

## Attachment B

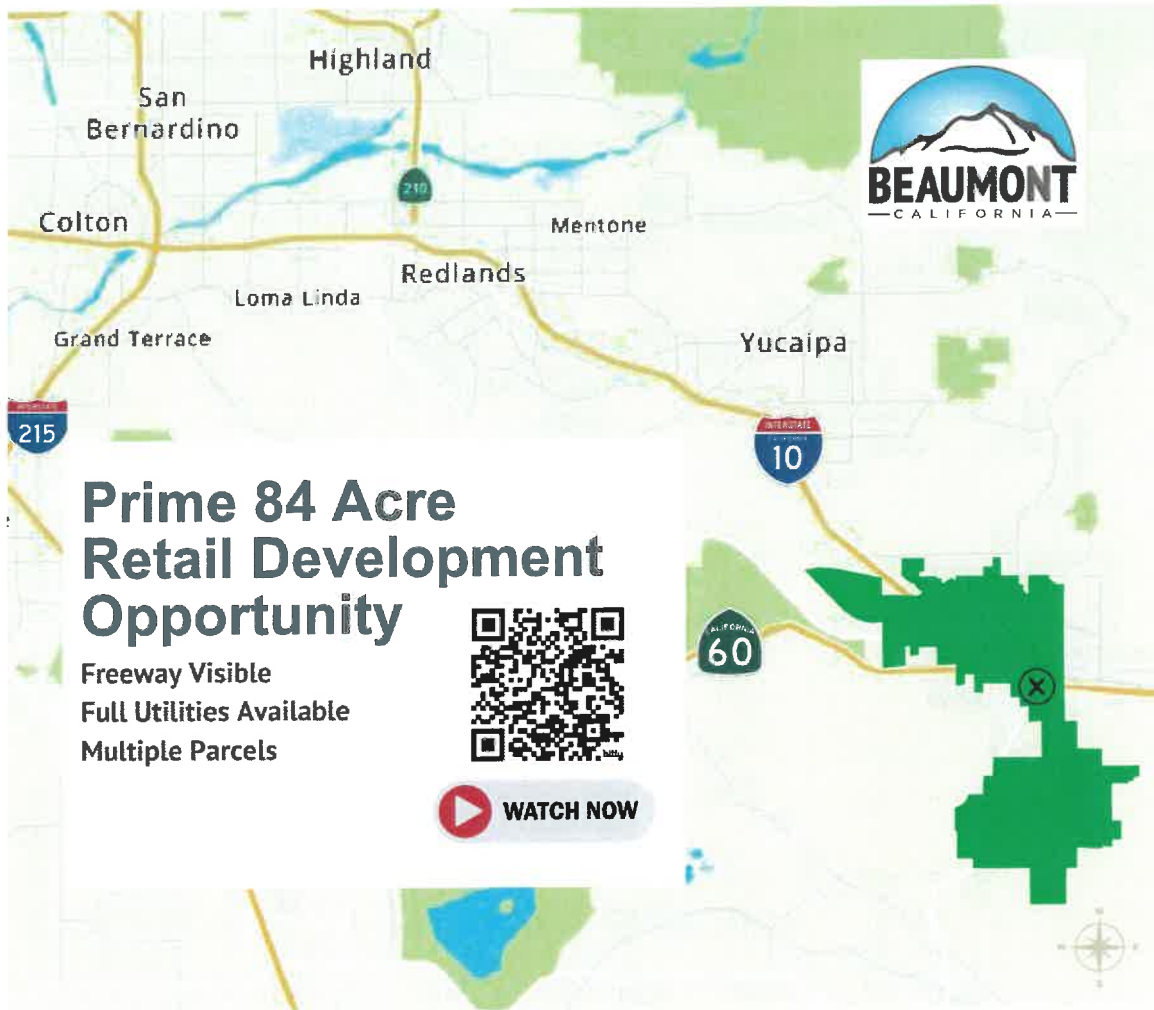












## 2nd Street and Pennsylvania Avenue

Adjacent to the I-10 Freeway with accessibility from Beaumont, Banning, San Jacinto, Yucaipa, and Redlands.

With easy access to major transportation corridors and a growing, vibrant community, this location is positioned to become a centerpiece of Beaumont's economic and lifestyle growth. Its versatility makes it perfect for visionary developers looking to design a destination that attracts residents and visitors alike.

This site has unmatched potential for creating a dynamic hub that blends shopping, dining, and professional spaces.



**>1mi**

to Interstate I-10



**88mi**

to Port of Los Angeles/  
Long Beach



**110k**

within 15 minutes



**139k**

daily traffic counts



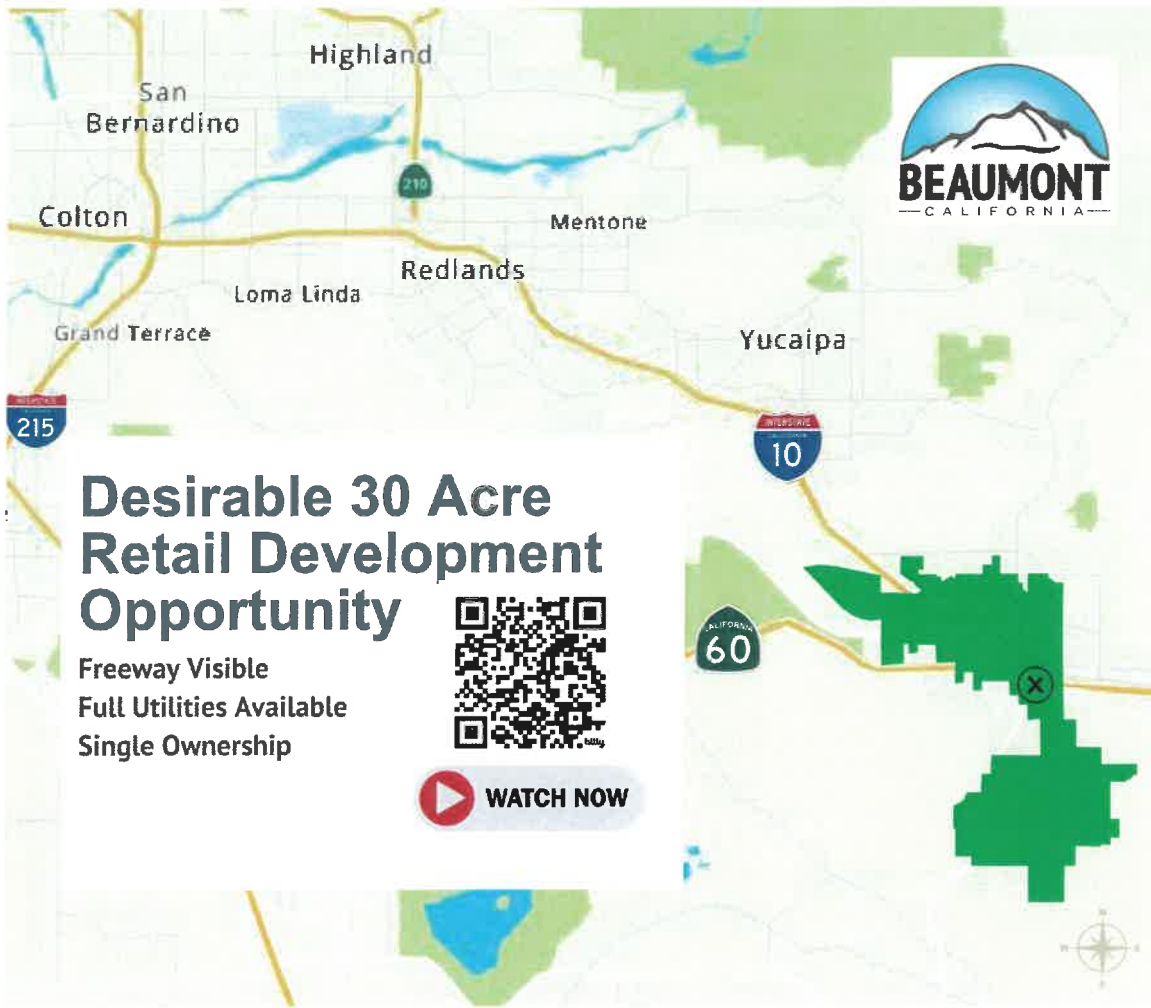
**38.5k**

with 15 minutes



**\$121k**

average HH Income



## Marketplace at Oak Valley

Adjacent to the I-10 Freeway with accessibility from Beaumont, Banning, San Jacinto, Yucaipa, and Redlands.

With high visibility, excellent access to major transportation routes, and proximity to a fast-growing population, this 30-acre site offers an exceptional opportunity for retail development in Beaumont. Located near upcoming major retail anchors and surrounded by new housing, schools, and thriving neighborhoods, it's an ideal canvas for creating a vibrant destination that brings together shopping, dining, and lifestyle experiences.



**>1mi**  
to Interstate I-10



**88mi**  
to Port of Los Angeles/  
Long Beach



**110k**  
within 15 minutes



**97k**  
daily traffic counts



**38.5k**  
with 15 minutes



**\$121k**  
average HH Income



## Strategic 16-Acre Hotel & Retail Opportunity

Full Utilities Available  
Freeway Visible  
Two Owners



### Oak Valley Circle

The signalized corner of West Beaumont has strong visibility and accessibility from the I-10 Freeway off of Oak Valley Parkway.

Located on a prime 16-acre site along Oak Valley Parkway, this property offers an exceptional hotel and retail development opportunity in a thriving, high-visibility area. With a nearby regional retail center in development, this site is perfectly positioned to capture the attention of both locals and visitors.

With excellent access to major thoroughfares, a growing population, and strong consumer demand, this location is ready to bring your vision to life.

  
**.2mi**  
to Interstate I-10

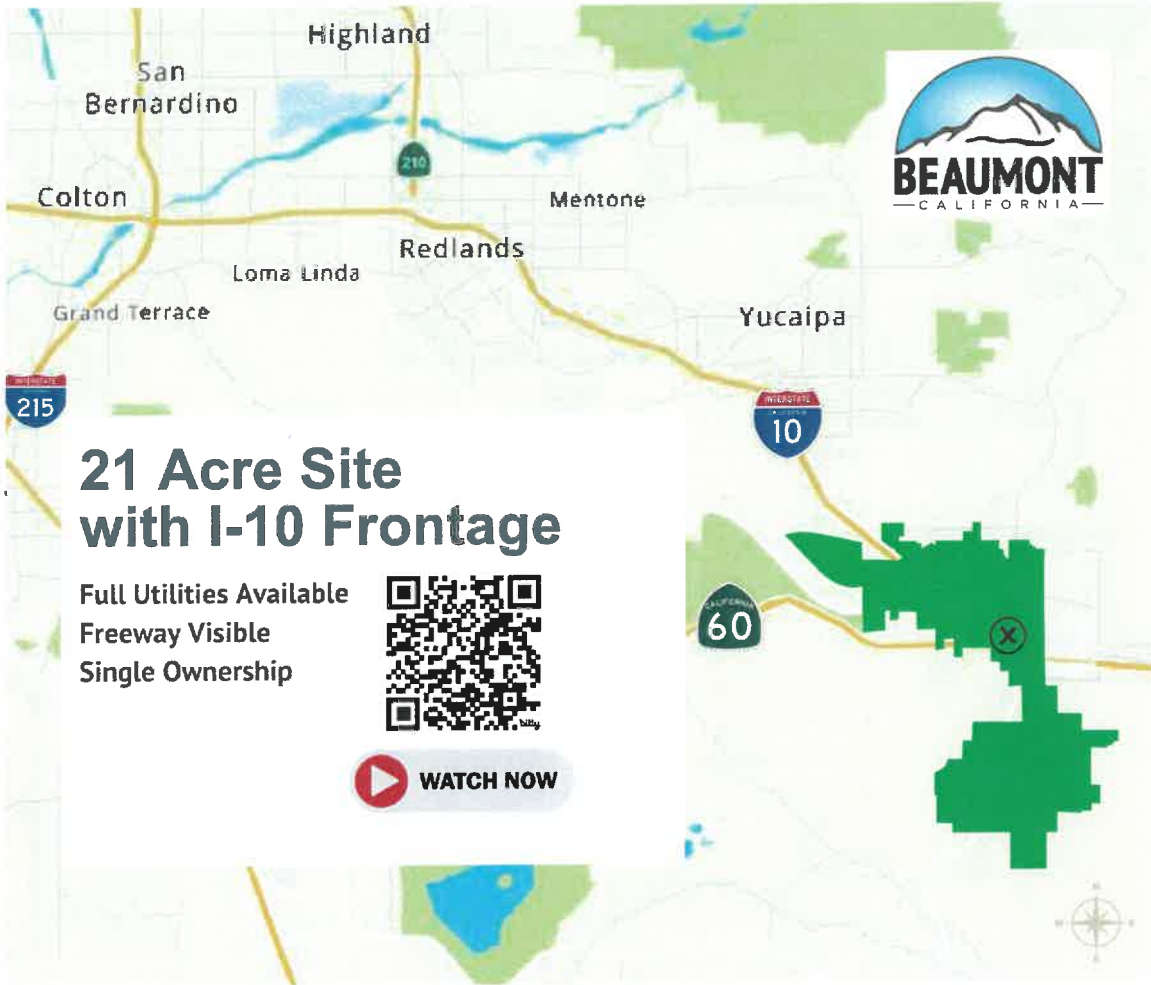
  
**88mi**  
to Port of Los Angeles/  
Long Beach

  
**167k**  
within 15 minutes

  
**97k**  
daily traffic counts

  
**59k**  
with 15 minutes

  
**\$121k**  
average HH Income



## 21 Acre Site with I-10 Frontage

Full Utilities Available  
Freeway Visible  
Single Ownership



## 6th Street & Xenia Avenue

20 acres of developable land in the heart of Beaumont and good accessibility from Beaumont, Banning, San Jacinto, Yucaipa, and Redlands

Discover 21 acres of prime development opportunity in the heart of Beaumont. Strategically located with excellent access to transportation, this site offers unparalleled potential for innovation and growth.



**.6mi**  
to Interstate I-10



**88mi**  
to Port of Los Angeles/  
Long Beach



**112k**  
within 15 minutes



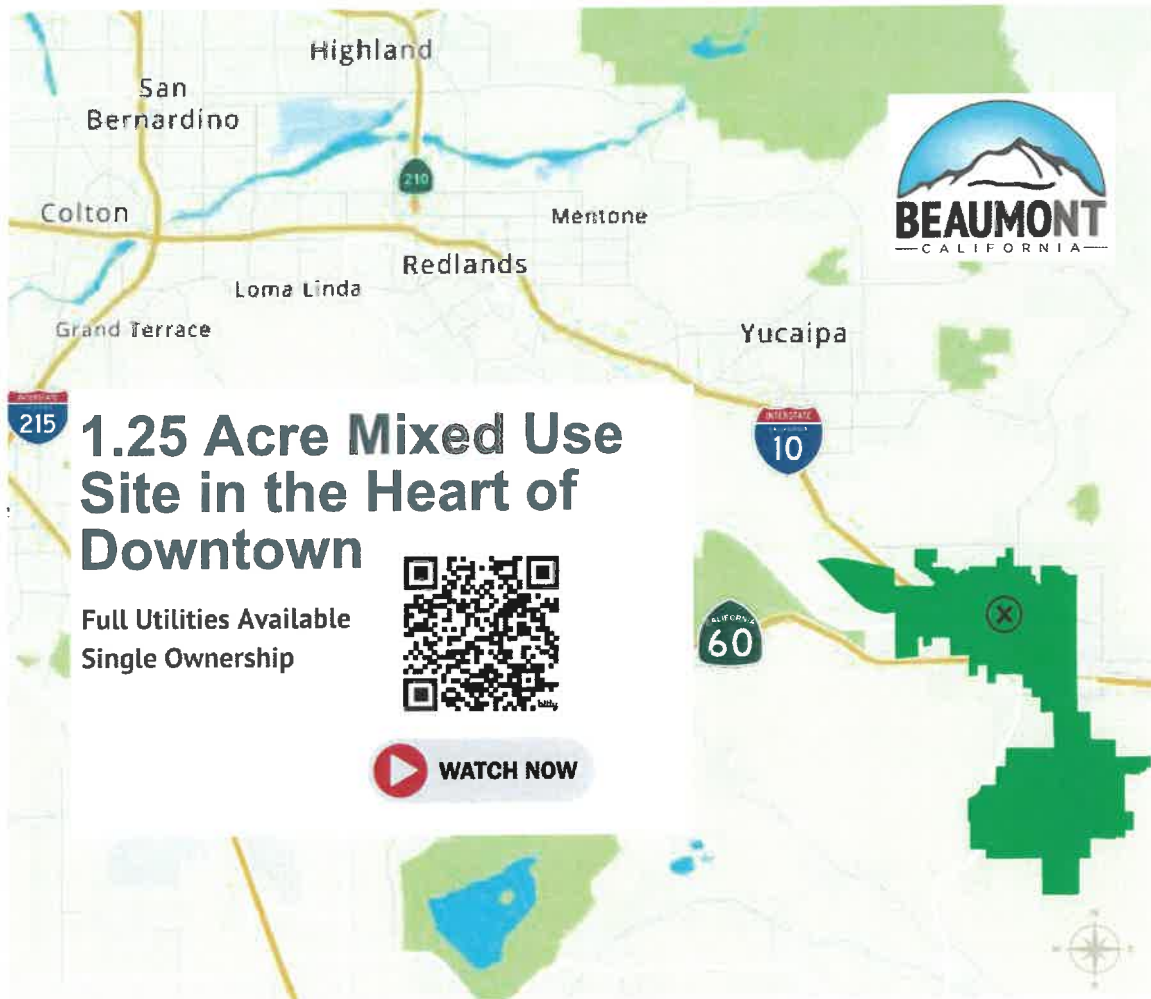
**139k**  
daily traffic counts



**39k**  
with 15 minutes



**\$121k**  
average HH Income



## 1.25 Acre Mixed Use Site in the Heart of Downtown

Full Utilities Available  
Single Ownership



### Beaumont Ave & 8<sup>th</sup> Street

1.25 acres of prime developable land in the heart of downtown Beaumont, with convenient access to I-10 and SR-60 via Beaumont Avenue and excellent connectivity to Beaumont, Banning, San Jacinto, Yucaipa, and Redlands.

1.25 acres of developable land at a dynamic crossroads in downtown Beaumont, offering high visibility, strong traffic flow, and close proximity to I-10 SR-60 and key city amenities – an ideal location for retail or mixed-use development serving Beaumont, Banning, San Jacinto, Yucaipa, and Redlands.



**> 1mi**  
to Interstate I-10



**88mi**  
to Port of Los Angeles/  
Long Beach



**120k**  
within 15 minutes



**115k**  
daily traffic counts



**42k**  
with 15 minutes



**\$121k**  
average HH Income



CITY OF BEAUMONT

California



MAY 19 - 20, 2025

MEET US AT ICSC!



INTERESTED IN EXPANDING IN SOUTHERN CALIFORNIA AND THE PASS AREA?

SCHEDULE A MEETING AND VISIT US AT **BOOTH #1927X** IN THE LOWER SOUTH HALL!



ELIZABETH GIBBS  
CITY MANAGER



GUSTAVO ROMO  
DEPUTY CITY MANAGER



KIRK PELSER  
ECONOMIC DEVELOPMENT DIRECTOR



LAURA JAMES  
ECONOMIC DEVELOPMENT MANAGER



JOSEPH CALE  
MANAGEMENT ANALYST

SCHEDULE A MEETING TODAY! CONTACT [ECONDEV@BEAUMONTCA.GOV](mailto:ECONDEV@BEAUMONTCA.GOV)

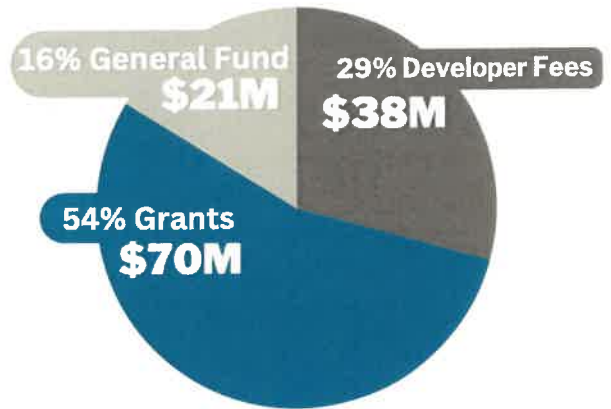
# BEAUMONT A CITY ELEVATED

## MYSTREET COMMUNITY OVERVIEW

Transportation projects and traffic concerns are the center of modern cities, shaping how we travel, live, and work. As our city continues to grow, so do challenges associated with congestion and maintaining our streets and roadways. Addressing these issues has become paramount to our residents, visitors, and travelers to ensure how we travel is safe and efficient. The City Council and Public Works Department continue to make transportation projects one of the highest priorities, seeking funding through grants, state, and local funding sources.

Capital Improvement Projects (CIP) typically involve a series of stages over several years to ensure proper planning, execution, and project completion. Funding plays a pivotal and complex role which typically involves a combination of grants, regional funding awarded through special districts, and state/local funding sources.

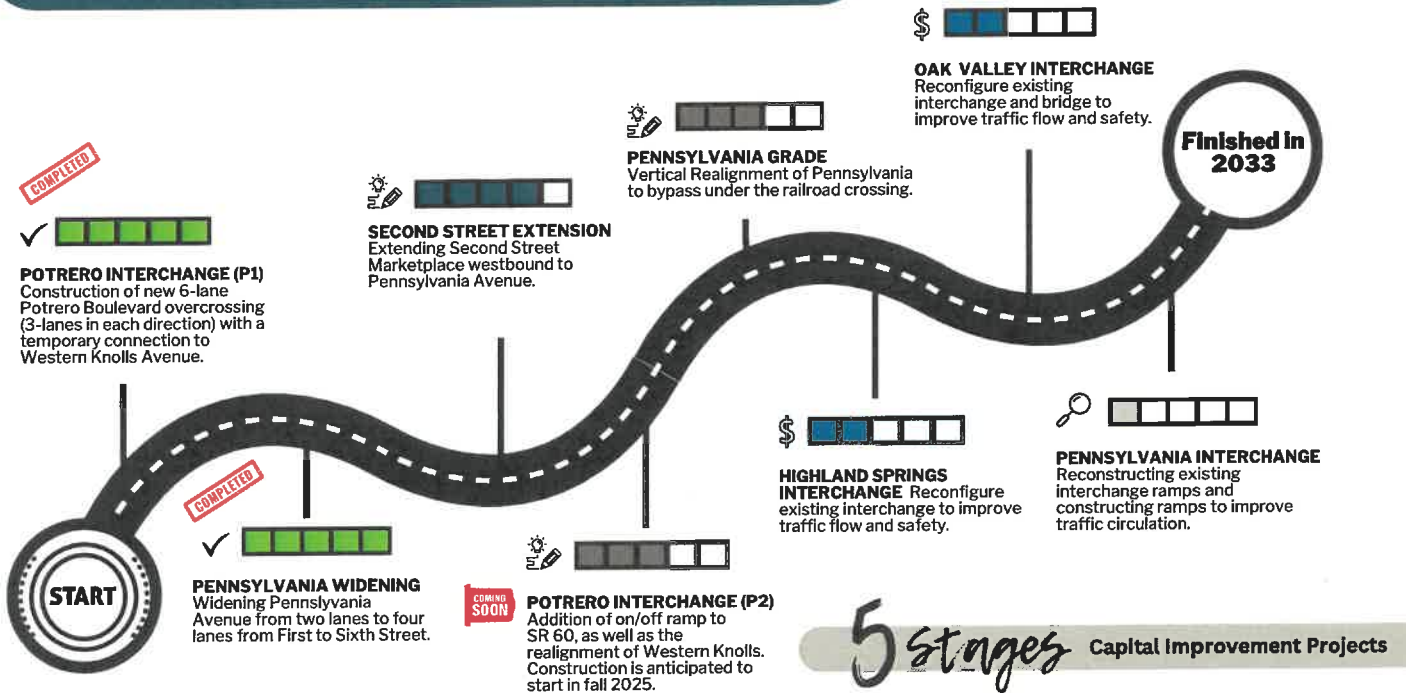
### Where is the funding coming from?



Current funding sources through Fiscal Year 2025

## MAJOR TRANSPORTATION PROJECTS

The figure below only contains major transportation projects



### 5 Stages Capital Improvement Projects

