

# KOHL'S PAD SITE - GROUND LEASE ONLY

479 E 2ND ST, BEAUMONT, CA 92223 (#1186)



## AREA ANCHORS:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,538	56,251	87,594
AVG. HH INCOME	\$104,467	\$102,872	\$107,271
HOUSEHOLDS	4,263	19,966	31,037
CONSUMER SPENDING	\$146.5M	\$678.4M	\$1.1B

- Highly visible pad location
- Easy access to I-10 Freeway
- Other tenant in the sub market include Albertsons, Petsmart, Walmart, Aldi, Grocery Outlet, Homegoods, Hobby Lobby, Petco, Best Buy, Ross, Food 4 Less, Marshalls, and The Home Depot

FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

**RON PEPPER**  
[rpepper@retailinsite.net](mailto:rpepper@retailinsite.net)  
 858-523-2085

**MAYA GRIM**  
[mgrim@retailinsite.net](mailto:mgrim@retailinsite.net)  
 858-523-2094

**RI RETAIL INSITE**

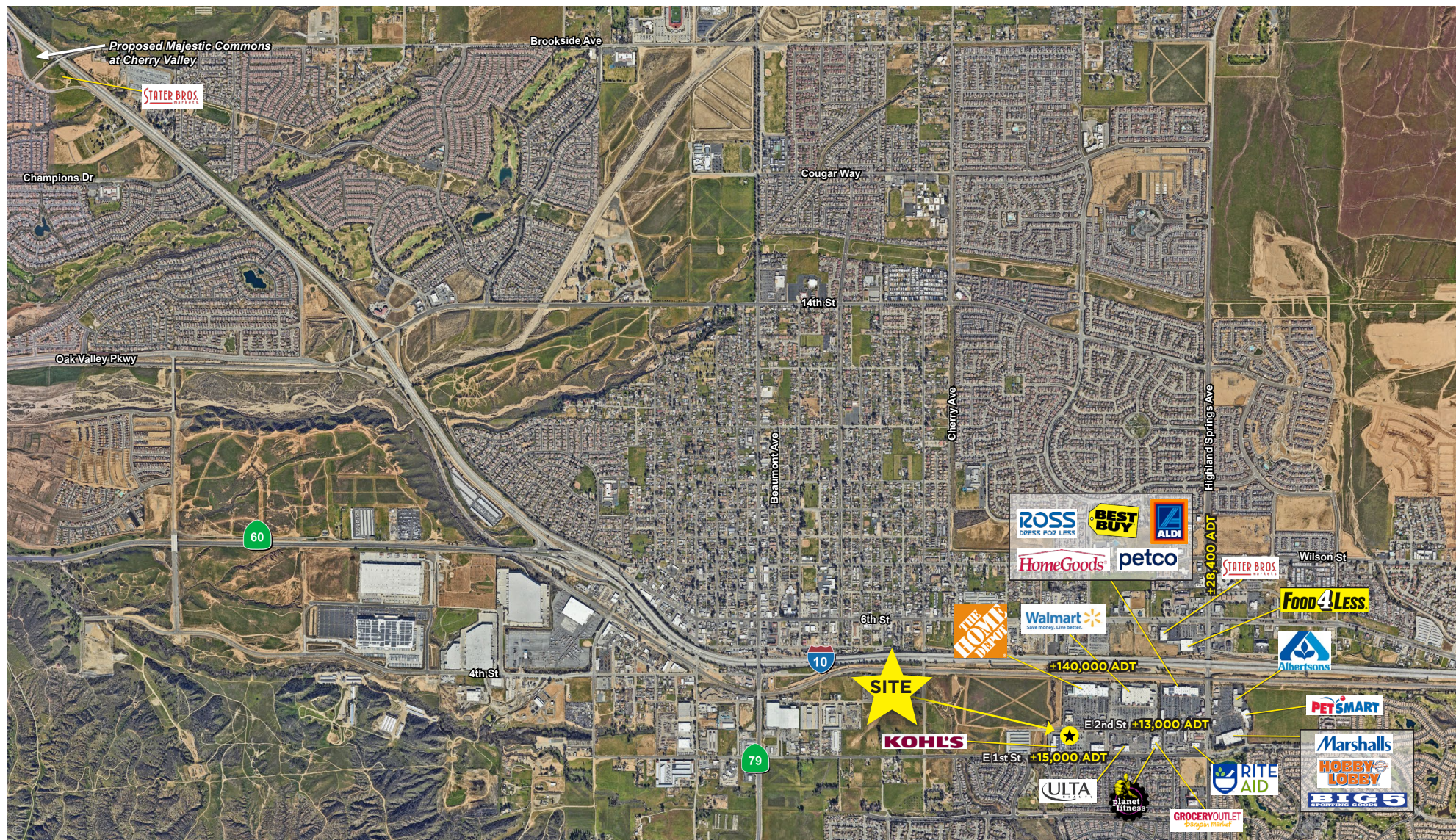
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