

97

BEAUMONT AVENUE
BEAUMONT, CA



FOR SALE
CREDIT TENANT | LEASED INVESTMENT

Voit
REAL ESTATE SERVICES

**THE ZEHNER
DAVENPORT**
INDUSTRIAL GROUP

EXECUTIVE SUMMARY

THE OFFERING

Voit Real Estate Services is pleased to offer a rare opportunity to acquire a Circle K/ Shell convenience store consisting of a freestanding commercial building, a car wash and fuel station. The convenience store is comprised of national tenants; Circle K and Shell fuel station and is 100% leased. The retail building consists of approximately 8,091 square feet situated on 0.81 acres of land in the desirable Beaumont submarket. It is located within the Beaumont Gateway Plaza. The property benefits from its close proximity and immediate access to the San Bernardino (10) and Moreno Valley (60) Freeways, located off the 1st exit after the merge both freeways. The property is at the Southwest signalized corner of Beaumont Avenue (Hwy. 79) & 1st Street. The subject property is located approximately 35 miles from the Ontario International Airport, 30 miles from the Palms Springs International Airport and 23 miles from the San Bernardino International Airport. Residential development has skyrocketed with new homes under construction built and proposed in the immediate vicinity. Home Depot and Wal-Mart are now operating their new Supercenter less than 2 miles away.

PROJECT UPSIDE:

Additionally this unique opportunity allows the investor a stable cash flow from credit tenants.

OFFERING PRICE:	\$5,500,000.00
BUILDING SIZE:	8,091 Square Feet
NET OPERATING INCOME:	\$293,820.00
CAPITALIZATION RATE:	5.30%



PROPERTY DESCRIPTION

PROPERTY FEATURES

- A total of a freestanding building and fuel station on 0.90 acres
- Well established credit tenants
- Long Term leases with Circle K / Shell

PROPERTY ADDRESS:	97 Beaumont Avenue Beaumont, CA
PROJECT SIZE:	± 8,091 Square Feet
TENANTS / UNIT SIZE:	Circle K - 2,851 SF Shell Fuel Station - 4,104 SF Car Wash - 1,136 SF
ZONING:	C-HS (Commercial- Highway Service)
CURRENT OCCUPANCY:	100%
STORIES:	1
YEAR BUILT:	2011
CONDITION:	Excellent
PARCEL NUMBER:	718-290-013



97 Beaumont Avenue



AERIAL



FIRST STREET

BEAUMONT AVENUE
(HIGHWAY 79)

97

BEAUMONT AVENUE
BEAUMONT, CA

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