



**74 W** **RAMSEY ST**  
BANNING, CA 92220

A 4,160 SF STOREFRONT RETAIL BUILDING SITUATED ON  
6,534 SQUARE FEET OF LAND IDEALLY LOCATED IN THE  
HEART OF DOWNTOWN BANNING, CA.

## EXCLUSIVELY LISTED BY

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GROUP

74 W

RAMSEY ST  
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**74 W** **RAMSEY ST**  
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Google Earth



## INVESTMENT SUMMARY

<b>PRICE</b>	\$650,000
<b>BUILDING SF</b>	4,160 SF
<b>LOT SIZE</b>	6,534 SF
<b>PRICE/SF (BLDG)</b>	\$156
<b>PRICE/SF (LAND)</b>	\$99
<b>PROFORMA CAP RATE</b>	7.68%
<b>YEAR BUILT</b>	1945
<b>ZONING</b>	Downtown Commercial
<b>PARKING:</b>	Ample Public Parking
<b>CROSS STREETS</b>	W Ramsey St & S San Gorgonio Ave
<b>TRAFFIC COUNTS:</b>	19,000 VPD

Seller financing is available at favorable rates and terms.  
Please contact the listing agents to discuss.



# EXECUTIVE SUMMARY

A 4,160 SF STOREFRONT RETAIL BUILDING SITUATED ON 6,534 SQUARE FEET OF LAND IDEALLY LOCATED IN THE HEART OF DOWNTOWN BANNING, CA.

The Brandon Michaels Group, in collaboration with the Liberow Group, of Marcus & Millichap has been selected to exclusively market for sale 74 W Ramsey Street, a 4,160 SF storefront movie theater situated on 6,534 SF (0.15 acres) fronting the downtown thoroughfare, Ramsey St, with more than 16,759 vehicles per day in the Inland Empire submarket of Banning, CA.

74 W Ramsey Street is currently held vacant formerly occupied by karate studio, Angels Black Tiger Martial Arts & Fitness. The existing vacancy allows a new investor Buyer the opportunity to immediately reposition the property with a market rate tenant or an owner-user Buyer the ability to immediately occupy the property for their business.

74 W Ramsey Street benefits from exceptional visibility and frontage along Ramsey Street, Banning's primary east west thoroughfare connecting surrounding neighborhoods to the city's downtown core. The Street sees traffic counts in excess of 19,000 vehicles per day past the property. The street retail property enjoys more than 50 of linear feet and street front alley access to ample public parking spaces adjacent the property. The property is ideally positioned less than 0.5 miles off the 10 Freeway, an interstate highway with more than 126,500 vehicles per day.

Seller financing is available at favorable rates and terms. Please contact the listing agents to discuss.



# PROPERTY DESCRIPTION

## LOCATION

74 W RAMSEY ST  
BANNING, CA 92220

## SITE

MID-BLOCK AT SW CORNER OF INTERSECTION W  
RAMSEY ST & S SAN GORGONIO AVE

## LAND AREA

74 W RAMSEY ST IS SITUATED ON  
APPROXIMATELY 6,534 SF OF LAND

## BUILDING AREA

74 W RAMSEY ST CONSISTS OF ONE  
BUILDING TOTALING APPROXIMATELY 4,160 SF

## FRONTAGE AND ACCESS

+/- 50 FEET OF FRONTAGE ALONG W RAMSEY ST

## PARKING

AMPLE PUBLIC PARKING AVAILABLE

## TRAFFIC COUNTS

OVER 19,000 VEHICLES PER DAY ALONG W RAMSEY ST

## YEAR BUILT/REMODELED

1945

## ZONING

DC - DOWNTOWN COMMERCIAL



## INVESTMENT HIGHLIGHTS



### RARE STREET RETAIL VALUE-ADD OR OWNER-USER OPPORTUNITY

- 4,160 SF street retail property situated on 6,534 SF (0.15 acres) of land
- Currently held vacant with an opportunity for an owner-user Buyer to immediately occupy the property or a value-add Buyer to reposition the property with a market rent tenant
- Option for seller financing



### IRREPLACEABLE LOCATION ALONG PRIMARY DOWNTOWN THOROUGHFARE IN BANNING, CA

- Traffic counts of 19,000 vehicles per day on Ramsey Street
- Excellent visibility with approximately 50 linear feet of frontage
- Street front access to ample public parking spaces



### COMMERCIAL DESTINATION IN THE EXPANDING RIVERSIDE COUNTY GATEWAY CITY OF BANNING, CA

- Located in Riverside County, California, situated in the San Geronio Pass with roots back to the Gold Rush
- Pardee homes recently broke ground on Atwell, a 1,543-acre development that will deliver more than 4,200 homes
- The subject property is ideally positioned less than 0.5 miles off the 10 Freeway, an interstate highway with more than 126,500 vehicles per day

## INVESTMENT HIGHLIGHTS



### GROWING IMMEDIATE DEMOGRAPHICS

- Population of more than 11,600 people within one mile of the subject property, 23,500 people within three miles, and 50,000 people within five miles
- Immediate submarket boasts an average household income within one, three, and five miles is \$59,000, \$64,000, and \$79,000, respectively
- Median income within one, three, and five miles \$49,000, \$49,000, and \$58,000, respectively
- There are over 3,400 households within one mile of the subject property, and over 7,300 households within three miles
- The median home value in the immediate area is \$245,000



# AREA OVERVIEW

**Banning's Downtown District is a vibrant and culturally diverse neighborhood offering a blend of unique shops, bustling food scene, and entertainment that appeals to both locals and tourists.**

The City of Banning is located in Riverside County, California, situated in the San Geronio Pass and has always been a strong location for economic development dating back to the days of the gold rush. Today, the city is committed to growing and maintaining a business-friendly approach thanks to continued investment in capital improvement projects, such as park facility rehabilitation, widening of roads, underground infrastructure, and new housing stock with over 4,000 new units under development and another few thousand more approved for construction in the near future.

Banning's vibrant commercial environment is also home to large businesses and institutions that continue to invest in the city, including Diamond Hills Chevrolet GMC Buick, Lawrence Equipment, & many others. What were once vacant buildings throughout the city are now vibrant commercial shopping centers such as Sun Lakes Village, which is now home to several large retailers such as Party City, Big 5, Marshalls and Hobby Lobby. We have also recently welcomed Harbor Freight Tools to Stagecoach Plaza.

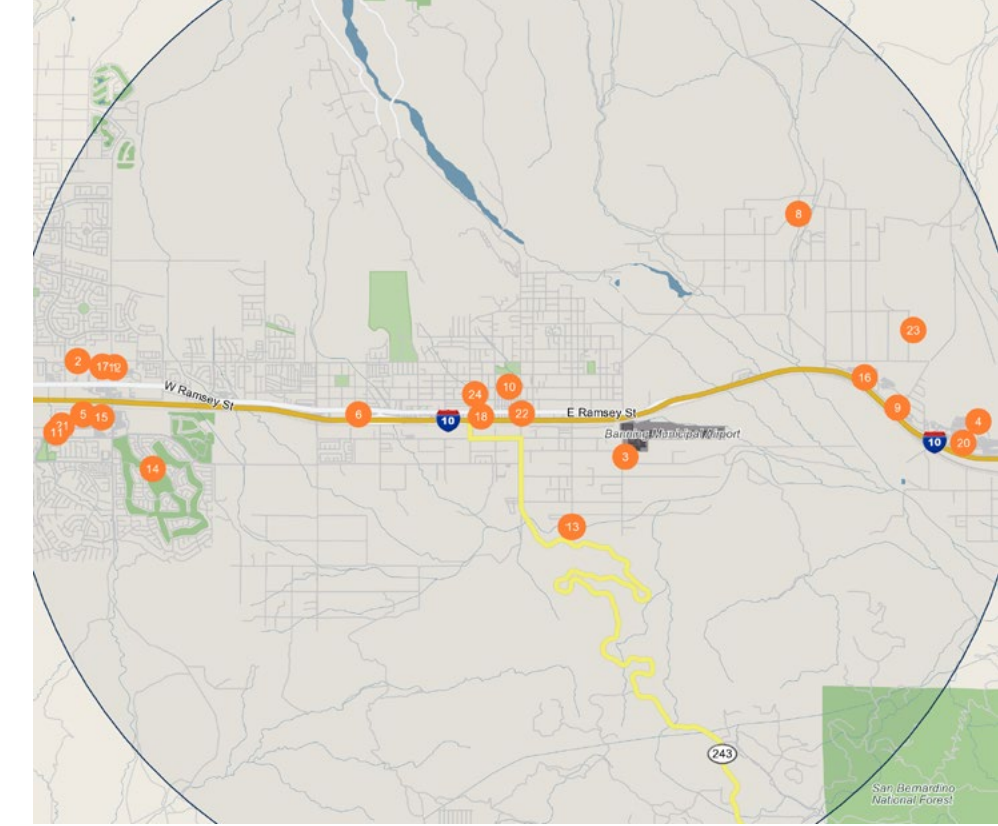
Meanwhile, Pardee homes recently broke ground on Atwell, the city's largest residential development opportunity in 30 years. This 1,543-acre property will soon welcome families of all sizes. Featuring over 4,862 homes, two new schools, new commercial and retail space, community centers, and plenty of open space.

74 W Ramsey Street benefits from a population of 11,600 people within one mile of the subject property, 23,500 people within three miles, and 50,000 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles is \$59,000, \$64,000, and \$79,000, respectively, with a median income within one, three, and five miles \$49,000, \$49,000, and \$58,000, respectively. There are over 3,400 households within one mile of the subject property, and over 7,300 households within three miles. The median home value in the immediate area is \$245,000.



# MAJOR EMPLOYERS

#	EMPLOYER	EMPLOYEES
1	San Gorgonio Memorial Hospital	819
2	Beaumont USD-Sundance Elementary School	618
3	Te Connectivity Corporation-Deutstch Industrial Products	428
4	Morongo Band Mission Indians-Morongo Casino Resort & Spa	419
5	Walmart Inc-Walmart	368
6	Green Thumb Produce Inc	250
7	Beaumont USD-Anna Hause Elementary School	219
8	Riverside-San Bernardino	154
9	Nike Retail Services Inc-Nike	144
10	Roman Cthlic Bshp of San Brnrd-Precious Blood School	114
11	Kohls Inc-Kohls	111
12	San Grgnio Mem Hosp Foundation	103
13	County of Riverside-Sheriffs Dept- Corrections	90
14	Sun Lkes Cntry CLB Hmwners Ass	90
15	Best Buy Stores LP-Best Buy	90
16	Neiman Marcus Group LLC-Neiman Mrcus Last Call Outl St	88
17	David-Kleis II LLC-PALM GROVE HEALTHCARE	86
18	H E L P Inc	77
19	County of Riverside-Smith Correctional Facility	72
20	Morongo Band Mission Indians-Morongo Casino Resort Spa	72
21	Cellco Partnership-Verizon Wireless	64
22	Porto Inc-A Quality In Home Care	60
23	Morongo Band Mission Indians	60
24	California State Express LLC	57
25	Casino Morongo	57

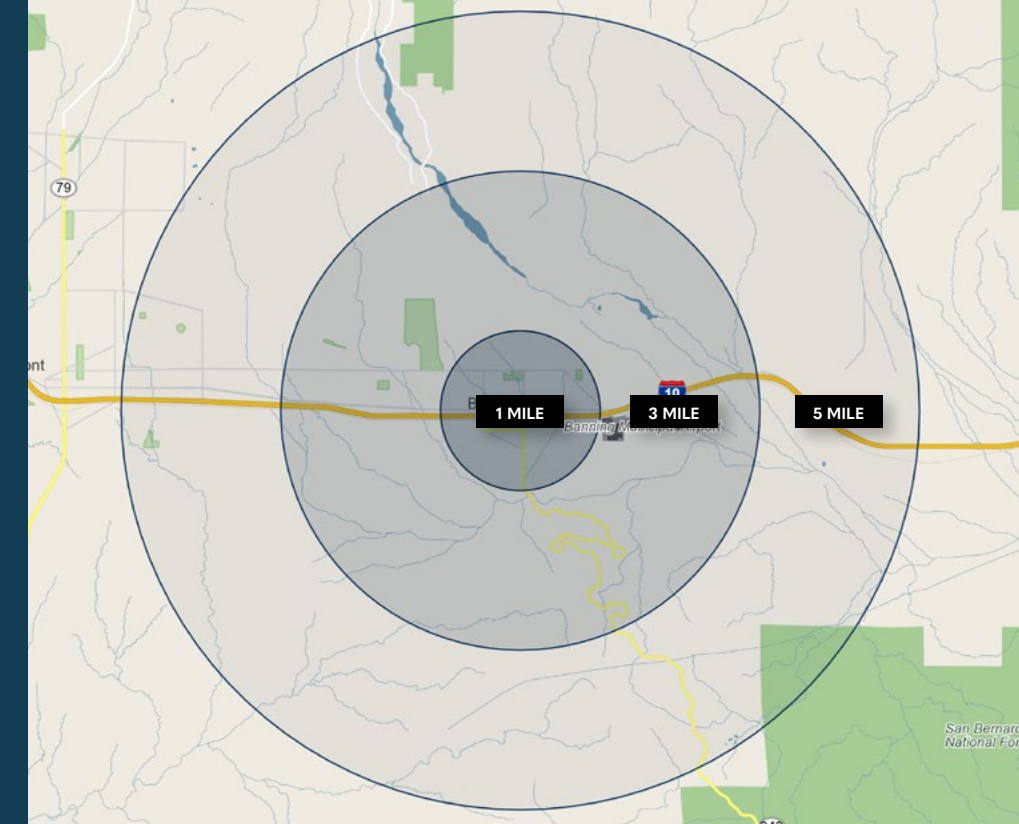


# Banning California

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	11,621	23,581	50,000
 Households	3,411	7,393	17,887
 Average Household Income	\$59,648	\$64,074	\$79,866
 Median Household Income	\$49,112	\$49,186	\$58,472

## AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,621	23,581	50,000
Households	3,411	7,393	17,887
Average Household Size	3.2	3.1	2.7
Annual Growth 2010-2022	0.0%	0.3%	1.6%
Median Age	34.4	36.0	42.0
Owner Occupied Households	1,757	4,348	13,249
Renter Occupied Households	1,617	3,008	4,923
Average Household Income	\$59,648	\$64,074	\$79,866
Median Household Income	\$49,112	\$49,186	\$58,472
Businesses	384	681	1,581



**BANNING**  
CALIFORNIA

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# FINANCIAL ANALYSIS

## RENT ROLL

TENANT	SF	FLOOR	%	LEASE START	LEASE EXP	PRO-FORMA		
						RENT	PER SF	LEASE TYPE
Vacant	4,160	1	100%	-	M2M	\$4,160.00	\$1.00	NNN

## OPERATING DATA

	PRO-FORMA
Scheduled Lease Income:	\$49,920
CAM Reimbursement:	NNN
Effective Gross Income:	\$49,920
<b>Net Operating Income:</b>	<b>\$49,920</b>

## OCCUPANCY

	0%
Vacancy	100.00%
# of Units	1
Occupied Units	0
Occupied SF	0
Vacant SF	4,160
Average Unit SF	4,160



# 74 W

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