

For Sub-Lease!

AVAILABLE



3055 W. Ramsey St. #B, Banning, CA 92220

KW Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 info@sqftlocal.com



Offered for: \$1.00psf + NNN

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Mostly Open Floor:

2,998sf; a former WIC local agency office. Features include laminate flooring, several large open floor areas, pocket offices, storage rooms, two restrooms, drop ceiling and a wall mounted drinking fountain.

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Traffic Counts: CPD: $\pm$ 134,706 - @ I-10 Freeway/Sunset Ave.
CPD: $\pm$ 15,338 - @ W. Ramsey St/Sunset Ave.

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- Total Available Space: 2988sf Freestanding Office/Retail; 37,897sf Lot/.87ac
- Zoned: HSC Highway Service Commercial
- APN: 538-181-012-0000 with Frontage on W. Ramsey St (1-Curb Cut); Parking Spaces - 58. Monument & Building Signage.
- 2024 Average Household Income: \$77,336; Population: 44,738 , Daytime Employees: 10,751 - Within 3-Miles
- Conveniently located off the I-10 Freeway Sunset Avenue exit on highly trafficked Ramsey Avenue with easy freeway ramp access at the adjacent signalized corner; surrounded by area local amenities. Only 2-miles from San Geronio Memorial Hospital, with both a patient base as well as the greater Inland Empire and Coachella Valley. This suite is ideal for Office/Professional Medical/Retail/Fitness - all uses are welcome to inquire. *Must verify own zoning & use with City of Banning.

Local Map & Summary:

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