee Population per Business	7.0	7.2	8.3
	2017 Estimated Residential Population per Business	145.7	60.0	55.1

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