

COMMERCIAL INVESTMENT OPPORTUNITY

POTRERO

34.7 ACRE COMMERCIAL PROJECT SITE | BEAUMONT, CA



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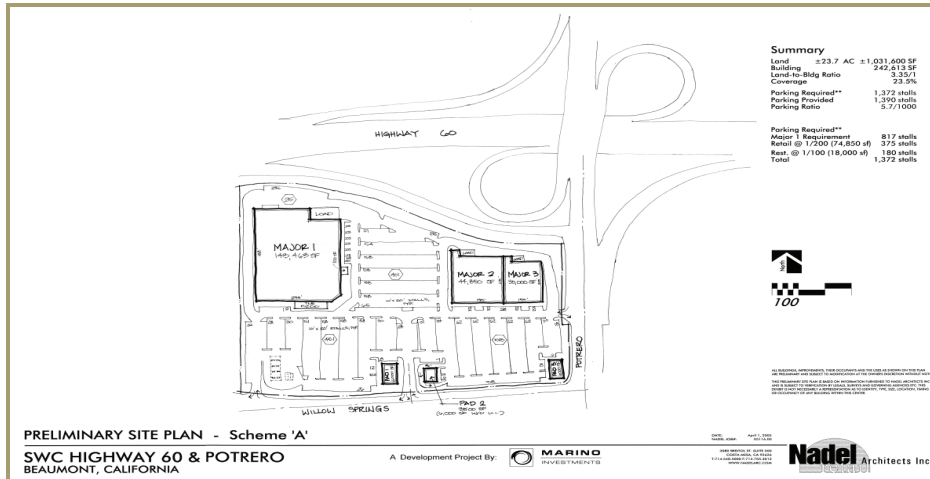
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PROJECT OVERVIEW



The Potrero Commercial site consists of approximately 34.78 gross acres and is zoned for commercial or industrial use (APN # 421-020-003-2). Situated at the gateway to the City of Beaumont, Potrero Commercial is immediately south of the 60 Freeway and just west of Interstate 10 and 60 Freeway Interchange. The property is an ideal location for commercial or industrial development. Direct access will be available to the site at the 60 Freeway/Potrero Interchange. The City has estimated the interchange construction to begin in 2014.

The site is currently in unincorporated Riverside County and is scheduled to be annexed into the City of Beaumont in late 2009. The City's General Plan designates the site as "Commercial/Industrial Overlay district", which permits either industrial or commercial land uses or a combination of both.

Beaumont has been the fastest growing city in state and requires additional commercial development in the near future.

This site is a compelling investment opportunity for a future commercial development due to:

- 1.) **LOCATION:** This area is anticipated to emerge as a major commercial and destination center. Site has great freeway frontage and direct access via the future freeway interchange. Nearly 50,000 vehicles pass the subject property frontage on the 60 Freeway daily and 140,000 on the 10 Freeway daily.
- 2.) **EXISTING DEVELOPMENT:** Site is located near the existing Pro Logis "Industrial Park Beaumont"; which currently has over 500,000sf of occupied warehouse space.
- 3.) **FUTURE RESIDENTIAL ACTIVITY:** Proposed residential surrounding the site will bring thousands of residential units. Site is adjacent to 3 Future Master Planned Communities.
- 4.) **FLEXIBILITY:** Currently the property is zoned General Commercial with no entitlements therefore allowing a buyer to maximize value by identify the highest and best use for the site.
- 5.) **DEMAND:** More than 40,674 people within a 3-mile trade area, with an Average Household Income of \$51,719 and more than 62,487 people within a 5-mile trade area, with a Average Household Income of \$52,292

project overview

location

process & timing

market overview

development & entitlement

maps, site plans & renderings

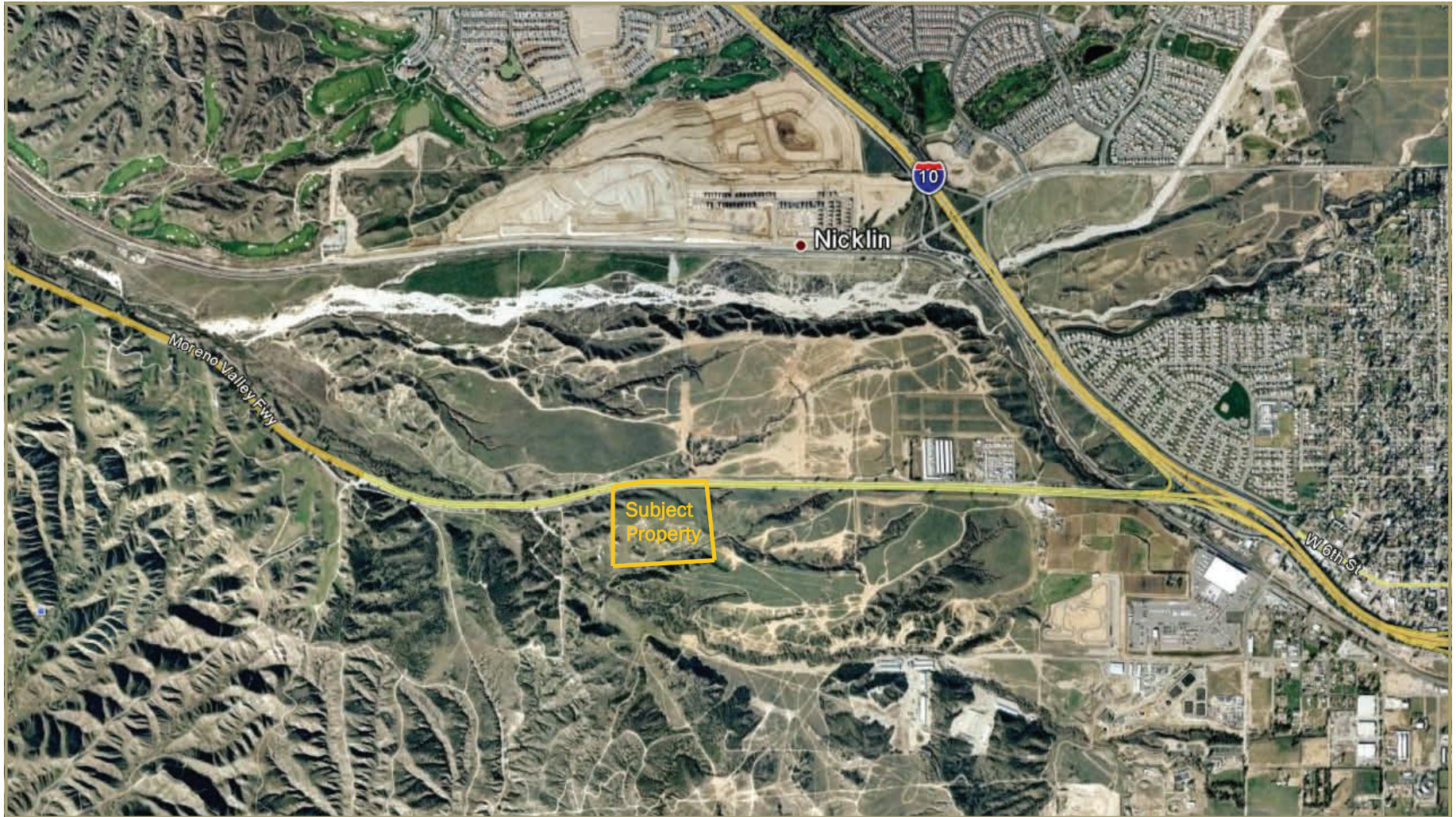
high aerial

low aerial

regional map

local map

LOCATION - HIGH AERIAL



Google Earth, 2009

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LOCATION - LOW AERIAL



Google, Earth 2009

project overview

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process & timing

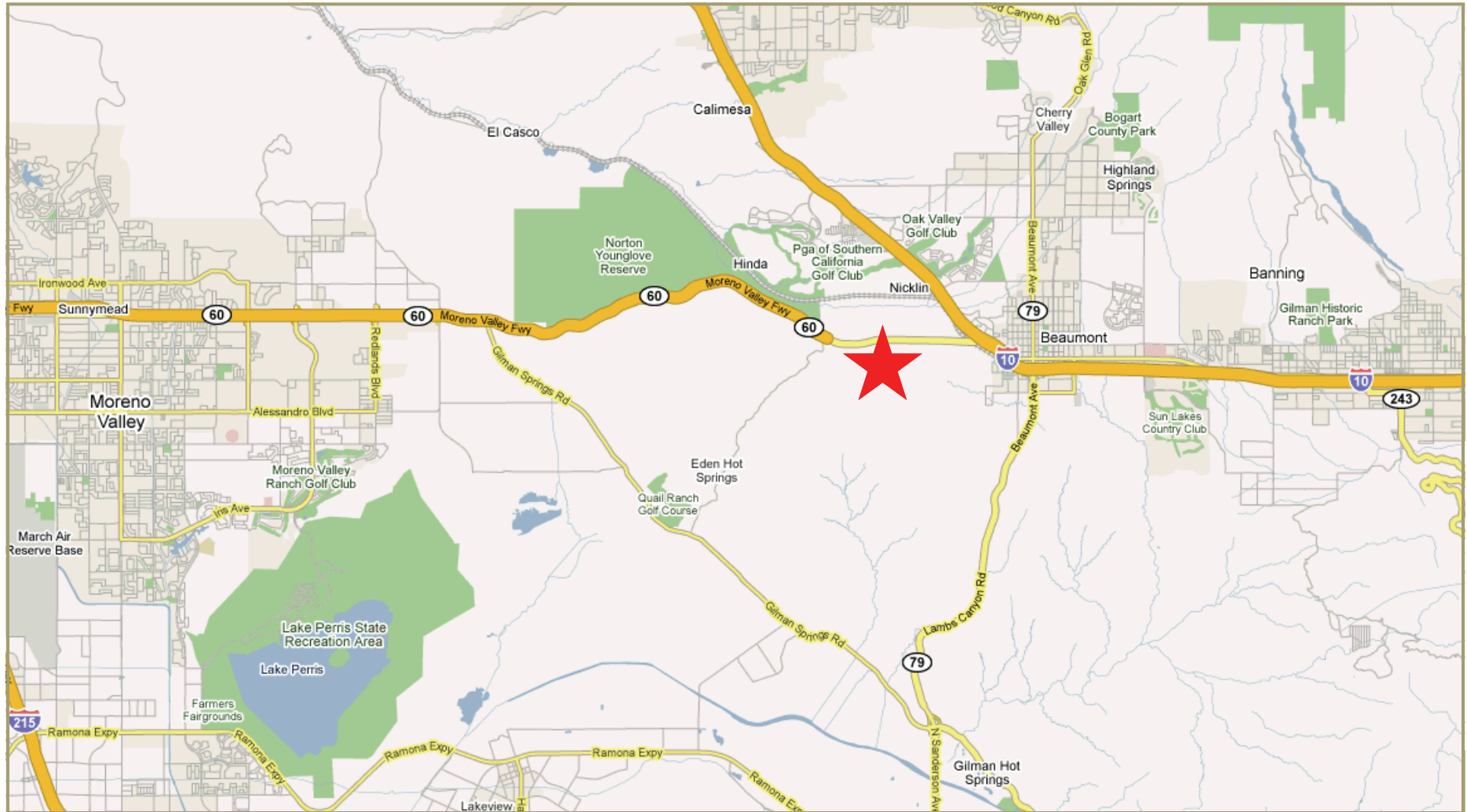
market overview

development & entitlement

maps, site plans & renderings

- high aerial
- low aerial
- regional map
- local map

LOCATION - REGIONAL MAP



project overview

location

process & timing

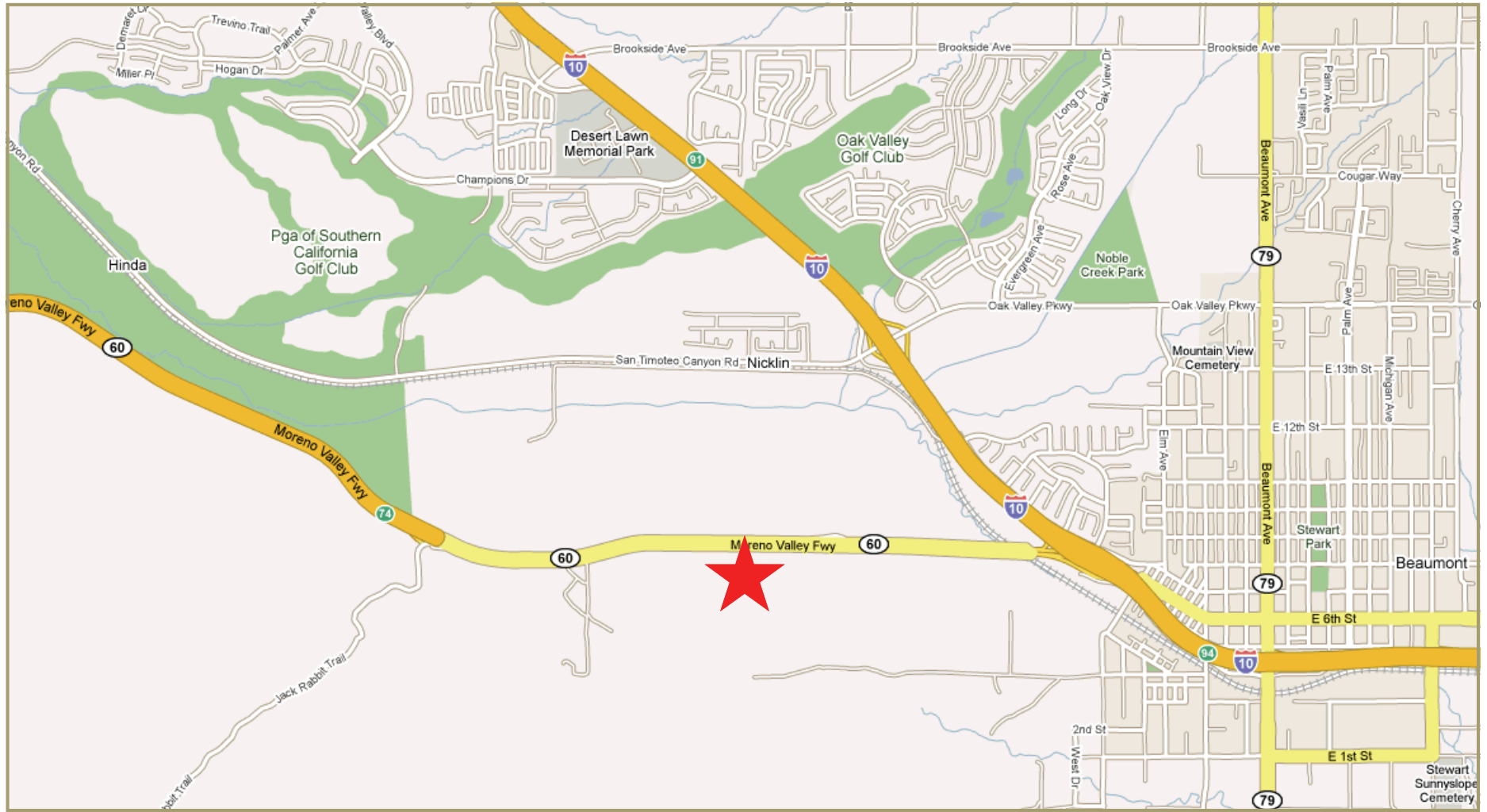
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LOCATION - LOCAL MAP



Google Maps 2009

PROCESS & TIMING

WEEK 0 1 2 3 4 5 6 7 8 9 10 11 12



- STEP 1 SOLICITATION, MARKETING & BUYER PROPERTY EVALUATION | 2 - 3 Weeks**
 Quickly identify a short list of qualified buyers willing to meet Seller’s terms
 Buyer Property Evaluation including Site Tours, Meetings & Prelim Due Diligence
OFFERS DUE NO LATER THAN THURSDAY JUNE 21, 2009
- STEP 2 OFFER REVIEW & BUYER SELECTION | 1 Week**
 Review of offers and interviews with potential buyers
 Prepare a summary of offers
 Collaborate with client to select buyer
BUYER CHOICE AT END OF STEP 2
- STEP 3 DUE DILIGENCE PHASE & RELEASE OF DEPOSIT | 2 - 4 Weeks**
 Coordinate dissemination of due diligence materials to prospective buyer
 Manage/facilitate due diligence process
 Coordinate approval of due diligence and release of deposit
- STEP 4 CLOSING PERIOD | 1 - 2 Weeks**
 Coordinate with Escrow and manage transaction closing process
 Close to occur no more than 1 - 2 weeks following approval of due diligence

This outline bases the timing on general conditions. Process and timing may vary.

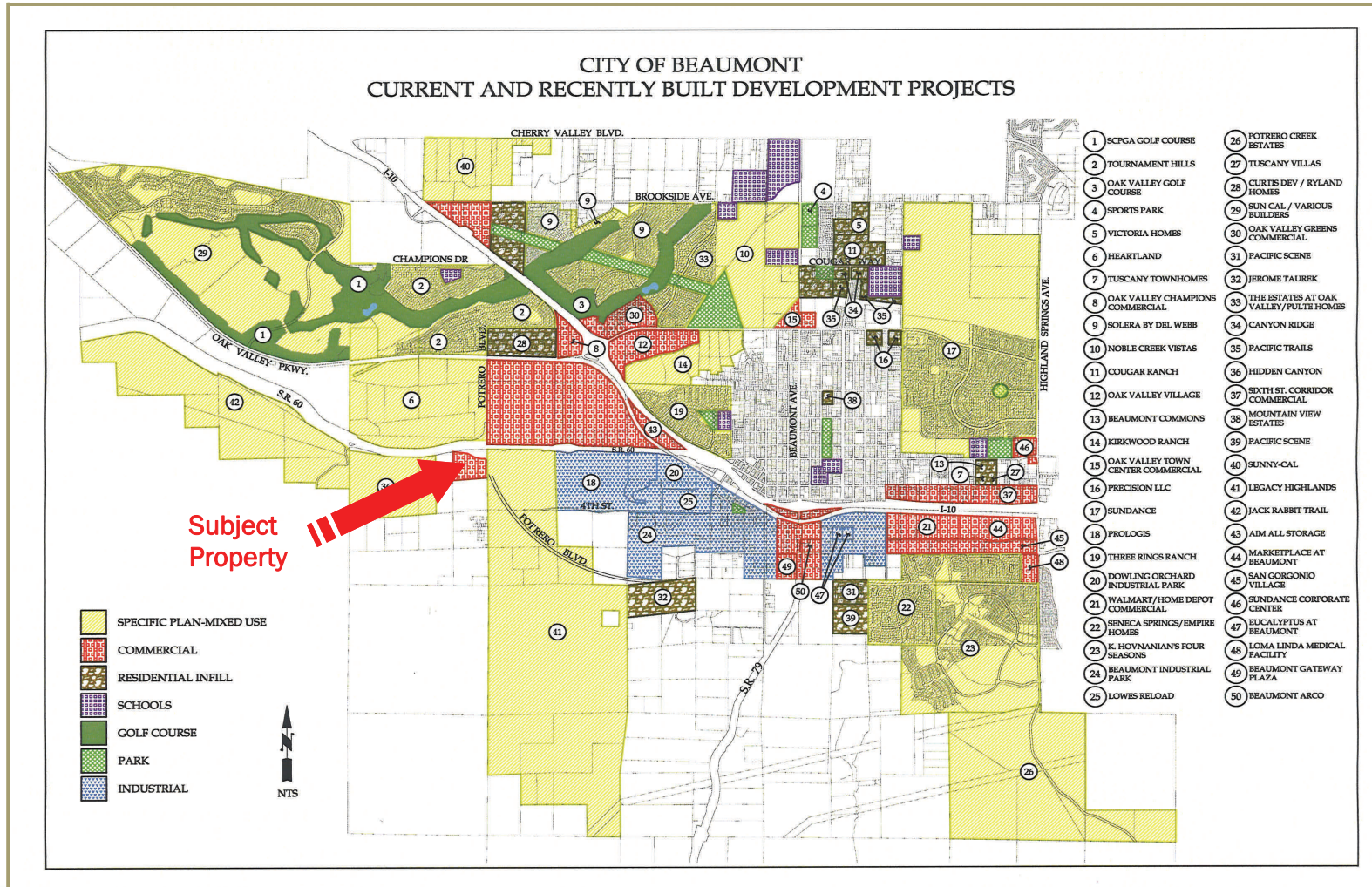
SALES TERMS & TIMING

Asking Price	\$4,300,000 (All offers will be considered)	Due Diligence	Not to exceed 30 days from signed LOI
Terms	All Cash preferred but seller will consider structured deals.	Close	Not to exceed 7 days after end of diligence

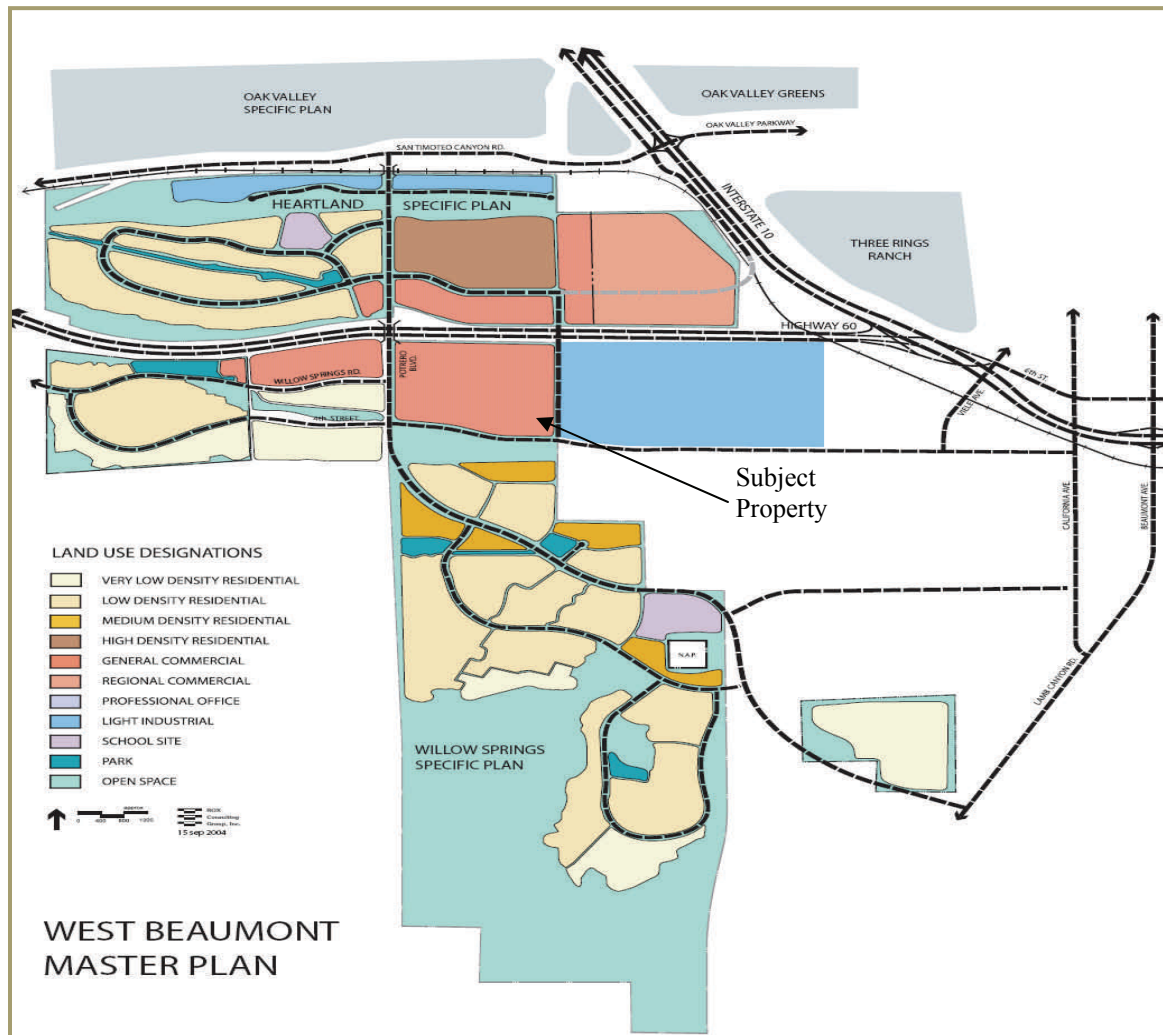
Consideration will be based on the above and Buyer’s demonstration of qualifications, motivations & ability to perform. Re-negotiations will not be considered.



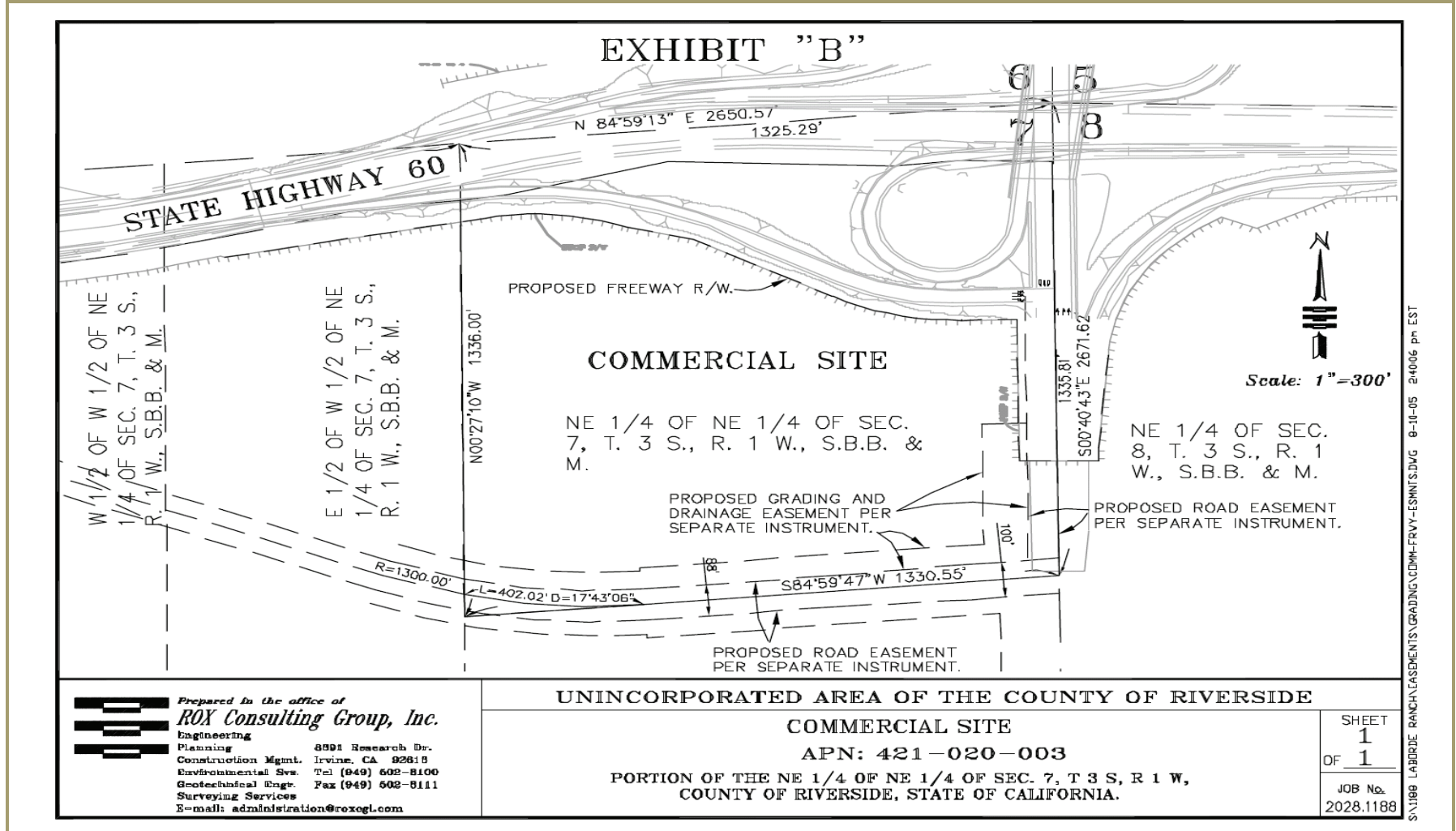
MARKET OVERVIEW - BEAUMONT CURRENT PROJECTS



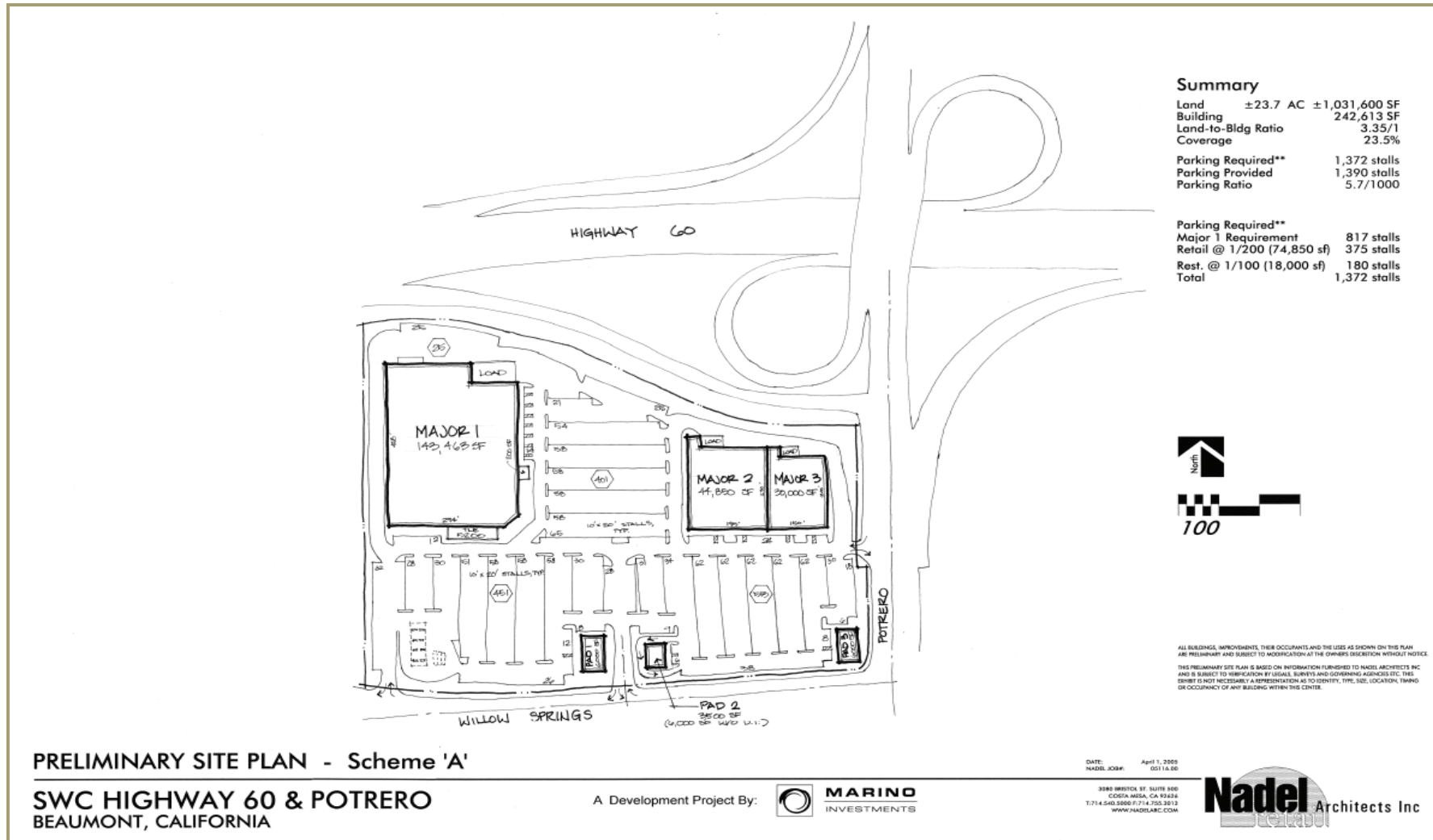
MARKET OVERVIEW - WEST BEAUMONT MASTER PLAN



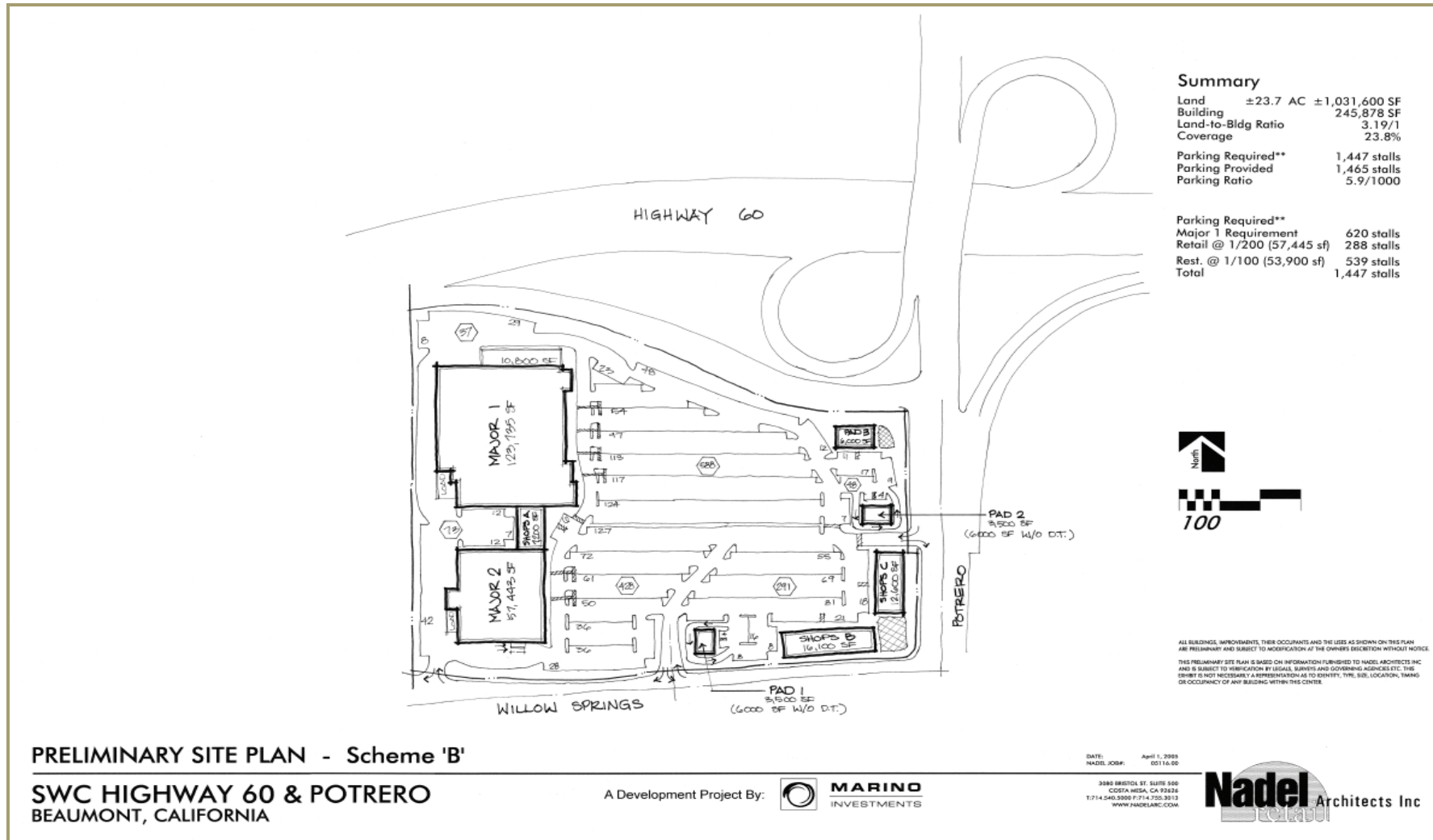
DEVELOPMENT OVERVIEW - PROPOSED FREEWAY INTERCHANGE



MAPS, SITE PLANS & RENDERINGS - PROPOSED SITE PLAN 1



MAPS, SITE PLANS & RENDERINGS - PROPOSED SITE PLAN 2



MAPS, SITE PLANS & RENDERINGS - PROPOSED SITE PLAN 3

