# +/-19.99 Acres • For Sale

Beaumont Avenue, Beaumont, CA

## Residential Land Priced at $1.09 PSF

COLDWELL BANKER
COMMERCIAL
LAND TEAM

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# Property Overview

# 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

# 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 |

## FOR MORE INFORMATION CONTACT:


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