

+/-19.99 Acres • For Sale

Beaumont Avenue, Beaumont, CA



E Oak Valley Pkwy

**INCOMING
RETAIL CENTER**

Beaumont Avenue - SR79

Residential Land Priced at \$1.09 PSF



**COLDWELL BANKER
COMMERCIAL
LAND TEAM**

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Property Overview

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Executive Summary

PROPERTY OVERVIEW

The offering consists of approximately 19.99 gross acres across two adjoining parcels with frontage along Beaumont Avenue/ SR 79 in the City of Beaumont. Located within an established and growing area of Beaumont, the property is designated Residential Single-Family (R-SF) with Single-Family Residential and Open Space General Plan designations, positioning the site for future development. The property benefits from its prominent location along a major north-south corridor, proximity to existing residential communities and commercial amenities, and access to water service from Beaumont-Cherry Valley Water District and sewer service from the City of Beaumont (to be confirmed).

Additionally, the adjacent property located at the corner of Beaumont Avenue and Oak Valley Parkway is fully entitled for a retail development and is expected to break ground in the near future. While portions of the property are impacted by existing SCE power lines and a blue-line stream, the site offers approximately 7.5 acres of estimated usable land, creating an opportunity for a thoughtfully designed project that incorporates the property’s open-space areas into the overall development. Please reach out to our team with any questions or interest in this opportunity.

PROPERTY FACTS

LOCATION: Beaumont, Riverside County, CA

TOTAL SITE AREA: ±19.99 Acres

APNs: 404-190-007 & 404-190-008

ZONING: Residential Single Family + Specific Plan (Noble Creek Vistas)

GENERAL PLAN: Single Family Residential + Open Space

ZONING

The subject property’s Single-Family Residential General Plan designation and Residential Single-Family (R-SF) zoning position it for low-density residential development. The designation supports detached single-family residential neighborhoods and offers potential development opportunities subject to site specific planning requirements, utility availability, environmental review, and City approvals. The Open Space designation is due to the SCE power lines which encumber approximately half of the property, and while most development is not permitted, the area can likely be utilized for park space, parking, etc. All to be confirmed.

PURCHASE PRICE

\$950,000 (\$1.09 PSF)



Aerial Photos



Aerial Photos



Aerial Photos



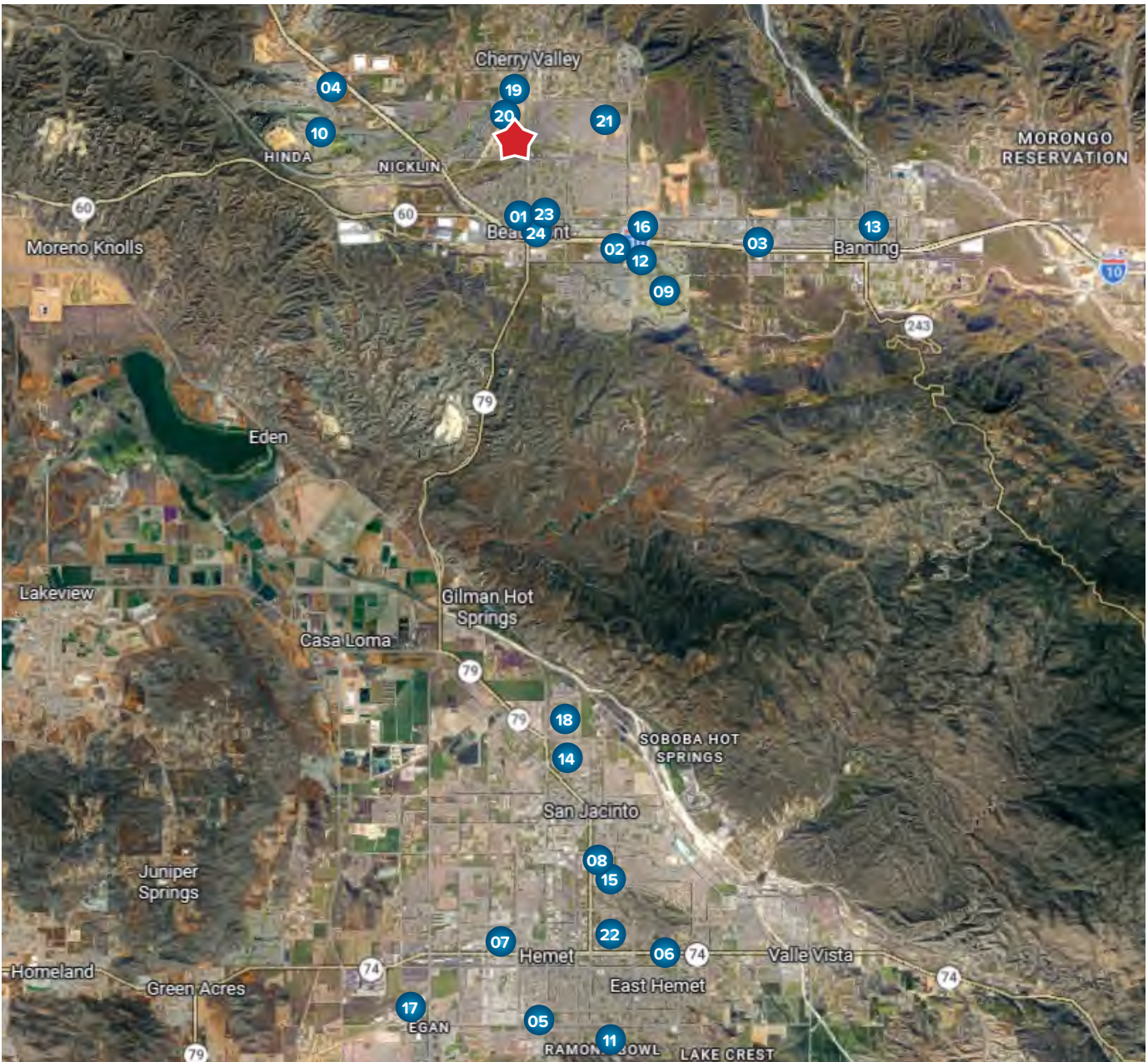
An aerial photograph of a city, likely Salt Lake City, with a dense residential area in the foreground and a range of rugged, snow-dusted mountains in the background. The sky is filled with scattered white clouds. A semi-transparent blue gradient is applied to the left half of the image, creating a modern, professional look.

Market Overview

Location Aerial



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Beaumont Plaza
- 02 Sun Lakes Village
- 03 Stagecoach Plaza
- 04 The Marketplace @ Calimesa
- 05 Diamond Valley Shopping Center
- 06 Hemet Shopping Center
- 07 Hemet Valley Mall
- 08 Walmart Super Center

ENTERTAINMENT

- 09 Sun Lakes Country Club
- 10 Morongo Golf Club
- 11 Romona Bowl Amphitheatre

MEDICAL FACILITIES

- 12 Murrieta Valley High School
- 13 Thompson Middle School
- 14 Antelope Hills Elementary School
- 15 Vista Murrieta High School
- 16 Alta Murrieta Elementary School
- 17 Mount San Jacinto College

EDUCATION

- 18 Mt. San Jacinto College
- 19 Beaumont High School
- 20 Mountain View Middle School
- 21 Starlight Elementary School
- 22 RSCS - Hemet

GOVERNMENT

- 23 City Hall
- 24 Beaumont Water District

Location Overview

MURRIETA OVERVIEW

Beaumont is a rapidly growing Inland Empire community in Riverside County, located along Interstate 10 between the San Gorgonio Pass and the greater Riverside/Palm Springs region.

Growth is one of Beaumont’s defining characteristics. The city has experienced a major residential and commercial building boom, and its location along major transportation corridors has attracted retail, logistics, warehousing and distribution businesses.

The city is currently pursuing a 2026–2031 economic development strategy focused on attracting jobs and investment, strengthening commercial corridors, revitalizing downtown, and expanding the local business community.

Retail is particularly important to the local economy. Major shopping areas include Marketplace Beaumont and Oak Valley Towne Center.

Beaumont offers a suburban lifestyle with access to parks, golf, hiking and the surrounding mountains. The city says it has 16 parks and recreation areas.

A notable nearby attraction is Morongo Golf Club at Tukwet Canyon, a 36-hole golf facility. Seasonal attractions around Highland Springs include 123 Farm and its lavender festival.

2026 Summary	
Population	60,835
Households	17,721
Median Age	35.5
Median Household Income	\$107,118
Average Household Income	\$121,564



RIVERSIDE COUNTY OVERVIEW

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

2026 Summary

Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	\$84,505
Average Household Income	\$90,527



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