

FOR LEASE

Stagecoach Plaza

Shop space and three pads at a Cardenas-anchored center on the I-10 in Banning

AVAILABLE	1,080 SF shop · pads from ±0.3 to ±1.35 AC
CENTER	±94,800 SF on ±10.8 acres
LOCATION	NWC W Ramsey St & Sunset Ave
ADDRESS	3317–3529 W Ramsey St, Banning, CA 92220

CBRE



Pylon sign on W Ramsey St, with Cardenas, Dollar Tree, Harbor Freight, AutoZone and Doraval Outlet.

THE CENTER

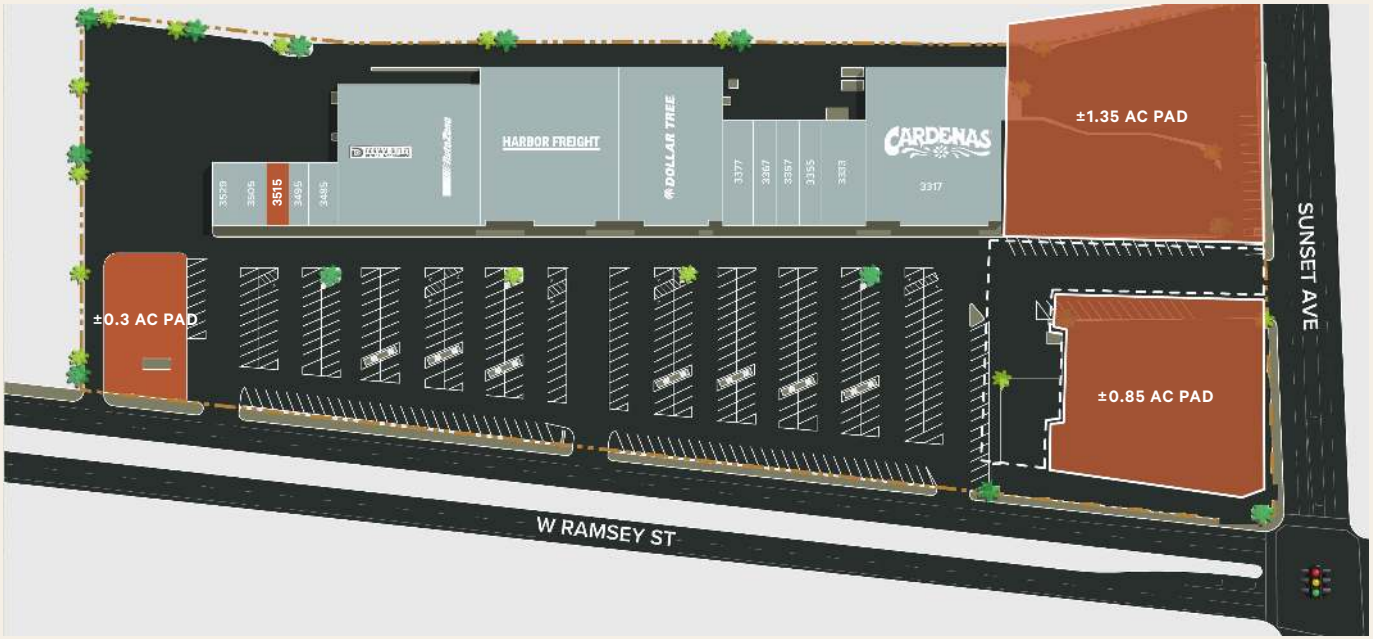
Shop space and pads at the grocery-anchored center on W Ramsey St

Cardenas anchors the center next to Harbor Freight, Dollar Tree, AutoZone and Doraval Outlet, on the signalized corner of W Ramsey St and Sunset Ave at the I-10.

CENTER	±94,800 SF on ±10.8 acres at the NWC of W Ramsey St and Sunset Ave
ANCHORS	Cardenas Markets (21,440 SF), Harbor Freight, Dollar Tree, AutoZone and Doraval Outlet
SHOPS	EJ Dental & Orthodontics, H&R Block, Sahara Insurance, Root 66 Hair & Beauty, Number One Nail, Nosotros Café, Sparkle Clean Laundromat
FRONTAGE	±1,132 ft on W Ramsey St and ±487 ft on Sunset Ave, 377 parking stalls
AVAILABLE	Suite 3515 (1,080 SF) and three pads, ±0.3 to ±1.35 AC

SITE PLAN

One shop space and three pads available



Available Leased Dashed: adjacent ±0.6 AC parcel

Pad lines per county parcel map. Not to scale.

1,080 SF

SUITE 3515

Inline shop between Nosotros Café and Number One Nail. Retail or service.

±0.3–1.35 AC

THREE PADS

Ground lease or build-to-suit. Parcel details on the next page.

TENANT ROSTER

3317	Cardenas Markets	21,440
3333	EJ Dental & Orthodontics	5,200
3355	El Manatial Agua Pura Vida	2,000
3357	Cigarette Shop Plus	2,000
3367	Sahara Insurance	1,206
3377	H&R Block	3,076
3485	Root 66 Hair & Beauty	1,570
3495	Number One Nail	980
3505	Nosotros Café	2,100
3515	Available	1,080
3529	Sparkle Clean Laundromat	1,500
Pad	Next to Cardenas	±1.35 AC
Pad	Hard corner	±0.85 AC
Pad	W Ramsey St	±0.3 AC

NOT A PART OF THIS OWNERSHIP

3403	Harbor Freight	18,894
3404	Dollar Tree	11,000
3453-A	AutoZone	8,970
3453-B/C	Doraval Outlet	13,400



THE PADS

Ground lease or build-to-suit on the Ramsey & Sunset corner

±0.85 AC

HARD CORNER · APN 537-090-064

Signalized corner with frontage on both streets. Large enough for fuel.

±1.35 AC

NEXT TO CARDENAS · APN 537-090-066

Sunset Ave frontage at the grocery entrance.

±0.3 AC

W RAMSEY ST

West end of the center. Coffee or small drive-thru.

GC ZONING, CITY OF BANNING

Allowed by right: drive-thru, fast food and sit-down restaurants, fuel and convenience, car wash, bank, retail, fitness, hotel and office. Medical clinics with a use permit. 35 ft max height.

Parcel lines from county records (LightBox); approximate. Confirm uses with the City of Banning.



RETAIL AERIAL

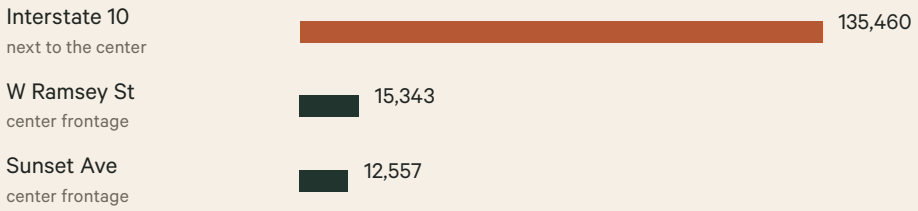
Outlets, fast food and daily needs all around the center.

Looking north. New neighborhoods at Butterfield and in Beaumont are to the west; Desert Hills Premium Outlets (1) and Morongo are east on the I-10. Not to scale.

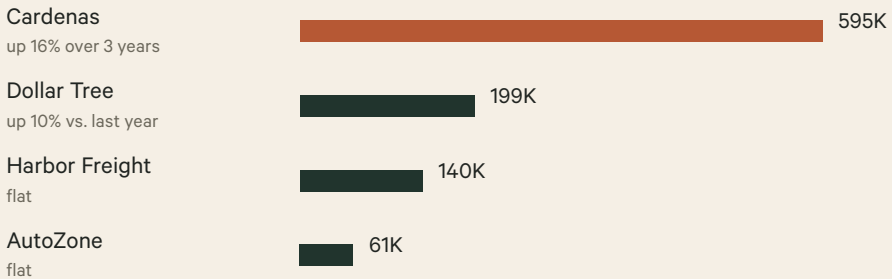
TRAFFIC & VISITS

135,460 cars a day on the I-10 and nearly 1 million visits a year to the anchors

CARS A DAY



VISITS IN THE LAST 12 MONTHS



Traffic and radius demographics: CBRE Research, 2025. Visits and shoppers: Placer.ai, Nov 2025–Oct 2026; Census 2024.

WHO LIVES HERE

	1 MILE	3 MILES	5 MILES
Population	7,781	50,277	79,790
Households	2,806	18,421	27,914
Employees	1,614	10,620	15,859
Avg. household income	$83,251	$95,689	$100,700

More than 50,000 people live within three miles of the center, with average household income near $96,000.

WHO SHOPS CARDENAS

HOUSEHOLD INCOME	$74,200 median
HOUSEHOLD SIZE	3.15 people
HISPANIC	55% of trade area



Retail along W Ramsey St and the I-10, looking north. Not to scale.

WHAT'S COMING

The Pass is adding homes, jobs and big-box retail

Beaumont grew 44% from 2010 to 2020 and is planned for about 72,800 people at build-out.

Target

OAK VALLEY VILLAGE

Regency Centers, I-10 & Oak Valley Pkwy, Beaumont. Target, Sprouts, Shake Shack, CAVA, Chipotle. Opening 2027.

Sam's Club

SUNSET CROSSROADS

Across the I-10 at Sunset Ave. Up to 223,753 SF of retail and 4.75M SF of industrial on 534 acres.

Costco

BEAUMONT

New Costco planned in Beaumont.

15,700+

HOMES

Built and planned across Sun Lakes, Four Seasons, Altis, Sundance and Butterfield (5,387 planned in NW Banning).

2.3M SF

NEW INDUSTRIAL

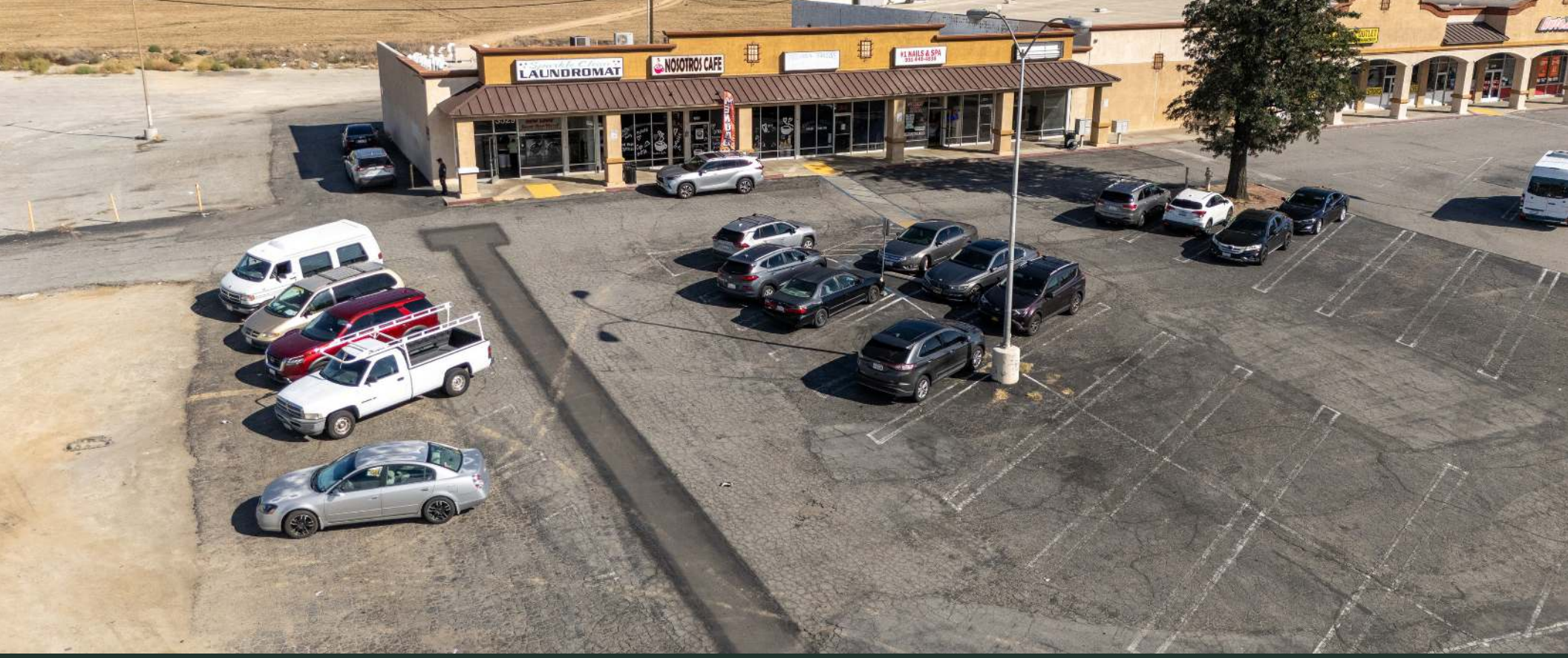
Banning Commerce Center (1.32M SF) and Banning Distribution Center (1M SF).

81 rooms

NEW HOTEL

Microtel by Wyndham, going up on W Ramsey St a block west of the center.

Sources: Regency Centers; City of Banning; City of Beaumont; Sunset Crossroads leasing brochure (NorthPoint/SRS); Patch.



Stagecoach Plaza

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CBRE

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