

NEW RETAIL DEVELOPMENT

1/2-2 ACRE PADS FOR LEASE



NEC Highland Springs Ave. & W. Ramsey St. | Banning, CA



CONTACT:

Drew Olson
Senior Associate
+1 949 870 0565
drew.olson@jll.com
Lic. #02051219



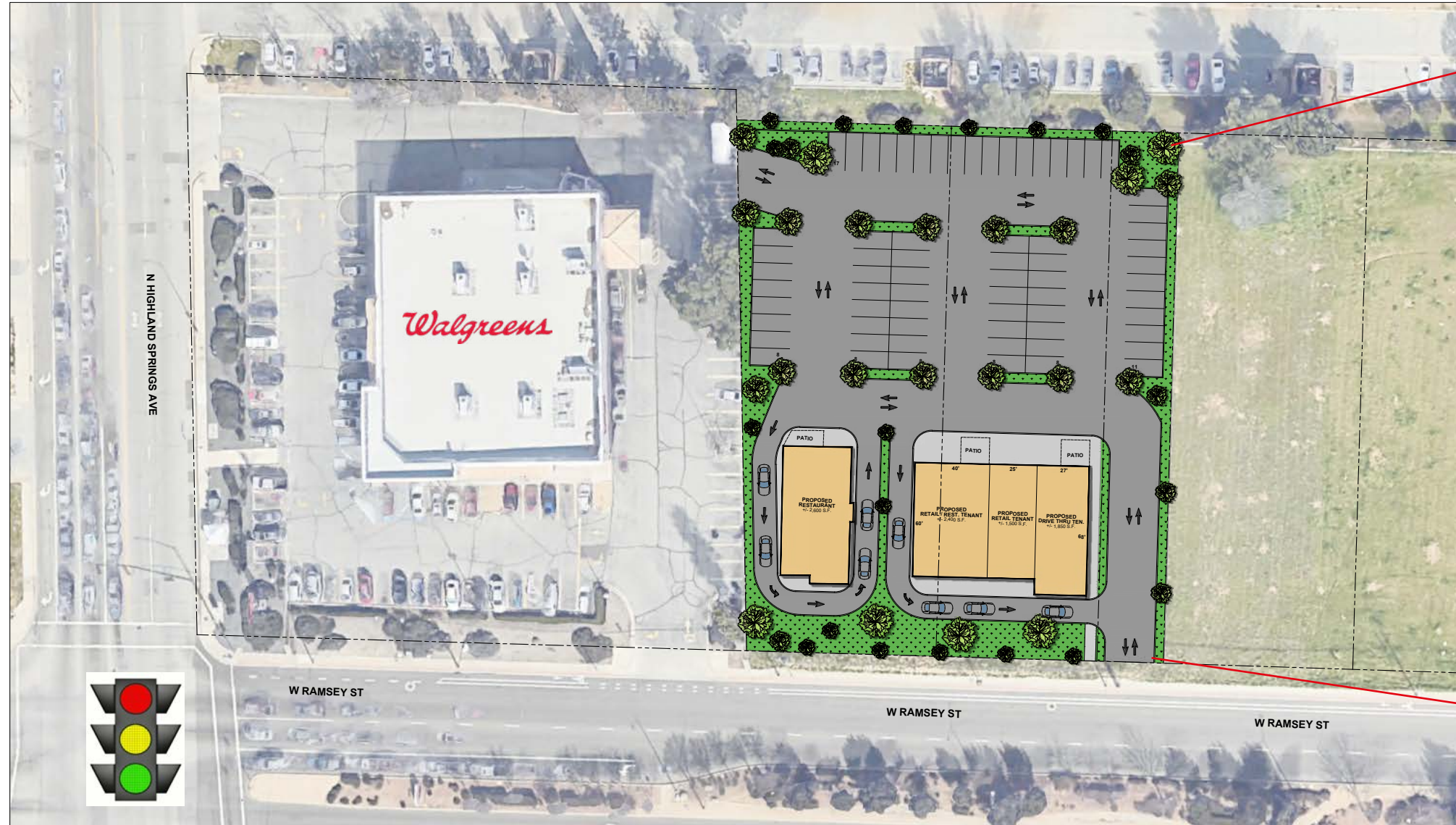
Project Highlights

- **Retail & Restaurant pads for lease.**
- **Across the street** from two grocery-anchored centers.
- **Close Proximity to Regional Retail Hub** on 2nd Street & Highland Springs Avenue.
- **Easy access to 10 Freeway-** with 128,400 VPD.
- **High Traffic Counts of $\pm 39,400$ VPD and Excellent Visibility/Access** at major, signalized intersection of Highland Springs Ave. & W. Ramsey St.
- **Immediately Adjacent to Top 10% Walgreen's and Jack in the Box.** (Source: PlacerAi)
- **Average Household Incomes in excess of $\pm \$111,300$** within 3 miles.
- **Adjacent to San Gorgonio Memorial Hospital.**
- **Potential cross access** with Walgreens.

Area Retail

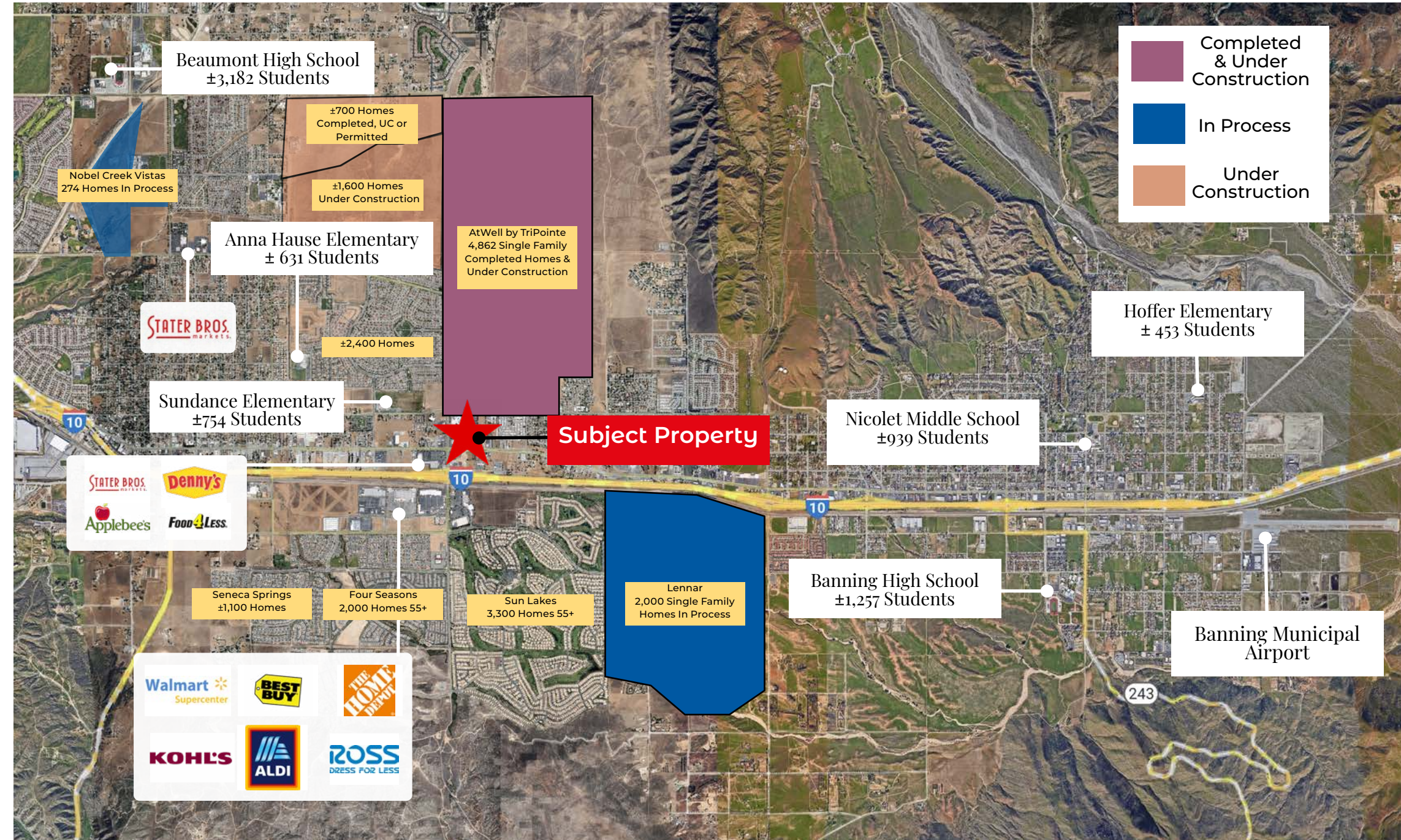


Preliminary Site Plan



**** Landlord is Open to Different Configurations
Based on Tenant's Needs****

Parcel Map & Regional Aerial



Market Profile

Area Profile

The City of Banning is ideally located in the middle of a regional trade area that comprises about 100,000 residents from 7 communities located within a 10-mile radius. As this residential population continues to increase, so does the demand for local service.

The basic trade area for the city extends “from Y to Y,” specifically from the convergence of State Route 60 and Interstate 10 to the west and the intersection of Interstate 10 and State Highway 111 leading to Palm Springs to the east. This area includes the Cities of Banning and Beaumont and the communities of Cherry Valley and Cabazon.

The residential population base is supplemented by the transient travelers driving Interstate 10 through the heart of the City. There are over 128,000 cars per weekday and significantly more on weekends, many of whom are destined for the Morongo Indian Reservation Casino and the cabazon outlet malls.

Traffic Counts

W RAMSEY ST. & HIGHLAND SPRINGS AVE.

± 39,400 VPD at intersection

Demographics

	3 Mile	5 Miles	10 Miles
Total Population	56,557	87,156	168,538
Daytime Population	18,639	22,852	37,383
Avg. Household Income	\$111,393	\$116,312	\$118,083
Median Age	42.4	40.6	39.2

Neighboring Retailers





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