

Unleash

YOUR EXPANSION PLANS IN SAN JACINTO



City of San Jacinto, California Commercial & Retail Opportunities



FALL 2014



SAN
JACINTO





TABLE OF CONTENTS

- A. Trade Area Highlights
- B. Trade Area Maps & Largest Employers
- C. Demographics
- D. San Jacinto Development Activity Map & Data
- E. General Plan Land Use Map
- F. Commercial Centers & Sites Map
- G. Opportunity Area #1
- H. Opportunity Area #2
- I. Opportunity Area #3
- J. Opportunity Area #4
- K. Opportunity Area #5
- L. Opportunity Area #6



TRADE AREA HIGHLIGHTS:

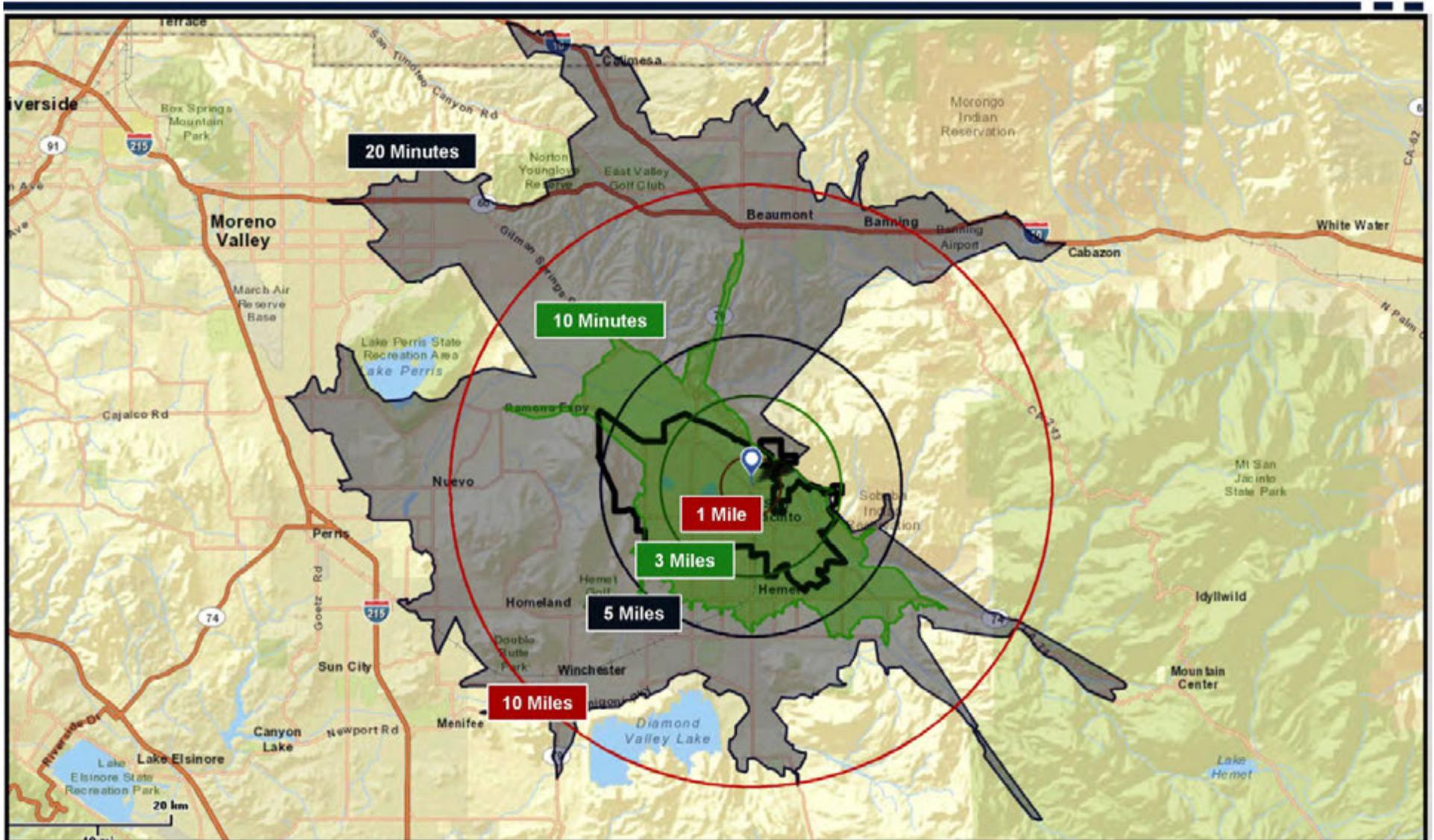
- More than 224,000 people in the immediate Trade Area
- 240,533 people projected in the immediate Trade Area
- More than 1,605,876 people in the extended Trade Area
- 1,715,367 people projected in the extended Trade Area
- \$55,718 Average Household Income
- 37.5 Median Age
- Epicenter of two new major transportation corridors (Mid County Parkway & Realigned State Highway 79) with convenient ingress/ egress and on/off-ramps
- Up to 60,000 ADT anticipated on Mid County Parkway, a 16 mile future freeway connecting the I-215 in Perris to Highway 79 in San Jacinto
- Up to 63,000 ADT anticipated on State Highway 79, a 33 mile transportation corridor connecting I-15 in Temecula to I-10 near San Jacinto

San Jacinto Trade Area

City Boundaries, Radii & Drive Times

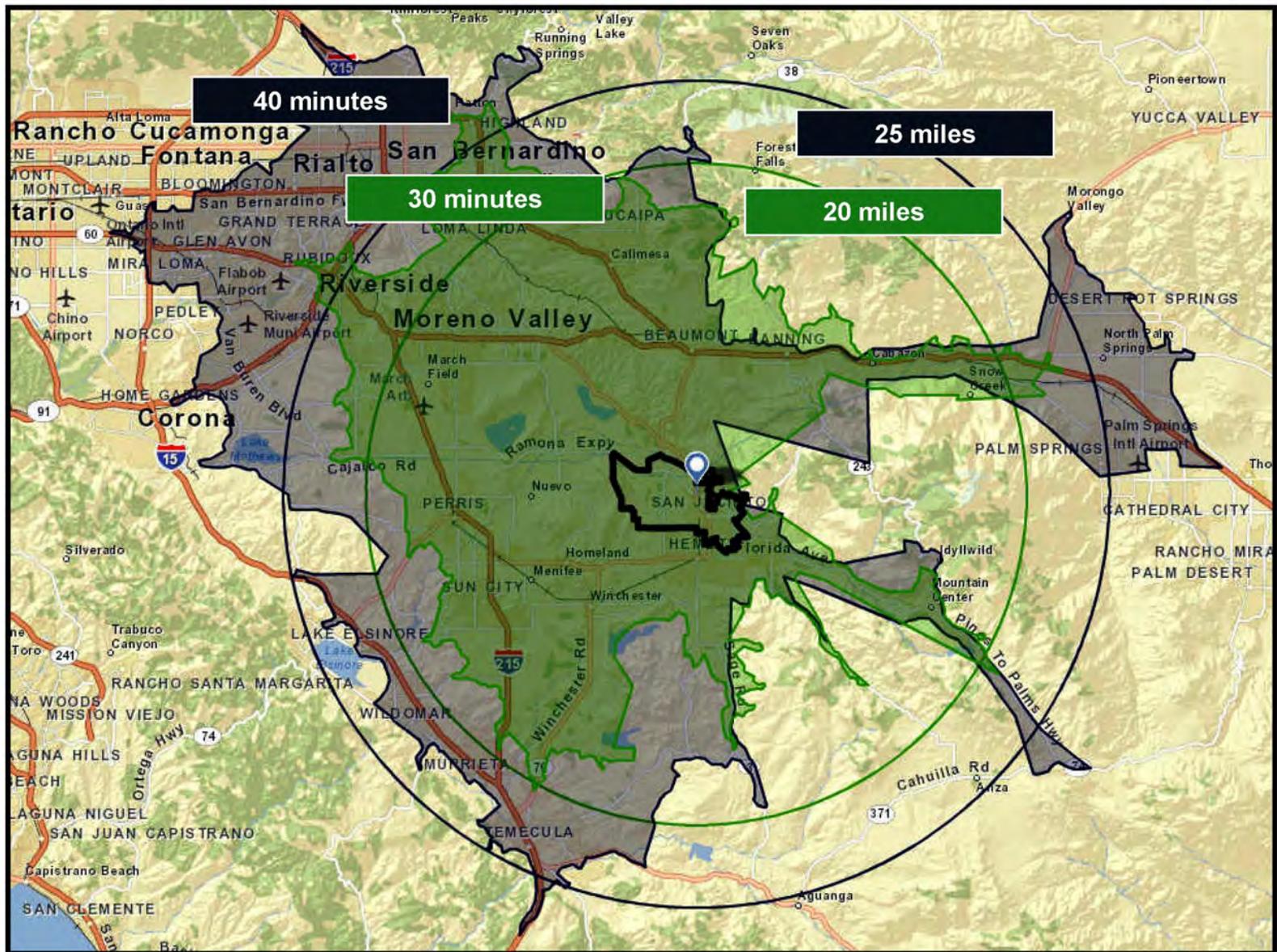


SAN JACINTO



San Jacinto Extended Trade Area

City Boundaries, Radii & Drive Times





Greater San Jacinto Area Largest Employers

Entity	Number of Employees
Hemet Unified School District	2,700
Hemet Valley Medical Center	1,154
San Jacinto School District	917
Mt San Jacinto College	758
Deutch Industrial Products	400
City of Hemet	287
Skyline Homes	200
Stater Bros.	189
Edelbrock	130
City of San Jacinto	116
Cardena's Markets	95
Soboba Casino & Country Club of Soboba	89
Agri-Empire	79
Rama Corporation	53

San Jacinto Demographic and Income Profile

	City	Radii (from State Street & Ramona Expressway)				Drive Times (from State St. & Ramona Expwy.)	
		1 Mile	3 Miles	5 Miles	10 Miles	10 Minutes	20 Minutes
2013							
Population	45,202	11,692	47,009	116,274	224,442	110,056	287,314
Households	13,271	3,714	14,425	39,354	76,983	36,631	95,946
Families	9,913	2,630	10,522	26,640	53,317	25,092	68,368
Average Household Size	3.37	3.08	3.22	2.93	2.88	2.98	2.96
Owner Occupied Housing Units	8,720	2,588	9,284	23,224	50,434	21,886	64,687
Renter Occupied Housing Units	4,550	1,126	5,141	16,130	26,549	14,745	31,258
Median Age	31.2	34.9	31.6	34.3	36.8	34.1	35.6
Median Household Income	\$44,371	\$39,927	\$40,406	\$36,975	\$40,467	\$37,489	\$44,443
Average Household Income	\$57,135	\$53,308	\$54,444	\$50,422	\$55,718	\$51,533	\$60,012
2018							
Population	47,871	12,623	49,605	123,741	240,533	117,211	309,249
Households	13,957	3,984	15,122	41,534	81,876	38,703	102,360
Families	10,392	2,814	10,985	28,049	56,594	26,435	72,874
Average Household Size	3.39	3.10	3.24	2.95	2.90	3.00	2.99
Owner Occupied Housing Units	9,324	2,822	9,882	24,941	54,599	23,494	70,202
Renter Occupied Housing Units	4,632	1,162	5,241	16,593	27,276	15,209	32,158
Median Age	31.7	35.7	32.2	35.1	37.5	34.9	36.4
Median Household Income	\$49,736	\$43,022	\$44,292	\$39,833	\$44,555	\$40,668	\$50,157
Average Household Income	\$63,746	\$59,413	\$61,040	\$56,378	\$62,508	\$57,493	\$67,371
Trends: 2013 - 2018 Annual Rate							
Population	1.15%	1.54%	1.08%	1.25%	1.39%	1.27%	1.48%
Households	1.01%	1.41%	0.95%	1.08%	1.24%	1.11%	1.30%
Families	0.95%	1.36%	0.86%	1.04%	1.20%	1.05%	1.28%
Owner HHs	1.35%	1.75%	1.26%	1.44%	1.60%	1.43%	1.65%
Median Household Income	2.31%	1.50%	1.85%	1.50%	1.94%	1.64%	2.45%

San Jacinto Demographic and Income Profile

City	Radii (from State Street & Ramona Expressway)										Drive Times (from State St. & Ramona Expwy.)			
	1 Mile		3 Miles		5 Miles		10 Miles		10 Minutes		20 Minutes			
Households by Income - 2013	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,125	16.0%	663	17.9%	2,522	17.5%	7,197	18.3%	12,492	16.2%	6,661	18.2%	13,918	14.5%
\$15,000 - \$24,999	1,483	11.2%	439	11.8%	1,777	12.3%	5,938	15.1%	10,340	13.4%	5,428	14.8%	11,531	12.0%
\$25,000 - \$34,999	1,636	12.3%	463	12.5%	1,893	13.1%	5,395	13.7%	10,077	13.1%	4,937	13.5%	11,937	12.4%
\$35,000 - \$49,999	1,998	15.1%	702	18.9%	2,306	16.0%	6,416	16.3%	12,478	16.2%	5,835	15.9%	15,081	15.7%
\$50,000 - \$74,999	2,681	20.2%	653	17.6%	2,674	18.5%	6,577	16.7%	13,451	17.5%	6,108	16.7%	16,947	17.7%
\$75,000 - \$99,999	1,510	11.4%	344	9.3%	1,450	10.1%	3,707	9.4%	8,030	10.4%	3,481	9.5%	11,164	11.6%
\$100,000 - \$149,999	1,336	10.1%	323	8.7%	1,263	8.8%	2,943	7.5%	6,905	9.0%	3,004	8.2%	10,910	11.4%
\$150,000 - \$199,999	347	2.6%	82	2.2%	348	2.4%	752	1.9%	2,001	2.6%	757	2.1%	2,889	3.0%
\$200,000+	155	1.2%	45	1.2%	192	1.3%	430	1.1%	1,209	1.6%	420	1.1%	1,569	1.6%
Median Household Income	\$44,371		\$39,927		\$40,406		\$36,975		\$40,467		\$37,489		\$44,443	
Average Household Income	\$57,135		\$53,308		\$54,444		\$50,422		\$55,718		\$51,533		\$60,012	
Per Capita Income	\$17,204		\$17,761		\$16,813		\$17,310		\$19,386		\$17,413		\$20,180	
Households by Income - 2018	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,203	15.8%	708	17.8%	2,620	17.3%	7,563	18.2%	13,122	16.0%	6,995	18.1%	14,525	14.2%
\$15,000 - \$24,999	1,233	8.8%	373	9.4%	1,487	9.8%	5,054	12.2%	8,761	10.7%	4,609	11.9%	9,706	9.5%
\$25,000 - \$34,999	1,620	11.6%	471	11.8%	1,888	12.5%	5,553	13.4%	10,227	12.5%	5,056	13.1%	11,948	11.7%
\$35,000 - \$49,999	1,948	14.0%	708	17.8%	2,265	15.0%	6,482	15.6%	12,473	15.2%	5,868	15.2%	14,859	14.5%
\$50,000 - \$74,999	2,427	17.4%	609	15.3%	2,435	16.1%	6,095	14.7%	12,379	15.1%	5,649	14.6%	15,397	15.0%
\$75,000 - \$99,999	2,016	14.4%	472	11.8%	1,951	12.9%	5,056	12.2%	10,988	13.4%	4,765	12.3%	15,039	14.7%
\$100,000 - \$149,999	1,820	13.0%	466	11.7%	1,735	11.5%	4,085	9.8%	9,625	11.8%	4,159	10.7%	14,898	14.6%
\$150,000 - \$199,999	505	3.6%	124	3.1%	511	3.4%	1,104	2.7%	2,869	3.5%	1,109	2.9%	4,111	4.0%
\$200,000+	185	1.3%	51	1.3%	231	1.5%	542	1.3%	1,431	1.7%	494	1.3%	1,876	1.8%
Median Household Income	\$49,736		\$43,022		\$44,292		\$39,833		\$44,555		\$40,668		\$50,157	
Average Household Income	\$63,746		\$59,413		\$61,040		\$56,378		\$62,508		\$57,493		\$67,371	
Per Capita Income	\$19,020		\$19,618		\$18,670		\$19,165		\$21,536		\$19,245		\$22,402	

San Jacinto Demographic and Income Profile

City	Radii (from State Street & Ramona Expressway)								Drive Times (from State St. & Ramona Expwy.)					
	1 Mile		3 Miles		5 Miles		10 Miles		10 Minutes		20 Minutes			
Population by Age - 2013	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,906	8.6%	924	7.9%	4,028	8.6%	9,268	8.0%	16,535	7.4%	8,802	8.0%	21,801	7.6%
5 - 9	3,808	8.4%	898	7.7%	3,903	8.3%	8,705	7.5%	16,013	7.1%	8,315	7.6%	21,104	7.3%
10 - 14	3,872	8.6%	898	7.7%	3,947	8.4%	8,785	7.6%	16,318	7.3%	8,402	7.6%	21,377	7.4%
15 - 19	3,752	8.3%	878	7.5%	3,838	8.2%	8,766	7.5%	16,036	7.1%	8,362	7.6%	20,626	7.2%
20 - 24	3,467	7.7%	805	6.9%	3,609	7.7%	8,699	7.5%	15,491	6.9%	8,234	7.5%	19,774	6.9%
25 - 34	6,164	13.6%	1,459	12.5%	6,333	13.5%	14,860	12.8%	27,491	12.2%	14,143	12.9%	36,955	12.9%
35 - 44	5,694	12.6%	1,369	11.7%	5,728	12.2%	13,167	11.3%	25,092	11.2%	12,598	11.4%	33,659	11.7%
45 - 54	5,345	11.8%	1,427	12.2%	5,460	11.6%	13,294	11.4%	25,624	11.4%	12,809	11.6%	32,895	11.4%
55 - 64	4,123	9.1%	1,234	10.6%	4,322	9.2%	11,758	10.1%	24,298	10.8%	11,333	10.3%	30,676	10.7%
65 - 74	2,716	6.0%	943	8.1%	2,995	6.4%	9,052	7.8%	20,349	9.1%	8,373	7.6%	24,508	8.5%
75 - 84	1,690	3.7%	615	5.3%	1,949	4.1%	6,410	5.5%	14,367	6.4%	5,680	5.2%	16,413	5.7%
85+	665	1.5%	242	2.1%	899	1.9%	3,510	3.0%	6,827	3.0%	3,005	2.7%	7,525	2.6%
Population by Age - 2018	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,227	8.8%	1,013	8.0%	4,336	8.7%	10,002	8.1%	17,966	7.5%	9,515	8.1%	23,912	7.7%
5 - 9	3,925	8.2%	960	7.6%	4,010	8.1%	8,962	7.2%	16,649	6.9%	8,566	7.3%	22,248	7.2%
10 - 14	3,893	8.1%	945	7.5%	3,959	8.0%	8,803	7.1%	16,725	7.0%	8,429	7.2%	22,111	7.1%
15 - 19	3,705	7.7%	856	6.8%	3,751	7.6%	8,562	6.9%	15,922	6.6%	8,173	7.0%	20,446	6.6%
20 - 24	3,430	7.2%	766	6.1%	3,530	7.1%	8,518	6.9%	15,084	6.3%	8,035	6.9%	18,966	6.1%
25 - 34	6,857	14.3%	1,660	13.2%	7,037	14.2%	16,845	13.6%	30,944	12.9%	16,044	13.7%	41,569	13.4%
35 - 44	5,983	12.5%	1,481	11.7%	6,015	12.1%	13,732	11.1%	26,676	11.1%	13,200	11.3%	36,556	11.8%
45 - 54	5,429	11.3%	1,466	11.6%	5,501	11.1%	13,246	10.7%	25,703	10.7%	12,762	10.9%	33,185	10.7%
55 - 64	4,671	9.8%	1,430	11.3%	4,896	9.9%	13,221	10.7%	26,680	11.1%	12,754	10.9%	33,716	10.9%
65 - 74	3,245	6.8%	1,150	9.1%	3,583	7.2%	11,189	9.0%	24,950	10.4%	10,403	8.9%	30,162	9.8%
75 - 84	1,803	3.8%	632	5.0%	2,037	4.1%	6,920	5.6%	15,719	6.5%	6,133	5.2%	18,100	5.9%
85+	703	1.5%	261	2.1%	950	1.9%	3,740	3.0%	7,515	3.1%	3,199	2.7%	8,280	2.7%

San Jacinto Demographic and Income Profile

City	Radii (from State Street & Ramona Expressway)										Drive Times (from State St. & Ramona Expwy.)			
	1 Mile		3 Miles		5 Miles		10 Miles		10 Minutes		20 Minutes			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Race and Ethnicity - 2013														
White Alone	25,598	56.6%	7,149	61.1%	27,022	57.5%	72,000	61.9%	145,382	64.8%	68,416	62.2%	179,052	62.3%
Black Alone	2,908	6.4%	604	5.2%	2,834	6.0%	7,091	6.1%	11,888	5.3%	6,569	6.0%	18,891	6.6%
American Indian Alone	809	1.8%	173	1.5%	822	1.7%	2,165	1.9%	4,235	1.9%	2,066	1.9%	4,857	1.7%
Asian Alone	1,378	3.0%	269	2.3%	1,312	2.8%	2,886	2.5%	7,545	3.4%	2,756	2.5%	11,844	4.1%
Pacific Islander Alone	129	0.3%	49	0.4%	131	0.3%	318	0.3%	621	0.3%	297	0.3%	803	0.3%
Some Other Race Alone	11,761	26.0%	2,820	24.1%	12,227	26.0%	25,290	21.8%	42,811	19.1%	23,761	21.6%	56,416	19.6%
Two or More Races	2,620	5.8%	627	5.4%	2,661	5.7%	6,524	5.6%	11,959	5.3%	6,191	5.6%	15,452	5.4%
Hispanic Origin (Any Race)	24,123	53.4%	5,729	49.0%	25,041	53.3%	53,910	46.4%	96,065	42.8%	51,017	46.4%	126,629	44.1%
Race and Ethnicity - 2018														
White Alone	26,138	54.6%	7,420	58.8%	27,492	55.4%	73,757	59.6%	150,306	62.5%	70,177	59.9%	185,949	60.1%
Black Alone	3,000	6.3%	646	5.1%	2,919	5.9%	7,458	6.0%	12,686	5.3%	6,915	5.9%	20,075	6.5%
American Indian Alone	841	1.8%	188	1.5%	858	1.7%	2,337	1.9%	4,587	1.9%	2,234	1.9%	5,260	1.7%
Asian Alone	1,540	3.2%	310	2.5%	1,464	3.0%	3,298	2.7%	8,773	3.6%	3,152	2.7%	13,786	4.5%
Pacific Islander Alone	135	0.3%	52	0.4%	138	0.3%	343	0.3%	681	0.3%	321	0.3%	882	0.3%
Some Other Race Alone	13,294	27.8%	3,284	26.0%	13,773	27.8%	29,113	23.5%	49,725	20.7%	27,345	23.3%	65,512	21.2%
Two or More Races	2,922	6.1%	723	5.7%	2,961	6.0%	7,435	6.0%	13,776	5.7%	7,066	6.0%	17,786	5.8%
Hispanic Origin (Any Race)	27,480	57.4%	6,729	53.3%	28,441	57.3%	62,673	50.6%	112,880	46.9%	59,323	50.6%	148,763	48.1%

Data Note: Income is expressed in current dollars.

Source: Kosmont Companies 2014. Esri forecasts for 2013 and 2018 using U.S. Census Bureau Census 2010 Data.



San Jacinto Demographic and Income Profile

	Radii (from State & Ramona Expressway)		Drive Times (from State St. & Ramona Expwy.)	
	20 Miles	25 Miles	30 Minutes	40 Minutes
2013				
Population	857,745	1,355,253	773,712	1,605,876
Households	263,653	427,410	239,593	493,564
Families	200,896	319,485	179,454	367,594
Average Household Size	3.23	3.13	3.20	3.20
Owner Occupied Housing Units	181,546	283,146	159,699	308,164
Renter Occupied Housing Units	82,107	144,264	79,894	185,400
Median Age	33.5	33.7	33.2	32.5
Median Household Income	\$53,969	\$58,544	\$52,041	\$53,528
Average Household Income	\$71,290	\$77,557	\$68,334	\$71,796
2018				
Population	924,493	1,458,174	832,138	1,715,367
Households	281,782	456,336	255,516	523,783
Families	214,595	341,058	191,269	389,826
Average Household Size	3.25	3.16	3.23	3.22
Owner Occupied Housing Units	196,983	306,797	173,044	332,444
Renter Occupied Housing Units	84,798	149,539	82,472	191,339
Median Age	34.2	34.4	34.0	33.3
Median Household Income	\$62,105	\$69,602	\$58,818	\$61,192
Average Household Income	\$80,408	\$87,823	\$76,900	\$81,109
Trends: 2013 - 2018 Annual Rate				
Population	1.51%	1.47%	1.47%	1.33%
Households	1.34%	1.32%	1.30%	1.20%
Families	1.33%	1.32%	1.28%	1.18%
Owner HHs	1.65%	1.62%	1.62%	1.53%
Median Household Income	2.85%	3.52%	2.48%	2.71%

San Jacinto Demographic and Income Profile

	Radii (from State & Ramona Expressway)				Drive Times (from State St. & Ramona Expwy.)			
	20 Miles		25 Miles		30 Minutes		40 Minutes	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Households by Income - 2013								
<\$15,000	28,526	10.8%	42,261	9.9%	27,975	11.7%	54,975	11.1%
\$15,000 - \$24,999	25,367	9.6%	36,349	8.5%	23,936	10.0%	46,868	9.5%
\$25,000 - \$34,999	28,121	10.7%	42,233	9.9%	26,337	11.0%	54,535	11.0%
\$35,000 - \$49,999	39,051	14.8%	59,257	13.9%	36,232	15.1%	72,696	14.7%
\$50,000 - \$74,999	48,571	18.4%	77,384	18.1%	44,534	18.6%	89,291	18.1%
\$75,000 - \$99,999	35,894	13.6%	59,728	14.0%	31,887	13.3%	64,733	13.1%
\$100,000 - \$149,999	38,595	14.6%	70,301	16.4%	33,143	13.8%	71,497	14.5%
\$150,000 - \$199,999	12,109	4.6%	23,872	5.6%	9,652	4.0%	23,767	4.8%
\$200,000+	7,418	2.8%	16,010	3.7%	5,897	2.5%	15,187	3.1%
Median Household Income		\$53,969		\$58,544		\$52,041		\$53,528
Average Household Income		\$71,290		\$77,557		\$68,334		\$71,796
Per Capita Income		\$22,116		\$24,758		\$21,390		\$22,454
Households by Income - 2018								
<\$15,000	29,395	10.4%	42,973	9.4%	28,855	11.3%	56,293	10.7%
\$15,000 - \$24,999	21,031	7.5%	29,778	6.5%	19,930	7.8%	38,822	7.4%
\$25,000 - \$34,999	27,732	9.8%	41,263	9.0%	26,069	10.2%	53,702	10.3%
\$35,000 - \$49,999	37,953	13.5%	57,119	12.5%	35,393	13.9%	70,487	13.5%
\$50,000 - \$74,999	43,306	15.4%	68,238	15.0%	39,848	15.6%	79,453	15.2%
\$75,000 - \$99,999	46,726	16.6%	76,242	16.7%	41,647	16.3%	83,267	15.9%
\$100,000 - \$149,999	49,725	17.6%	88,604	19.4%	43,024	16.8%	90,653	17.3%
\$150,000 - \$199,999	16,750	5.9%	32,373	7.1%	13,492	5.3%	32,305	6.2%
\$200,000+	9,164	3.3%	19,732	4.3%	7,256	2.8%	18,784	3.6%
Median Household Income		\$62,105		\$69,602		\$58,818		\$61,192
Average Household Income		\$80,408		\$87,823		\$76,900		\$81,109
Per Capita Income		\$24,700		\$27,762		\$23,832		\$25,130

San Jacinto Demographic and Income Profile

	Radii (from State & Ramona Expressway)				Drive Times (from State St. & Ramona Expwy.)			
	20 Miles		25 Miles		30 Minutes		40 Minutes	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population by Age - 2013								
0 - 4	66,352	7.7%	98,353	7.3%	59,738	7.7%	123,306	7.7%
5 - 9	65,364	7.6%	98,907	7.3%	58,336	7.5%	120,011	7.5%
10 - 14	67,481	7.9%	103,824	7.7%	60,009	7.8%	123,007	7.7%
15 - 19	66,133	7.7%	107,943	8.0%	59,802	7.7%	129,436	8.1%
20 - 24	63,303	7.4%	105,447	7.8%	59,538	7.7%	131,989	8.2%
25 - 34	117,043	13.6%	186,392	13.8%	107,907	13.9%	228,745	14.2%
35 - 44	106,538	12.4%	169,830	12.5%	94,479	12.2%	198,145	12.3%
45 - 54	106,447	12.4%	176,289	13.0%	93,765	12.1%	201,527	12.5%
55 - 64	89,529	10.4%	145,161	10.7%	80,433	10.4%	165,988	10.3%
65 - 74	59,228	6.9%	89,872	6.6%	53,354	6.9%	101,152	6.3%
75 - 84	35,266	4.1%	51,454	3.8%	32,181	4.2%	57,665	3.6%
85+	15,061	1.8%	21,784	1.6%	14,172	1.8%	24,906	1.6%
Population by Age - 2018								
0 - 4	73,165	7.9%	108,465	7.4%	65,808	7.9%	134,635	7.8%
5 - 9	69,487	7.5%	105,357	7.2%	61,901	7.4%	126,631	7.4%
10 - 14	69,425	7.5%	106,936	7.3%	61,490	7.4%	126,125	7.4%
15 - 19	64,081	6.9%	104,317	7.2%	57,641	6.9%	124,710	7.3%
20 - 24	58,847	6.4%	97,773	6.7%	55,083	6.6%	122,255	7.1%
25 - 34	138,191	14.9%	219,324	15.0%	126,686	15.2%	266,708	15.5%
35 - 44	115,193	12.5%	184,320	12.6%	102,926	12.4%	213,525	12.4%
45 - 54	104,655	11.3%	171,918	11.8%	91,933	11.0%	195,160	11.4%
55 - 64	100,824	10.9%	163,734	11.2%	89,541	10.8%	185,125	10.8%
65 - 74	74,674	8.1%	114,161	7.8%	67,480	8.1%	128,277	7.5%
75 - 84	39,430	4.3%	57,934	4.0%	36,086	4.3%	64,974	3.8%
85+	16,520	1.8%	23,936	1.6%	15,563	1.9%	27,242	1.6%

San Jacinto Demographic and Income Profile

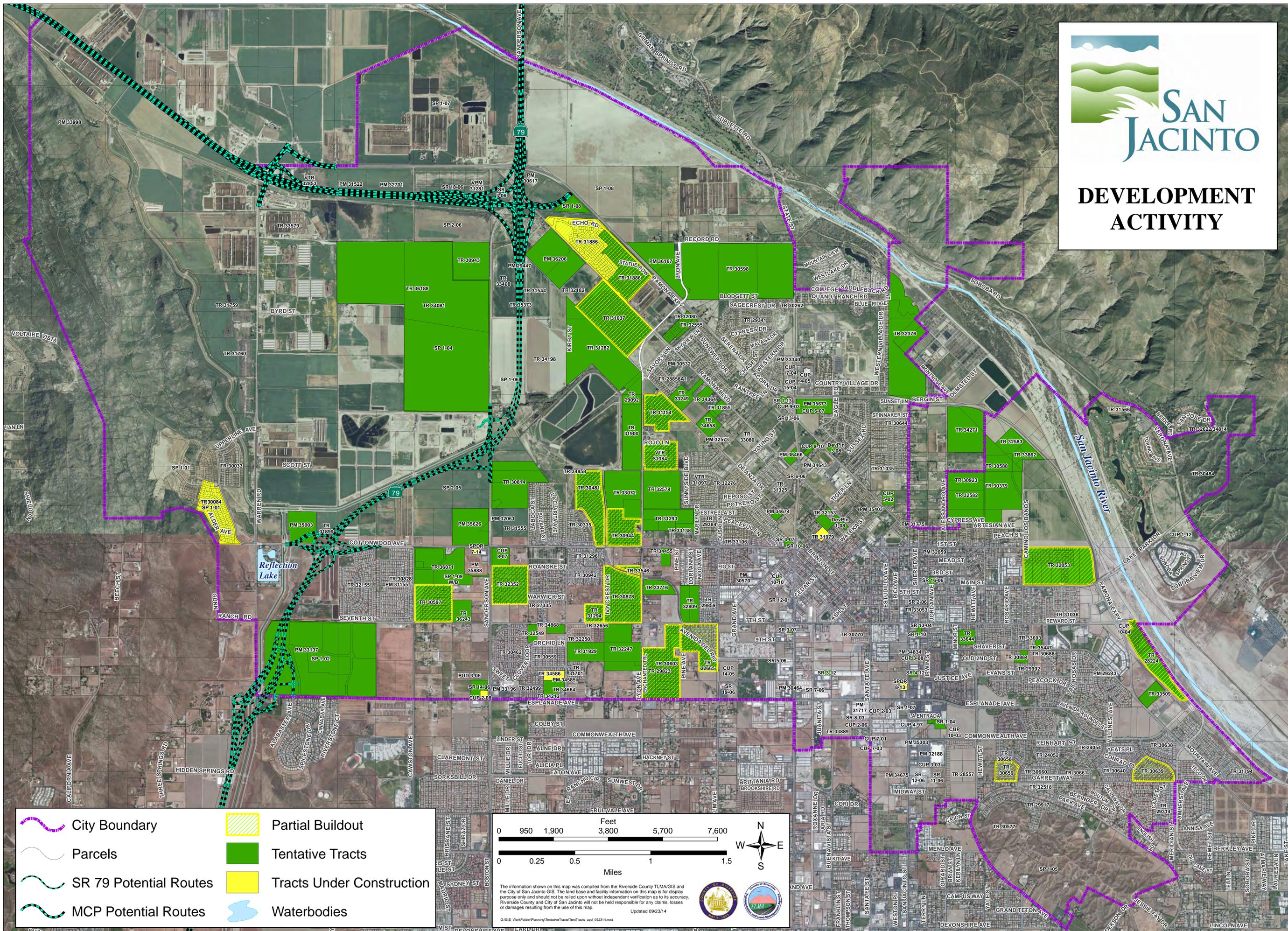
	Radii (from State & Ramona Expressway)				Drive Times (from State St. & Ramona Expwy.)			
	20 Miles		25 Miles		30 Minutes		40 Minutes	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Race and Ethnicity - 2013								
White Alone	507,375	59.2%	822,327	60.7%	445,081	57.5%	915,541	57.0%
Black Alone	71,262	8.3%	101,505	7.5%	69,527	9.0%	134,577	8.4%
American Indian Alone	10,824	1.3%	15,573	1.1%	10,087	1.3%	18,788	1.2%
Asian Alone	44,913	5.2%	96,313	7.1%	39,118	5.1%	100,451	6.3%
Pacific Islander Alone	3,082	0.4%	4,816	0.4%	2,813	0.4%	5,707	0.4%
Some Other Race Alone	173,649	20.2%	238,853	17.6%	165,094	21.3%	343,679	21.4%
Two or More Races	46,640	5.4%	75,866	5.6%	41,994	5.4%	87,133	5.4%
Hispanic Origin (Any Race)	385,474	44.9%	548,115	40.4%	359,238	46.4%	754,454	47.0%
Race and Ethnicity - 2018								
White Alone	529,854	57.3%	854,825	58.6%	463,681	55.7%	948,645	55.3%
Black Alone	74,398	8.0%	106,528	7.3%	72,300	8.7%	138,589	8.1%
American Indian Alone	11,753	1.3%	16,992	1.2%	10,927	1.3%	20,202	1.2%
Asian Alone	52,369	5.7%	111,654	7.7%	45,255	5.4%	114,870	6.7%
Pacific Islander Alone	3,376	0.4%	5,320	0.4%	3,062	0.4%	6,170	0.4%
Some Other Race Alone	199,073	21.5%	275,121	18.9%	188,821	22.7%	387,838	22.6%
Two or More Races	53,670	5.8%	87,734	6.0%	48,092	5.8%	99,053	5.8%
Hispanic Origin (Any Race)	448,783	48.5%	642,043	44.0%	416,697	50.1%	865,396	50.4%

Data Note: Income is expressed in current dollars.

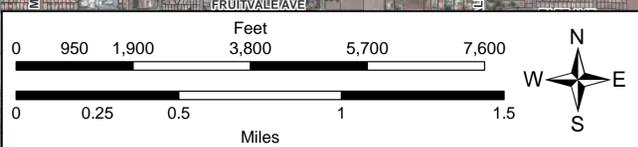
Source: Kosmont Companies 2014. Esri forecasts for 2013 and 2018 using U.S. Census Bureau Census 2010 Data.



DEVELOPMENT ACTIVITY



	City Boundary		Partial Buildout
	Parcels		Tentative Tracts
	SR 79 Potential Routes		Tracts Under Construction
	MCP Potential Routes		Waterbodies



The information shown on this map was compiled from the Riverside County TLM/GIS and the City of San Jacinto GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of San Jacinto will not be held responsible for any claims, losses or damages resulting from the use of this map.

Updated 09/23/14



TRACT	DEVELOPER	DEVELOPER ADDRESS	LOCATION	No. of Lots	Under Construction	Completed	Status	
Building Activity 09/23/14								
TR31886	Frontier Homes	8300 Utica Ave Suite 300	Rancho Cucamonga, CA 91739	S or Ramona Expwy; W of Potter Rd	151	33	9	CC Dev Agmt Approved 2/18/14 Effect 3/20/14 PC SitePlanDev Review Approved 5/6/14
TR34586	Brosh SoCal Properties Inc	1662 Plum Ln	Redlands, CA 92374-4597	W side of Kirby St; 656' north of Esplanade Ave	34	7		CC Dev Agmt Approved 1st Reading 5/6/14
TR30639	Gallery Artisan Trails LLC	3938 Temecula Pkwy Unit A369	Temecula, CA 92592	NEC of Washington and Meridian St	92	7	77	
TR30084 (SP 1-01)	KB Homes	36310 Inland Valley Dr	Wildomar Dr, CA 92595	NWC Warren Rd & Cottonwood Ave	108	TBD	4	Building Permits Pending Submitted SPDR #6-14 4/3/14 Revise House Plans
TR31979	JD Pierce / S&S Homes	1231 N Cactus Ave Ste D	Rialto, CA 92376	S of Angela Way, at end of Camelia Dr	11	TBD		Building Permits Pending CC Approved 05/06/14
Partial Buildout 09/23/14								
TR22665	RBC Estate Finance Inc	11011 Richmond Ave No 850	Houston, TX 77042	SEC of 7 th St & Pine Ave	147	0	68	
TR28224	DEI Incorporated			Senior Housing - S of 7th St, W of Ramona Expwy	223	0	40	
TR30035 (SP 1-01)	KB Homes	36310 Inland Valley Dr	Wildomar Dr, CA 92595	NWC Warren Rd & Cottonwood Ave	74	0	0	
TR30036 (SP 1-01)	KB Homes	36310 Inland Valley Dr	Wildomar Dr, CA 92595	NWC Warren Rd & Cottonwood Ave	104	0	0	
TR30481	Mulberry Inv	31548 Bluff Dr	Laguna Beach, CA 92651	N of Cottonwood, E of Kirby	126	0	92	
TR30597	Covenant Park	11911 Artesia Blv #200	Artesia, CA 90701	NEC 7 th and Cawston Ext.	116	0	33	
TR30603	Lennar Communities	980 Montecito Dr Ste 302	Corona, CA 92879	N of Esplanade, Bet Pine and Lyon	203	0	193	
TR30659	Covenant Park	11911 Artesia Blv #200	Artesia, CA 90701	NWC of Washington, Arroyo Viejo	64	0	33	
TR30878	JSUB Inc	1562 Brentwood Drive	Boudler City, NV 89005	NWC 7 th Street and Lyon Avenue	170	0	155	
TR30944	Gateway Inland	P.O. Box 1310	Oceanside, CA 92051	NWC Cottonwood & Lyon	103	0	89	
TR31037	CADO San Jacinto	1545 Faraday Ave	Carlsbad, CA 92008	Bet DeAnza & Ramona NW of Potter	159	0	0	
TR31037	888 Jacinto	14163 Coldbrook Cir	Corona, CA 92880	Bet DeAnza & Ramona NW of Potter	58	0	14	
TR31154	46 Almaden San Jacinto	3470 Wilshire Blvd No 1020	Los Angeles, CA 90010	SW of DeAnza and E of Lyon	88	0	42	
TR31294	JSUB Inc	1562 Brentwood Drive	Boudler City, NV 89005	660' E of Kirby and N of 7 th St	37	0	15	
TR32053	Latham Management Consulting	1600 E Florida Ste 110	Hemet, CA 92544	NWC Ramona Expwy and Main	178	0	24	
TR32352	Gray 1 Mayfield 37	550 W C St. No 1470	San Diego, CA 92101	E of Sanderson, bet 7 th & Cottonwood	153	0	106	
VTR31384	Desert Candle	1000 Dove St Ste 100	Newport Beach, CA 92660	2642' N of Cottonwood; E side of Lyon	91	0	44	
TR31886	Shea Homes LTD Partnership	1250 Corona Point Ste 600	Corona, CA 92879	S or Ramona Expwy; W of Potter Rd	120	0	6	
TR31886	Temecula Mining Grp & Water Rts	3700 Wilson Blv No 502	Los Angeles, CA 90010	S or Ramona Expwy; W of Potter Rd	44	0		
				TOTALS:	2654	47	1044	
Development Activity								
TR30034 (SP 1-01)	KB Homes	36310 Inland Valley Dr	Wildomar Dr, CA 92595	NWC Warren Rd & Cottonwood Ave	50			Approved 08/14/03
TR30379	Curci San Jacinto Inv	P.O. Box 1549	Newport Beach, CA 92659	N of Artesian, E of Vernon	126			126 lots extended to 8/12/17
VTR30484	Soboba Band of Luiseno Indians	23906 Soboba Rd	San Jacinto, CA 92583	NE of Soboba Rd and Lake Pk Drive	117			3rd Ext of Time 01/15/16**** ▪
TR30814	GBMF Inv	19853 Red Roan Ln	Yorba Linda, CA 92886	N of Cottonwood E side of Sanderson	155			3rd Ext of Time 06/24/16**** ▪
SP1-02	The McRae Group of Companies	8800 N Gainey Cir Dr 255	Scottsdale, AZ 85258	NEC Esplanade & Warren Rd	0			CC Approved 10/06/05
PM30090 (SP 1-01)	KB Homes	36310 Inland Valley Dr	Wildomar Dr, CA 92595	NWC Warren Rd & Cottonwood Ave	5			Approved 08/14/03
TR30598 (SP 1-03)	SanJac1	20371 Irvine Ave Ste 210	Santa Ana Heights, CA 92707	N of Blodgett, W of Hwy79, E of Potter	580			Approved
TR31293	JA Bray	3161 Michelson Dr Ste 42	Irvine, CA 92612	E of Lyon and N of Cottonwood	100			3rd Ext of Time 11/13/15*** ▪
TR31282	John Boruchin	9618 Blanchard Ave	Fontana, CA 92335	S of DeAnza, E of Lyon	274			See Ext of Time File Exp 3/6/16+ ▪
TR31900	Parkridge 38	2760 Lake Sahara Dr Ste 106	Las Vegas, NV 89117	W of Lyon & S of DeAnza	112			2nd Ext of Time 12/09/15**** ▪
TR31929	JCLIN Inv	1000 Dove St No 300	Newport Beach, CA 92660	E of Kirby bet 7 th and Esplanade	78			1st Ext of Time 01/26/16**** ▪
TR32153	Robert Newsom	28910 Rancho Calif Rd 206	Temecula, CA 92590	S of Ramona Blvd, end of Virginia Wy	44			2nd Ext of Time 5/19/16**** ▪
TR32376	Regal Development	12671 High Bluff Dr #150	San Diego, CA 92130	N of Ramona Expwy, W City Limits	337			2nd Ext of Time 5/19/16**** ▪
TR32247	Sunwood San Jacinto	9740 Appaloosa Rd Ste 130	San Diego, CA 92131	S of 7 th St and W of Lyon	150			2nd ext of time10/24/15**** ▪

TRACT	DEVELOPER	DEVELOPER ADDRESS		LOCATION	No. of Lots	Under Construction	Completed	Status
SP1-04	Eugene M Gabrych	2006 Old Highway 395	Fallbrook, CA 92028	W of Sanderson to O'Dell Ave	0			CC Approved 03/20/10
TR32809	David Rosenberg	400 N Stephanie St No 160	Henderson, NV 89014	N of 7 th W of E of Palm- 272 Condos	68			2nd ext of time 05/19/16**** ▪
TR32549	Tim Smith	PO Box 121	Corona Del Mar, CA 92625	SS of 7 th , 1290' E of Sanderson Ave	19			2nd Ext of Time 02/10/16**** ▪
TR32955 (SP1-02)	The McRae Group of Companies	8800 N Gainey Cir Dr 255	Scottsdale, AZ 85258	NEC Esplanade & Warren Rd	613			CC Approved 10/06/05
TR32843	American Spectrum Dunham	19100 Von Karman Ave Unit 900	Irvine, CA 92612-6597	E of Sanderson, bet DeAnza & Ramona	143			1st Ext of Time 01/05/16**** ▪
TR33509	EMWD	2270 Trumble Rd	Perris, CA 92570	E of Mountain, S of Esplanade	37			2nd ext of time 05/26/16**** ▪
TR33420A1	JMP Bixby Cottonwood LLC	3890 11th St Unit 118	Riverside, CA 92501-3572	SWC Cottonwood & Sanderson	161			1st ext of time 10/20/15**** ▪
TR33072	Baumkirchner Family Trust	25 Via Zamora	San Clemente, CA 92673	W of Lyon Ave, 1000'N of Cottonwood	140			1st Ext of Time 04/27/16**** ▪
TR32574	San Jacinto USD	2045 S San Jacinto Ave	San Jacinto, CA 92583	E side of Lyon, 1400' N of Cottonwood	131			1st Ext of Time 06/15/16**** ▪
TR33716	Mary Swaim	400 Lexington Cir	Oceanside, CA 92057	E of Lyon bet Cottonwood and 7th St	49			CC Approval Expires 3/1/16+ ▪
TR33249	Anthony Souza	16051 Avenida San Miguel	La Mirada, CA 90638	Bet Ramona Blvd and DeAnza Dr, W of Chase	25			1st Ext of Time 5/18/16**** ▪
TR33644	Sean Repko	P.O. Box 8006	Rancho Santa Fe, CA 92067	E of Minor, W of Hewitt - 62 Condos	1			Approval Expires 4/10/17**** ▪
TR33862A1	Curci San Jacinto Inv	P.O. Box 1549	Newport Beach, CA 92659	S of Ramona Expwy, E of Vernon	98			1st Ext of Time 04/27/16**** ▪
TR34212	Valley Community Church	1430 S. Kirby St.	San Jacinto, CA 92582	N of Esplanade 221' W of Kirby	12			1st Ext of Time 03/09/16**** ▪
TR34455	Marianne Millard	2661 W Esplanade Ave	San Jacinto, CA 92582	S of Cottonwood Ave, 640' E of Lyon Ave	15			1st Ext of Time 8/17/16**** ▪
TR34364	Mike Ali	8181 Deauville Dr	Huntington Beach, CA 92646	S of Ramona Blvd , 400' W of Chase St	8			CC Approval Expires 11/02/16**** ▪
TR34658	La Palma 120	P.O. Box 22218	Mesa AZ, 85277	NEC Chase and DeAnza	18			Approval Expires 12/14/15**** ▪
TR34868	Juan Gonzalez	2813 Burgundy Lace Ln	San Jacinto, CA 92583	SWC Seventh St. and Kirby Street	18			Approval Expires 9/13/16**** ▪
TR34664	Mario Zamorano	3590 Dartmouth Ln	Rowland Heights, CA 91748	W side of Kirby St; north of Esplanade Ave	35			CC Approval Expires 6/20/17*** ▪
TR34665	EMWD	2270 Trumble Rd	Perris, CA 92570	E side of Idyllwild , N of Tahquitz St	20			Approval Expires 6/1/17**** ▪
TR35447	Lucia Gonzalez	15700 Lakewood Blvd	Bellflower, CA 90706	N side of Shaver St, E of Miramar	10			Approval Expires 11/08/16**** ▪
TR36188 (SP1-04)	Eugene M Gabrych	2006 Old Highway 395	Fallbrook, CA 92028	W of Sanderson, S of Ramona Blvd, E of O'dell	1323			CC Approval Expires 03/20/16+ ▪
TR36243	Auxano LLC	333 W Paseo de Cristobal	San Clemente, CA 92672-5430	N of 7th St. 66' W of Sanderson	43			Approval Expires 03/08/16 † ▪
TOTALS:					5115			
(NOTE- Project Status Subject to Verification)								
* SB 1185 included ** AB333 Included † AB208 included ▪ AB116 included								
MULTI-FAMILY								
TRACT	DEVELOPER	DEVELOPER ADDRESS		LOCATION	UNITS	Under Construction	Completed	Status
DevPln 3-08	Petros Avetisyan	1428 Olive Ln	La Cadana, CA 91011-2103	Apartments - E of Idyllwild Dr, S of Penny Ln	24			Approved
CUP 8-10	John Regus (Rep)	31950 Flowerhill Dr	Lake Elsinore, CA 92532	Apartments - S of Idyllwild Dr, E of State	34			Approved
CUP 6-11	American Spectrum Dunham	19100 Von Karman Ave Unit 900	Irvine, CA 92612-6597	Apartments - S of Ramona Blvd, E of Bridge St.	435			Approved
TOTALS:					493			

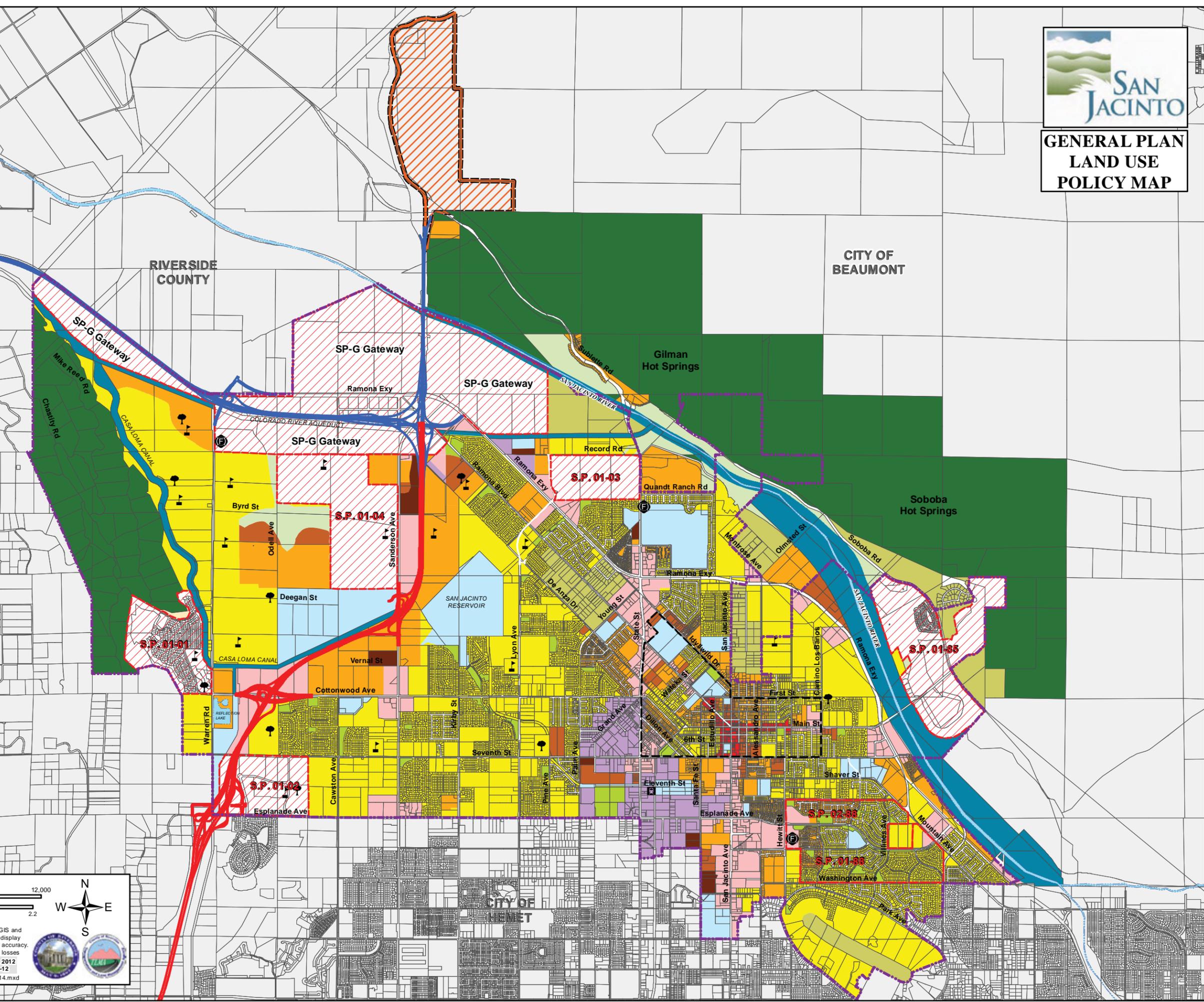
COMMERCIAL DEVELOPMENT

PROJECT	DEVELOPER	PHONE	LOCATION	ACRES	NAME	SUBMITTED	APPROVED	TYPE	STATUS
SR 4-12	Family Dollar		San Jacinto Ave.	1.05	General Retail Store	11/29/12		Commercial	Completed
CUP 2-08 A3	Circle K	951-270-5110	NWC Sanderson & Esplanade	1.24	C-Store, Fuel Pumps, Car Wash	09/13/13	11/05/13	Commercial	Approved
SPDR 8-13	O'Reilly Auto Parts, INC	417-874-7147	San Jacinto Ave. Approx. 350' N of Esplanade	1.36	8,316 sq. ft. Retail Auto Parts Store	12/23/13		Commercial	In Process
SPDR 7-14	Shell Mini Mart & Gas Station	510-270-3410	Cottonwood 365' W of Sanderson	1.11	3,447 sq. ft. C-Store, Fuel Pumps, Car Wash	05/06/14	07/22/14	Commercial	Approved



GENERAL PLAN LAND USE POLICY MAP

- ER Estate Residential
(0 to 0.5 Dwelling Units per Acre)
- RR Rural Residential
(0 to 2.0 Dwelling Units per Acre)
- LDR Low Density Residential
(2.1 to 5.0 Dwelling Units per Acre)
- MDR Medium Density Residential
(5.1 to 10.0 Dwelling Units per Acre)
- MHDR Medium High Density Residential
(10.1 to 14.0 Dwelling Units per Acre)
- HDR High Density Residential
(14.1 to 18.0 Dwelling Units per Acre)
- VHDR Very High Density Residential
(18.1 to 22 Dwelling Units per Acre)
- CC Community Commercial
- DC Downtown Commercial
- BP Business Park
- I Industrial
- OP Office Park
- PI Public Institutional
- P Park
- OS-R Open Space Recreation
- OS Open Space
- Water Source
- Central City Planning Area
- Parcels
- SOI (No GPLU Code)
- Specific Plan Area
- Future Park Site
- Future School Site
- Future Rail/Transit Site
- Future Fire Station
- City Boundary
- Grade Separation
- MCP Potential Routes
- SR-79 Potential Routes



0 1,500 3,000 6,000 9,000 12,000
0 0.275 0.55 1.1 1.65 2.2
Feet
Miles

W N E S

The information shown on this map was compiled from the Riverside County TLMA/GIS and the City of San Jacinto GIS. The land base and facility information on this map is for display purpose only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of San Jacinto will not be held responsible for any claims, losses or damages resulting from the use of this map.

Updated/Adopted October 19, 2012
Resolution No. 3444, GPA 1-12
Updated 05/07/14
G:\GIS_Work_Folder\Planning\GeneralPlan\San Jacinto_GeneralPlan_LU_Policy_upd_050714.mxd

SAN JACINTO TRAFFIC COUNTS			
September 12, 2012			
INTERSECTION	N/S	E/W	TOTAL ADT
Sanderson Ave & Ramona Expressway	25,805	16,642	42,447

Area 1

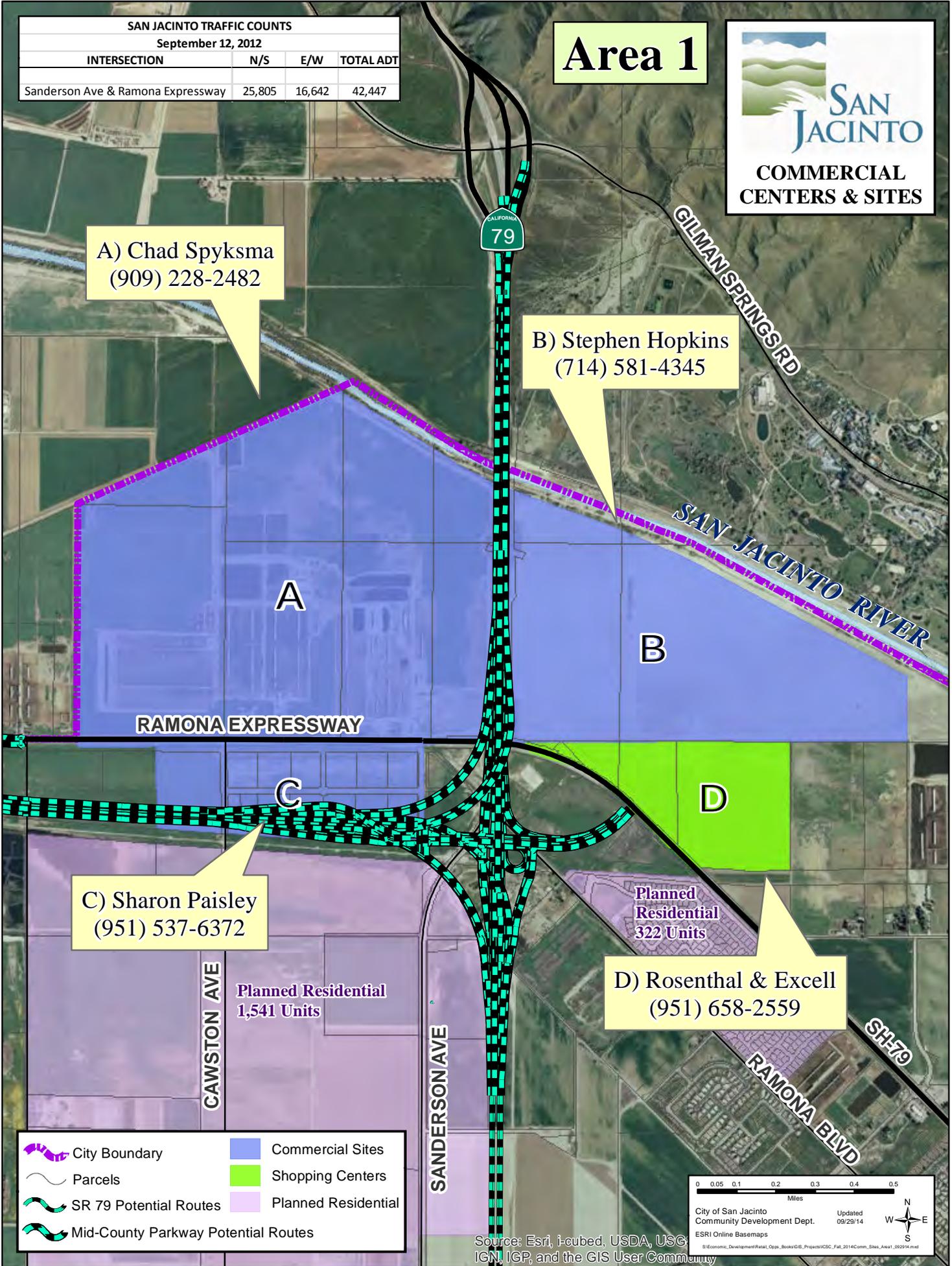


A) Chad Spyksma
(909) 228-2482

B) Stephen Hopkins
(714) 581-4345

C) Sharon Paisley
(951) 537-6372

D) Rosenthal & Excell
(951) 658-2559



City Boundary	Commercial Sites
Parcels	Shopping Centers
SR 79 Potential Routes	Planned Residential
Mid-County Parkway Potential Routes	

0 0.05 0.1 0.2 0.3 0.4 0.5
Miles

City of San Jacinto
Community Development Dept. Updated 09/29/14

ESRI Online Basemaps

Source: Esri, i-cubed, USDA, USGS, IGN, IGP, and the GIS User Community



SAN JACINTO GATEWAY



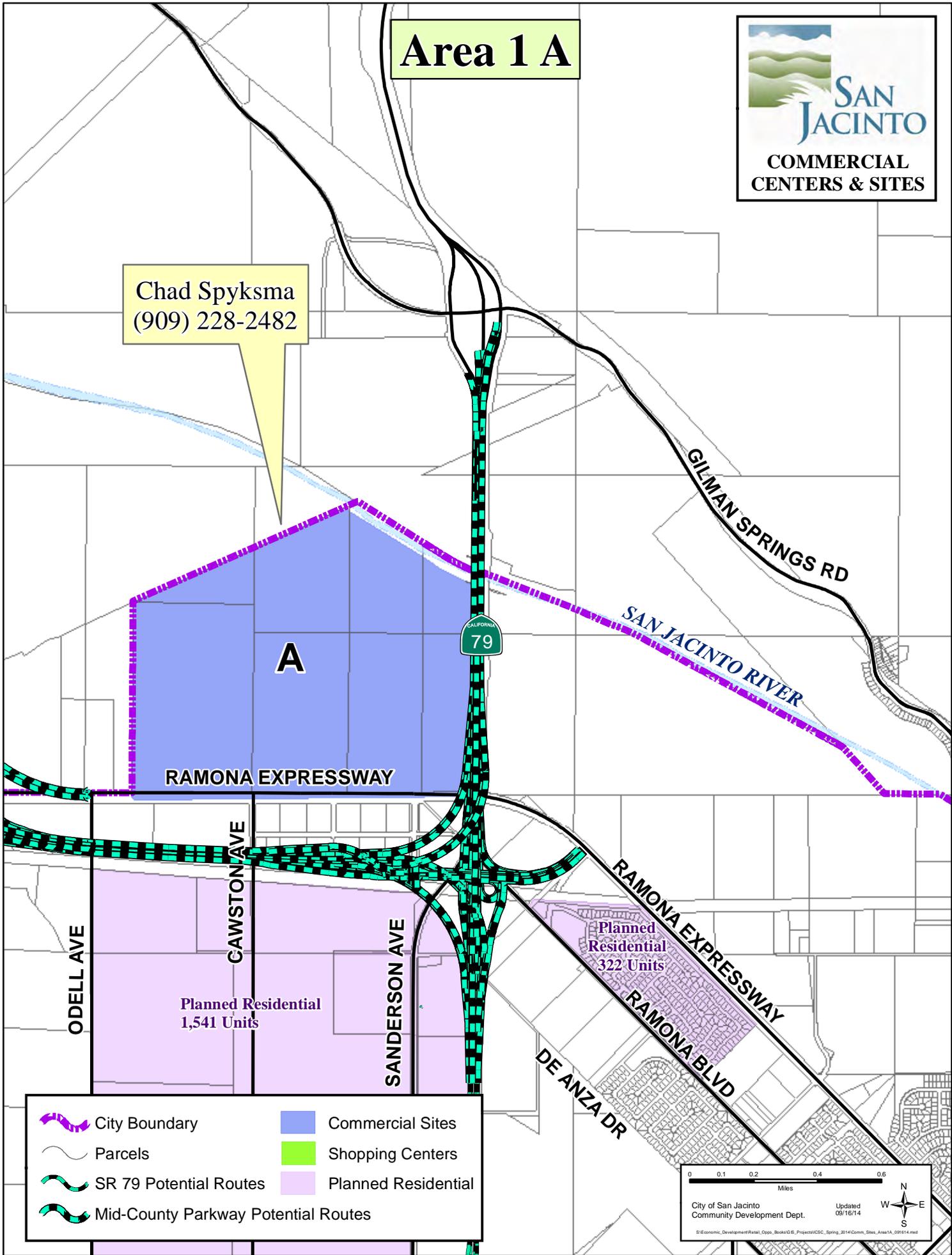
Features:

- 1,700 acres of Retail, Office, Health, Residential, Schools and Parks
- Located at crossroads of two new major transportation corridors – the 16-mile Mid-County Pkwy. and realigned Hwy. 79 with convenient ingress/egress and on/off-ramps
- Up to 60,000 ADT anticipated on Mid County Parkway, a 16-mile future freeway connecting I-215 near Perris to Hwy. 79 in San Jacinto
- Up to 63,000 ADT anticipated on Hwy. 79, a 33-mile transportation corridor connecting I-15 in Temecula to I-10 near San Jacinto

Area 1 A



Chad Spyksma
(909) 228-2482



	City Boundary		Commercial Sites
	Parcels		Shopping Centers
	SR 79 Potential Routes		Planned Residential
	Mid-County Parkway Potential Routes		

0 0.1 0.2 0.4 0.6
Miles

City of San Jacinto
Community Development Dept.

Updated
09/16/14

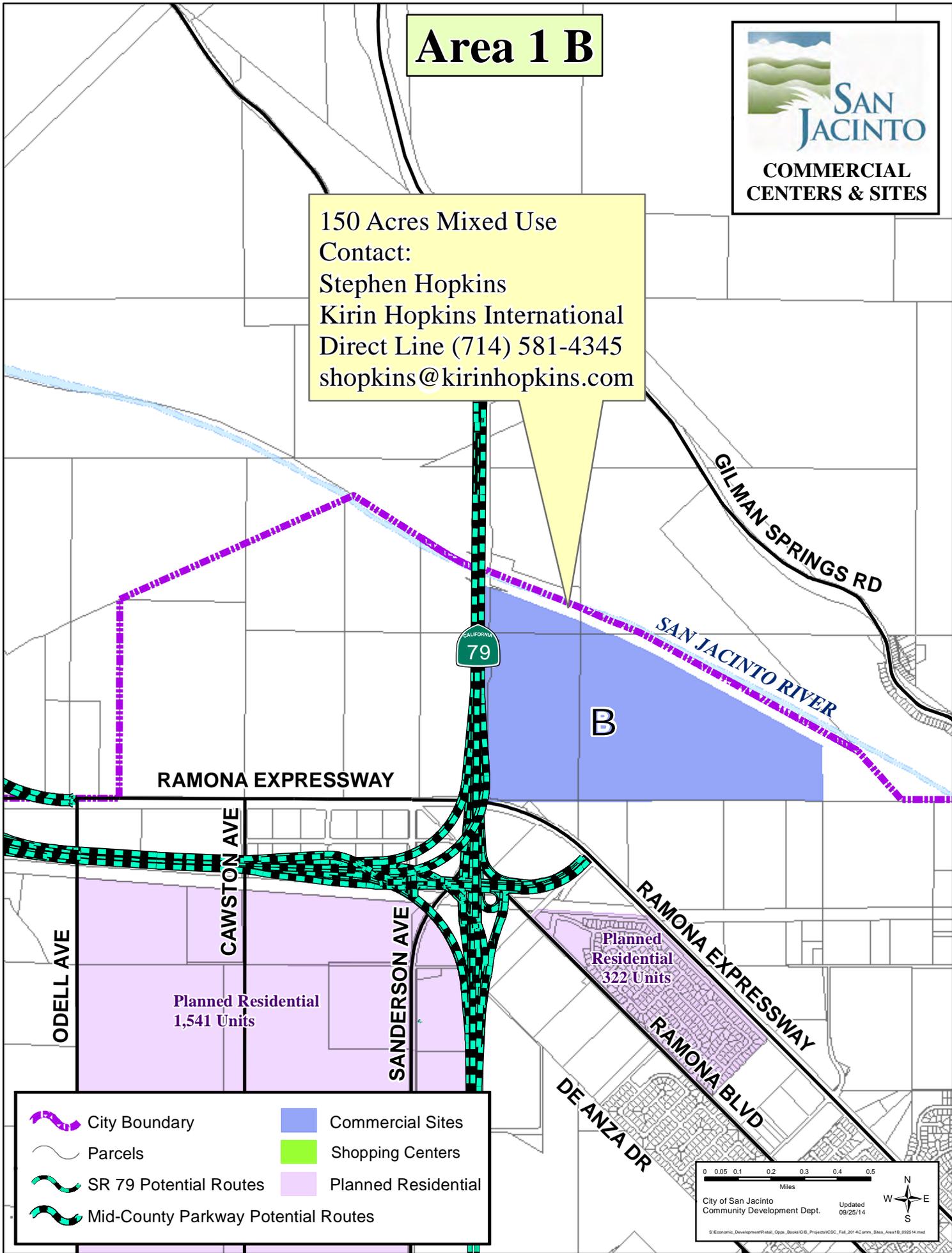
W N E
S

S:\Economic_Development\Retail_Opps_Book\GIS_Projects\CCSC_Spring_2014\Comm_Sites_Area1A_091614.mxd

Area 1 B



150 Acres Mixed Use
Contact:
Stephen Hopkins
Kirin Hopkins International
Direct Line (714) 581-4345
shopkins@kirinhopkins.com



- City Boundary
- Commercial Sites
- Parcels
- SR 79 Potential Routes
- Planned Residential
- Mid-County Parkway Potential Routes
- Shopping Centers

0 0.05 0.1 0.2 0.3 0.4 0.5
Miles

City of San Jacinto
Community Development Dept. Updated 09/25/14

S:\Economic_Development\Retail_Opportunities\GIS\Projects\ICSC_Fall_2014\Comm_Sites_Area1B_092514.mxd

City of San Jacinto

Retail Development Opportunity

SWC Ramona Expressway and Sanderson Avenue



~66 Acres (Gross) Owned by APPLE96 JKL LLC et. al. and 888 Jacinto LLC

FEATURES:

- Ramona Expwy & Sanderson Ave major regional intersection
- Key location for big box retail uses
- Current retailer voids in trade area
- Traffic counts (2012): ~42,447 AADT Ramona & Sanderson

DEMOGRAPHICS (ESRI):

2013	3 Mile	5 Mile	10 mile
Population	17,248	60,035	246,442
Households	4,903	19,644	84,057
Avg. HH Income	\$62,578	\$50,406	\$57,606

CONTACT US FOR A TRADE AREA TOUR:

Ken K. Hira
Senior Vice President
Kosmont Companies
(949) 226-0288
khira@kosmont.com

Sharon Paisley
Development Director
City of San Jacinto
(951) 537-6372
spaisley@sanjacintoca.us



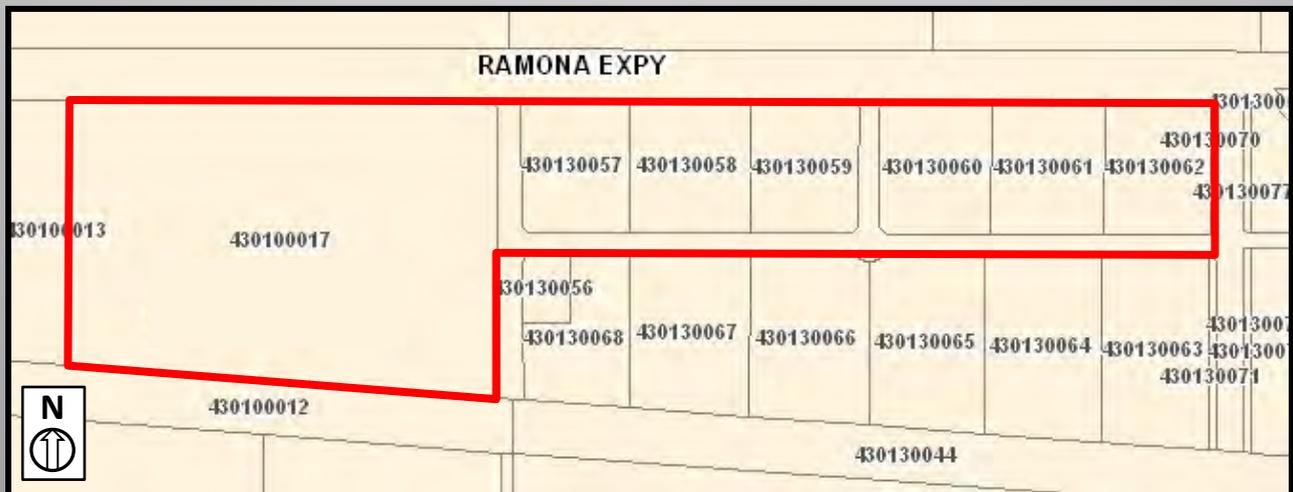
LOCATION C

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.

Retail Development Opportunity

SWC Ramona Expressway and Sanderson Avenue

Preliminary Site Plan & Parcel Identification



- APN 430-100-017 Owned by APPLE96 JKL LLC et. al. (37.88 AC)
- APN 430-130-057 through 062 Owned by 888 Jacinto LLC (27.93 AC)
- Street vacation (~7 AC)

CONTACT US FOR A TRADE AREA TOUR:

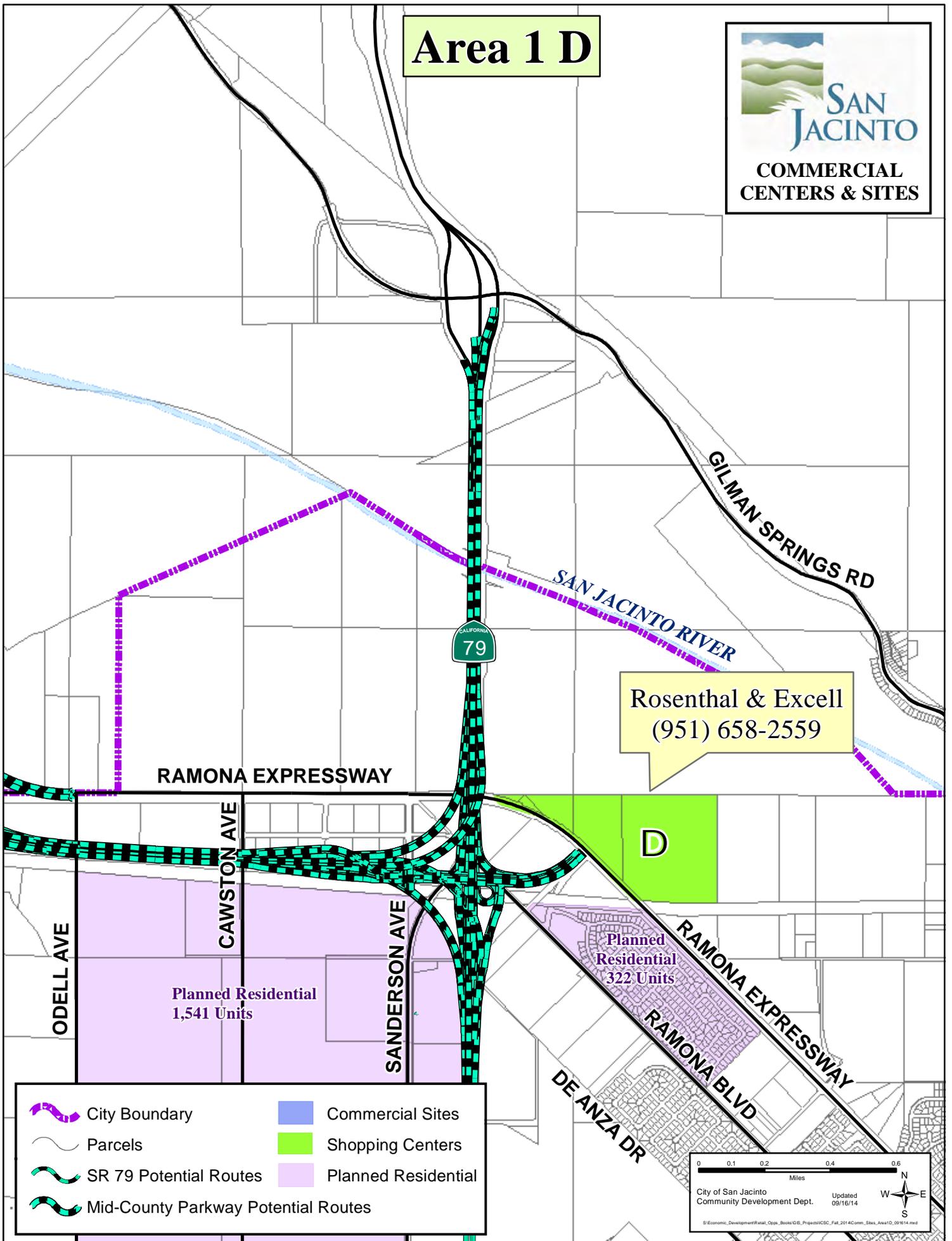
Ken K. Hira
Senior Vice President
Kosmont Companies
(949) 226-0288
khira@kosmont.com

Sharon Paisley
Development Director
City of San Jacinto
(951) 537-6372
spaisley@sanjacintoca.us

LOCATION C

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.

Area 1 D



	City Boundary		Commercial Sites
	Parcels		Shopping Centers
	SR 79 Potential Routes		Planned Residential
	Mid-County Parkway Potential Routes		

0 0.1 0.2 0.4 0.6
Miles

City of San Jacinto
Community Development Dept. Updated 09/16/14

W E
N S

S:\Economic_Development\Retail_Opportunities\GIS\Projects\ICSC_Fall_2014\Comm_Sites_Area1D_091614.mxd

Area 2

Planned Residential



Planned Residential



SANDERSON AVE



A) Gabrych Family Trust
John Van Dyk
(909) 947-3387

- SR 79 Potential Routes
- Parcels
- Commercial Sites
- Shopping Centers
- Planned Residential

0 0.0125 0.025 0.05 0.075 0.1
Miles

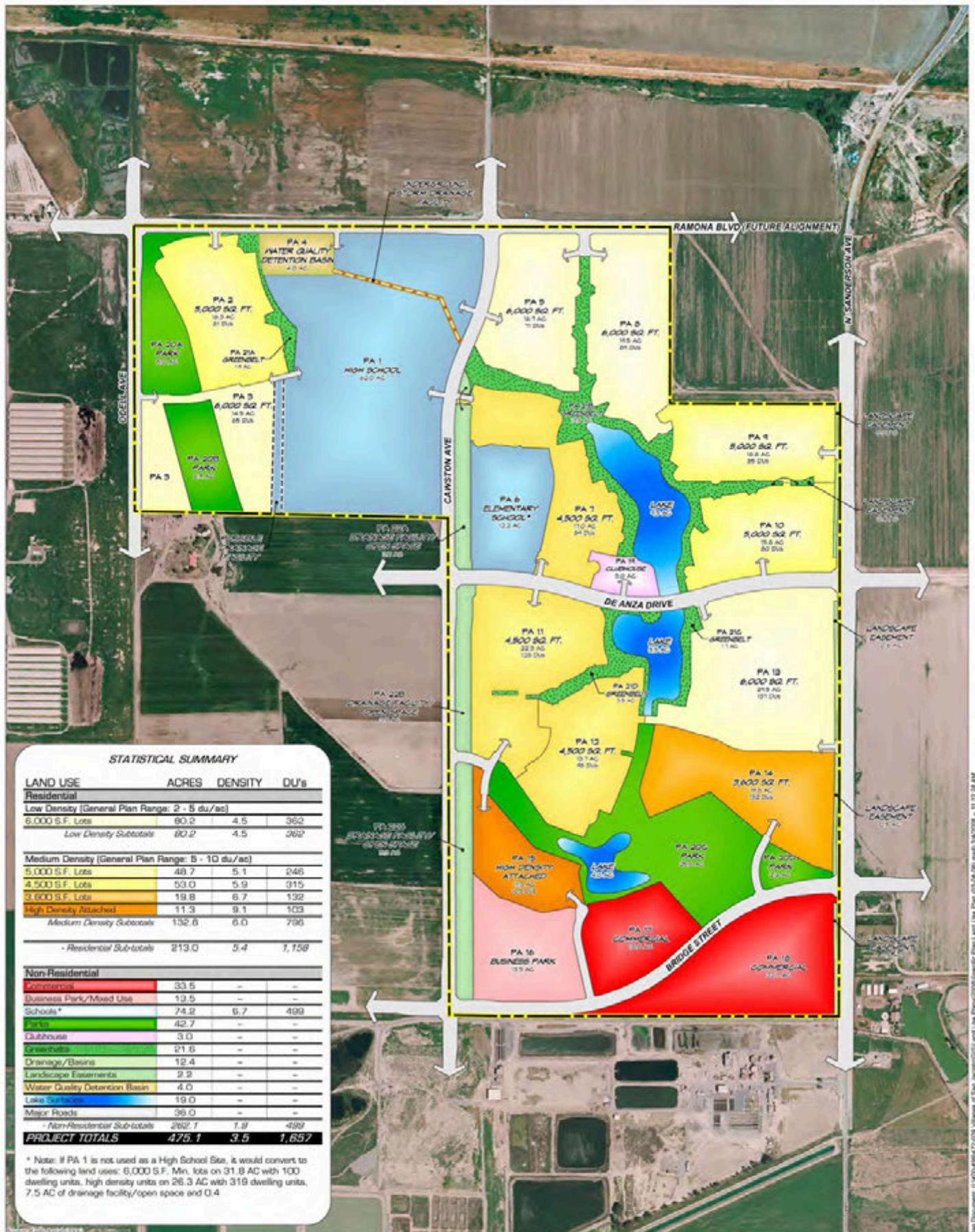
City of San Jacinto
Community Development Dept.
ESRI Online Basemaps

Updated
09/16/14

A north arrow symbol with "N", "S", "E", and "W" labels.

Source: Esri, i-cubed, USDA, USGS, IGN, IGP, and the GIS User Community

S:\Economic_Development\Retail_Opportunities\GIS_Projects\ICSC_Fall_2014\Comm_Sites_Area2_091614.mxd



STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU's
Residential			
Low Density (General Plan Range: 2 - 5 du/ac)			
5,000 S.F. Lots	80.2	4.5	362
<i>Low Density Subtotal</i>			
	80.2	4.5	362
Medium Density (General Plan Range: 8 - 10 du/ac)			
5,000 S.F. Lots	48.7	5.1	246
4,500 S.F. Lots	53.0	5.9	315
3,600 S.F. Lots	19.8	6.7	132
High Density Attached	11.3	9.1	103
<i>Medium Density Subtotal</i>			
	132.8	6.0	796
<i>Residential Sub-totals</i>			
	213.0	5.4	1,158
Non-Residential			
Commercial	33.5	-	-
Business Park/Mixed Use	12.5	-	-
Schools*	74.2	6.7	499
Parks	42.7	-	-
Clubhouse	3.0	-	-
Swimclubs	21.6	-	-
Drainage/Basins	12.4	-	-
Landscape Elements	2.2	-	-
Water Quality Detention Basin	4.0	-	-
Lake Features	19.0	-	-
Major Roads	36.0	-	-
<i>Non-Residential Sub-totals</i>			
	262.1	1.8	499
PROJECT TOTALS			
	475.1	3.5	1,657

* Note: If PA 1 is not used as a High School Site, it would convert to the following land uses: 6,000 S.F. Min. lots on 31.8 AC with 100 dwelling units, high density units on 26.3 AC with 319 dwelling units, 7.5 AC of drainage facility/open space and 0.4



Map Document: I:\400-00047-020_Villages of San Jacinto\GIS\Land Use Plans\2008\Specific Plan Land Use Plan (03-04-08).mxd 3/4/2008 11:27:26 AM

Area 3



A) Rosenthal Land Advocates
David Rosenthal
(949) 943-2926

A

B) Villages of San Jacinto
Rich Shapiro
(949) 278-6321

B

C) Idyllwild Dr & State St
Craig Smith
(949) 752-2515 ext 1

C

D) SEC Ramona Exp & State St
Sharon Paisley
(951) 537-6372

D

F) State St & Idyllwild Dr
James R Hamer
(951) 264-9288

F

E) Idyllwild Dr & State St
Mel Wagstaff
(714) 921-1398

E

G) Ramona Crossings
Rosenthal & Excell
(951) 658-2559

G

H) Lee & Assoc.
Mary Kay Bier
(858) 232-0293

H

SAN JACINTO TRAFFIC COUNTS			
September 12, 2012			
INTERSECTION	N/S	E/W	TOTAL ADT
State Street & Ramona Expressway	19,007	17,717	36,724
State Street & Idyllwild Drive	21,317	3,802	25,119
State Street & Ramona Boulevard	20,621	8,152	28,773
State Street & De Anza Drive	20,858	1,627	22,485
State St & Cottonwood Ave/Brinton St	19,515	5,510	25,025

~ Parcels

■ Commercial

■ Shopping

0 0.045 0.09 0.18 0.27 Miles

City of San Jacinto
Community Development Dept.
ESRI Online Basemaps

Updated 09/29/14

Source: Esri, i-cubed, USDA, USGS, IGN, IGP, and the GIS User Community

San Jacinto, California

Three **Bank Owned** Parcels

Prime Retail / Commercial Location

[Click Here To See What People Are Saying About Us!](#)



The City of San Jacinto gets it! Their *Community First* mindset helps city officials prioritize and efficiently address the needs of the growing community. Major priorities include commercial and retail development and a strong willingness to fast track the development process. Because these bank owned parcels are situated in a dynamic retail / commercial zone, it is a high priority for the City to have these parcels developed / brought on line to serve the areas ever growing commercial and retail needs. With more than 224,000 people in the immediate trade area and a development minded municipality, these parcels are ripe for development!



\$895,000

- **Location:** Ramona Expressway & State St., San Jacinto, CA
- **APN / Size:**
 - Parcel 1: 433-291-045 ± 97,138 SF
 - Parcel 4: 433-291-047 ± 23,958 SF
 - Parcel 6: 433-300-034 ± 103,675 SF
- **Utilities:** All Utilities to Site
- **Zoning:**
 - General Commercial (C-2). General Plan: Community Commercial (CC). A Part of an Approved Parcel Map No. 33340 / 7 Commercial Parcels
- **CC&R's:** Encumber Parcels 4 & 6
- **Improvements / Entitlements:**
 - Parcel 1: Rough Graded. Expired CUP for 34,394 SF Self Storage
 - Parcel 4: Rough Graded: Expired Building Permit For 4,500 SF Retail Building
 - Parcel 6: Certified Pad For 16,250 SF Retail Space

Shopping Center Info

The Mountain View Plaza Shopping center is anchored by Rite Aid, Panda Express, Denny's & 7 Eleven. The Shopping center's grand opening was September 6, 2007. The shopping center's top rate construction and prime location make it one of the areas favorite locations to shop. Note: Only parcels 4 & 6 are part of the Mountain View Plaza Shopping Center. Traffic count at intersection is over 40,000!

Contact

[David Rosenthal](#)

ROSENTHAL LAND ADVOCATES

949-943-2926

david@rosenthallandadvocates.com

Lic. 01173980

David is recognized by LoopNet "as a top Orange County Deal Maker."

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters.

THE VILLAGE AT SAN JACINTO

NEC Ramona Expressway & State Street, San Jacinto, California



PROJECT FEATURES

- 100,000 Sq. Ft. Neighborhood Shopping Center Next to a Community College with 4,200 Students
- Restaurant Pad and Shop Space Available. 1,000-7,000 Sq. Ft.
- Strong Tenant Mix
- Busy Intersection

COME JOIN

STATER BROS. MARKET
WALGREEN'S DRUG STORE
CARL'S JR.
DEL TACO
STARBUCK'S
SUBWAY
U.S. BANK
AND OTHER QUALITY TENANTS

Rich Shapiro

Sperry Van Ness

15760 Ventura Blvd., Suite 860

Encino, CA 91436

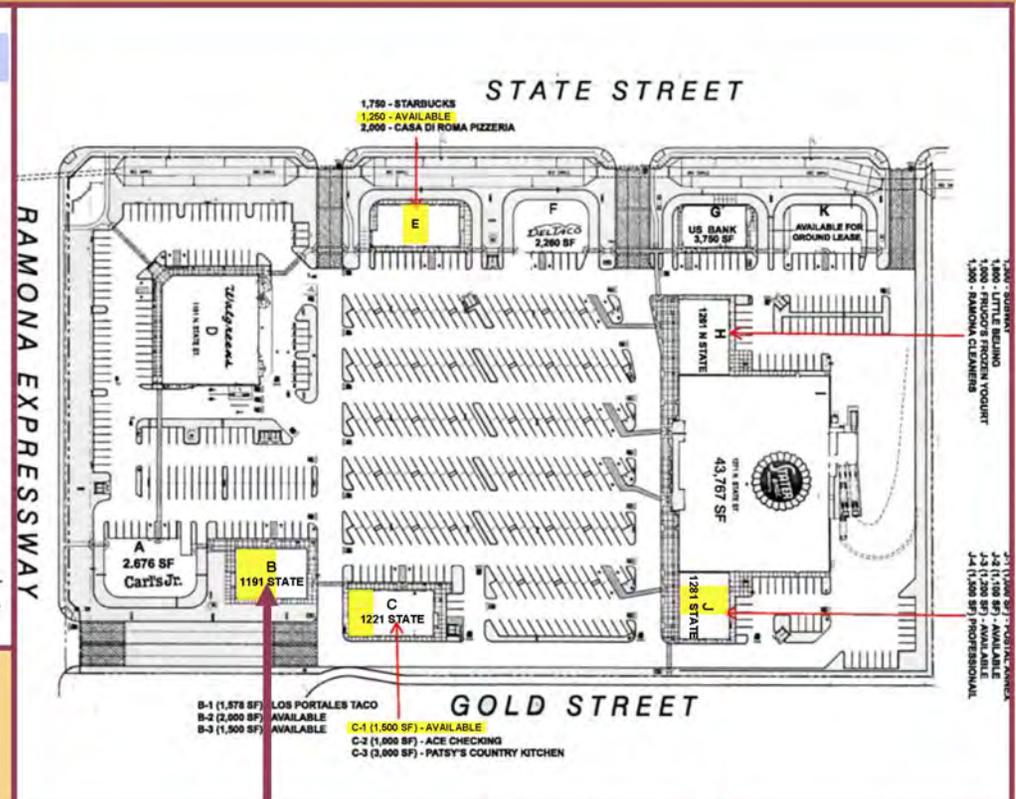
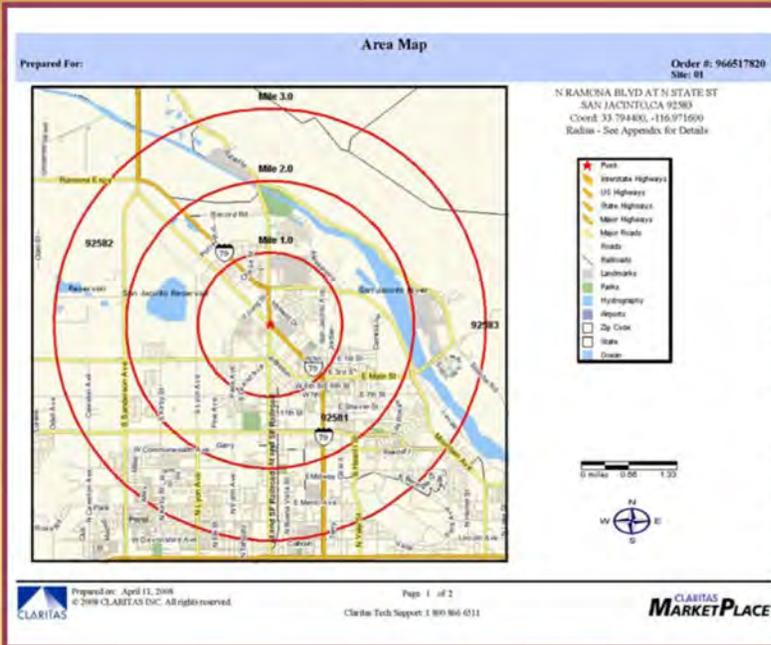
Rich.shapiro@sperrycre.com

949.278.6321



Contact: Rich Shapiro (949) 278-6321

LOCATION B

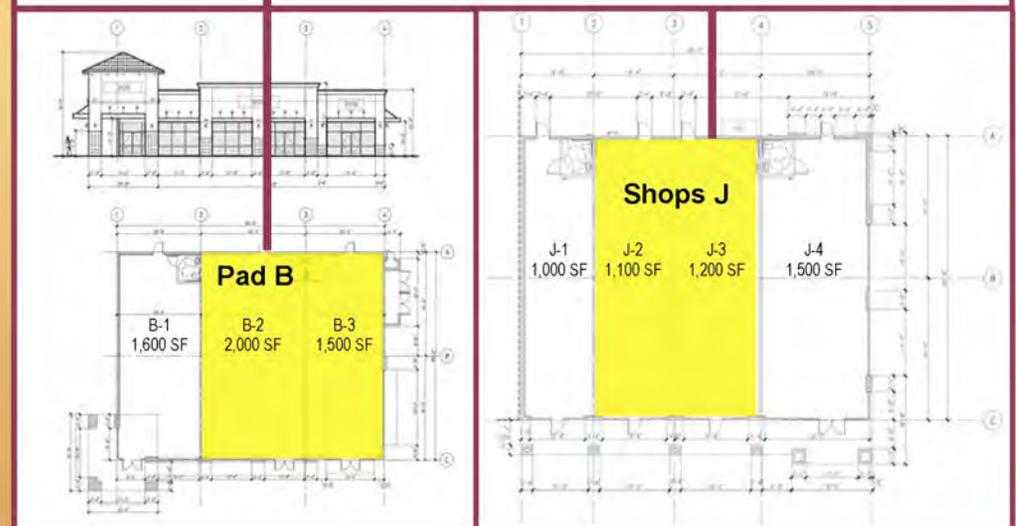


Population	2 Miles	3 Miles	5 Miles
	26,172	42,994	107,171

Traffic Factors Nearly 42,000 vehicles per day at the intersection as of May 2006

Current Availability

- PAD B - 1,000-3,500 sq. ft. in building with Los Portales Mexican Restaurant
- PAD C, Unit 1 - 1,500 sq. ft.
- PAD E - 1,250 sq. ft.
- BUILDING J
1,100 sq. ft. and 1,200 sq. ft. near Stater Bros.
- FREE-STANDING PAD K - Available for fast food drive-through restaurant, automotive, or approx. 7,000 sq. ft. of shop space next to U.S. Bank



Contact: Rich Shapiro (949) 278-6321

LOCATION B

San Jacinto For Lease

RETAIL SPACE AVAILABLE
1.3 ACRES

SWC RAMONA EXPRESSWAY AND STATE STREET, SAN JACINTO, CA



For Lease

For more information, contact:
949-752-2515 ext 1
949-752-7442 fax

TRAFFIC COUNTS*	ADT 28,600
State Street (Hwy 79)	18,720
Ramona Expressway	9,880

*Google Pro / MPSISolutions.com 2007 traffic counts with 1% increase

Fountainhead Development

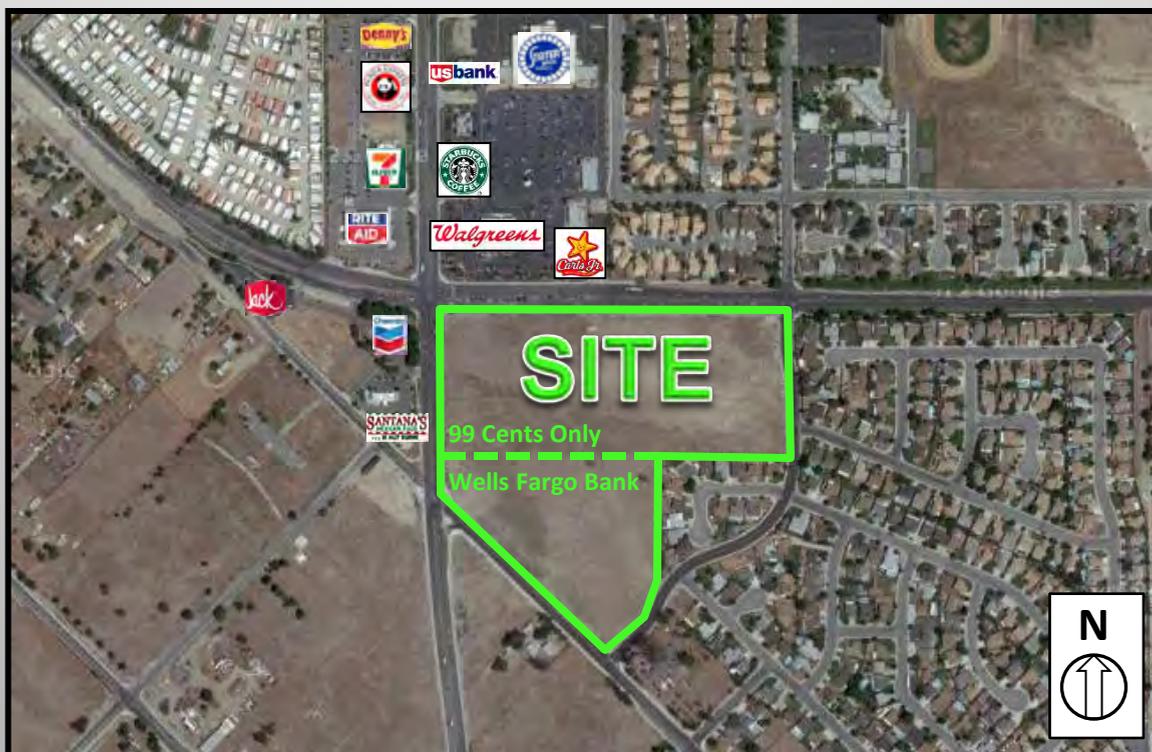
CONTACT: CRAIG SMITH (949) 752-2515 ext 1

LOCATION C

City of San Jacinto

Tenant / Development Opportunity

SEC Ramona Expressway & State Street



~14.5 Acres Owned by 99 Cents Only Stores and ~8.4 Acres Owned by Wells Fargo Bank NA (~23 Acres Total)

FEATURES:

- Strong intersection at Ramona Expressway and State St.
- Directly adjacent to existing robust retail area
- Suitable for box tenants and pad users
- Current retailer voids in trade area
- Traffic counts (2012): ~36,724 AADT Ramona Expwy & State

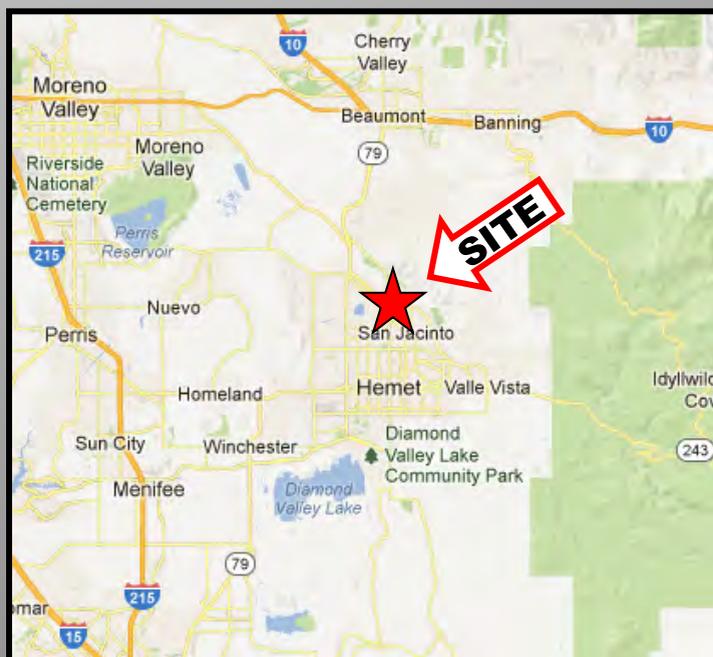
DEMOGRAPHICS (ESRI):

2013	1 Mile	3 Mile	5 mile
Population	11,692	47,009	116,274
Households	3,714	14,425	39,354
Avg. HH Income	\$53,308	\$54,444	\$50,422

CONTACT US FOR A TRADE AREA TOUR:

Ken K. Hira
Senior Vice President
Kosmont Companies
(949) 226-0288
khira@kosmont.com

Sharon Paisley
Development Director
City of San Jacinto
(951) 537-6372
spaisley@sanjacintoca.us



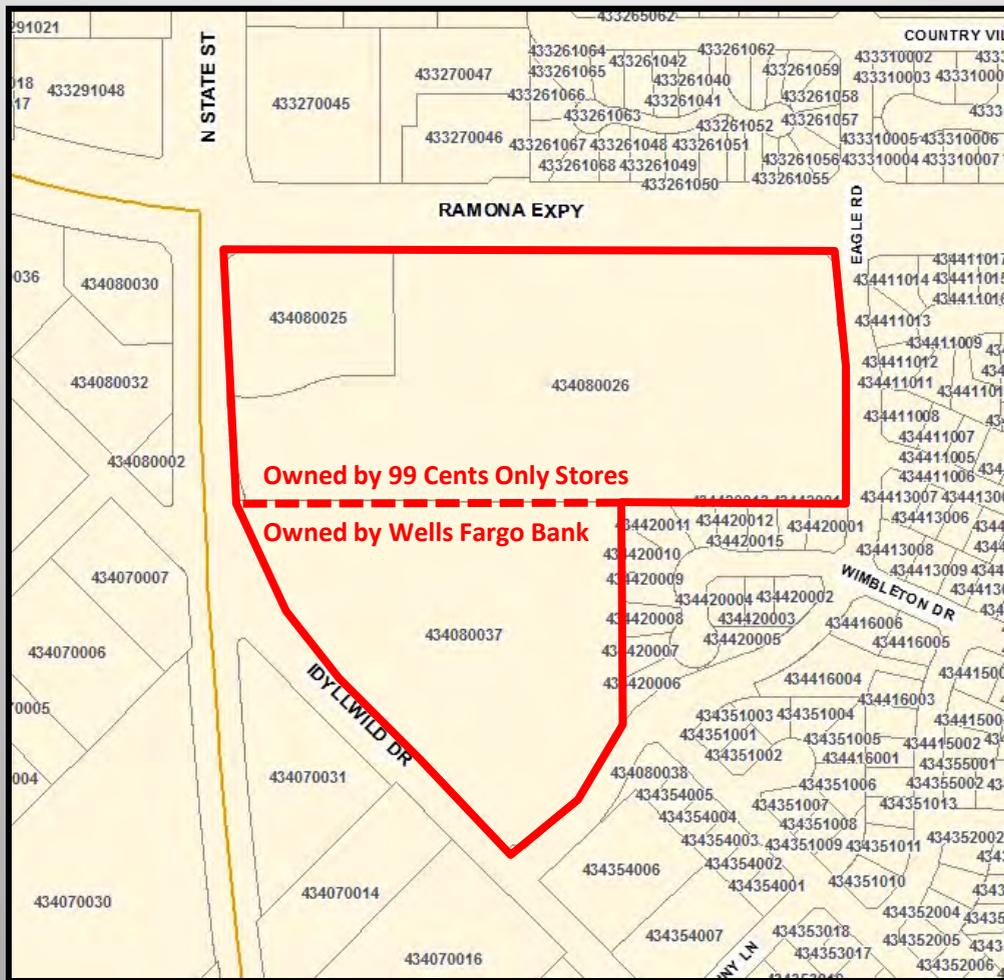
LOCATION D

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.

Tenant / Development Opportunity

SEC Ramona Expressway & State Street

Parcel Identification



- Parcels 434-080-025 and 026 owned by 99 Cent Only Stores (~14.5 acres)
- Parcel 434-080-037 owned by Wells Fargo Bank NA (~8.4 acres)



CONTACT US FOR A TRADE AREA TOUR:

Ken K. Hira
Senior Vice President
Kosmont Companies
(949) 226-0288
khira@kosmont.com

Sharon Paisley
Development Director
City of San Jacinto
(951) 537-6372
spaisley@sanjacintoca.us

LOCATION D

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.



31.25 Acre Retail Development Site San Jacinto, CA



PROPERTY INFORMATION

Rare Opportunity to do a Large Development in a Growing Area
 Over 30 Acres in Size
 Ideal Site for a Big Box Development and/or Mixed Use Project
 Ideal for Many Uses (Big Box, Medical, Grocery, Retail Center, etc.)
 Next to Existing Retail
 Extensive Frontage on 4 Streets
 High Traffic Count
 \$6,850,000 (Approx. \$5.03 psf)



Mel Wagstaff
Sperry Van Ness

Ph: (714) 921-1398
 Cell: (714) 392-0806
mel.wagstaff@gmail.com
 DRE #00841847

Mike DeJong
Sperry Commercial

Ph: (714) 693-7006
 Cell: (714) 335-4323
mjdejong@sbcglobal.net
 DRE #01858783

For more information go to:
www.SoCal-Corners.com

Sperry Commercial
 18881 Von Karman Avenue, Suite 800, Irvine, CA 92612
 Sperry Van Ness
 11999 San Vicente Blvd, Suite 215, Los Angeles, CA 90049

Mel Wagstaff
Sperry Van Ness
 Ph: (714) 921-1398
 Cell: (714) 392-0806
mel.wagstaff@gmail.com
 DRE #00841847

Mike DeJong
Sperry Commercial
 Ph: (714) 693-7006
 Cell: (714) 335-4323
mjdejong@sbcglobal.net
 DRE #01858783

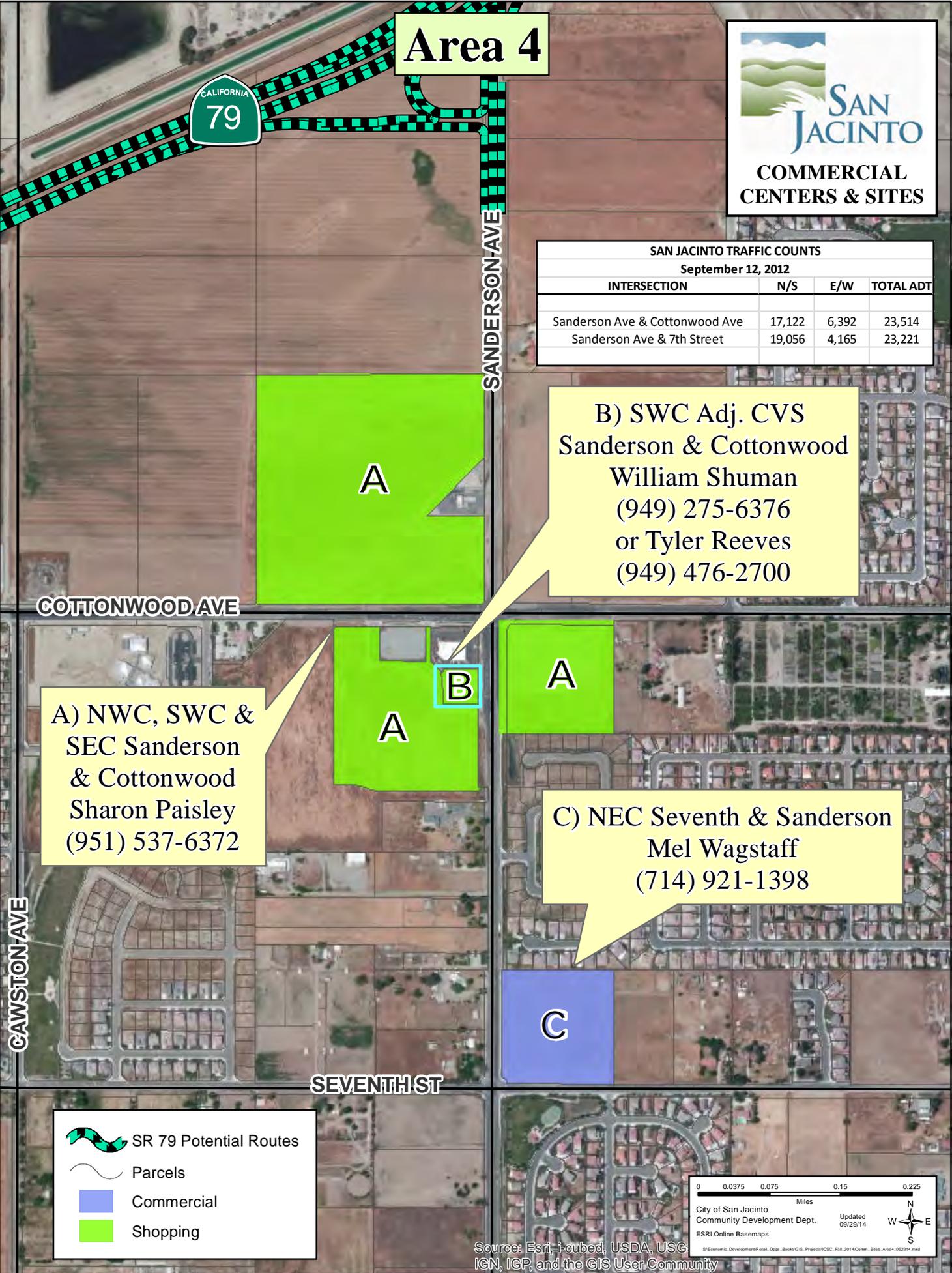
Additional Photos



Area 4



SAN JACINTO TRAFFIC COUNTS			
September 12, 2012			
INTERSECTION	N/S	E/W	TOTAL ADT
Sanderson Ave & Cottonwood Ave	17,122	6,392	23,514
Sanderson Ave & 7th Street	19,056	4,165	23,221



B) SWC Adj. CVS
 Sanderson & Cottonwood
 William Shuman
 (949) 275-6376
 or Tyler Reeves
 (949) 476-2700

A) NWC, SWC & SEC
 Sanderson & Cottonwood
 Sharon Paisley
 (951) 537-6372

C) NEC Seventh & Sanderson
 Mel Wagstaff
 (714) 921-1398

- SR 79 Potential Routes
- Parcels
- Commercial
- Shopping

0 0.0375 0.075 0.15 0.225 Miles

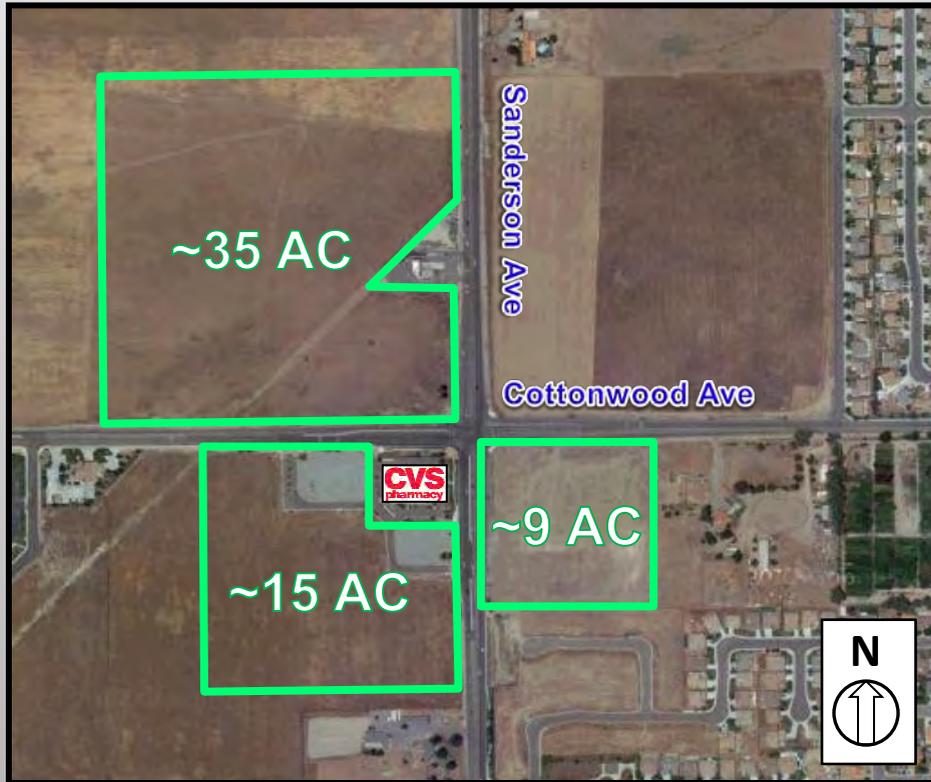
City of San Jacinto
 Community Development Dept. Updated 09/29/14
 ESRI Online Basemaps

Source: Esri, i-cubed, USDA, USG IGN, IGP, and the GIS User Community

City of San Jacinto

Retail Development Opportunities

Sanderson Avenue & Cottonwood Avenue



Up to ~59 Acres Owned by Multiple Private Owners

FEATURES:

- Strong future intersection
- Open and operating CVS
- Suitable for neighborhood retail including grocery user
- Current retailer voids in trade area
- Traffic counts (2012): ~23,514 AADT Sanderson & Cottonwood

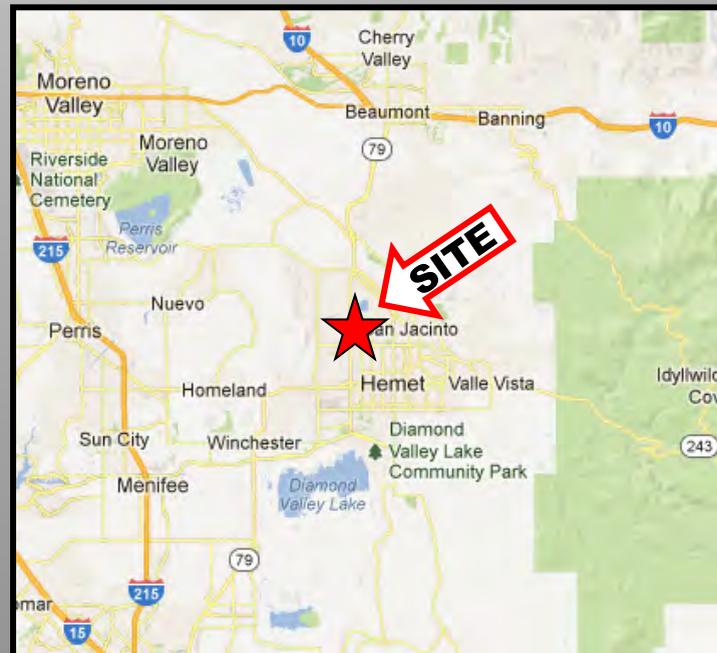
DEMOGRAPHICS (ESRI):

2013	1 Mile	3 Mile	5 mile
Population	6,932	55,054	129,332
Households	1,618	18,511	44,558
Avg. HH Income	\$76,948	\$48,321	\$50,181

CONTACT US FOR A TRADE AREA TOUR:

Ken K. Hira
Senior Vice President
Kosmont Companies
(949) 226-0288
khira@kosmont.com

Sharon Paisley
Development Director
City of San Jacinto
(951) 537-6372
spaisley@sanjacintoca.us



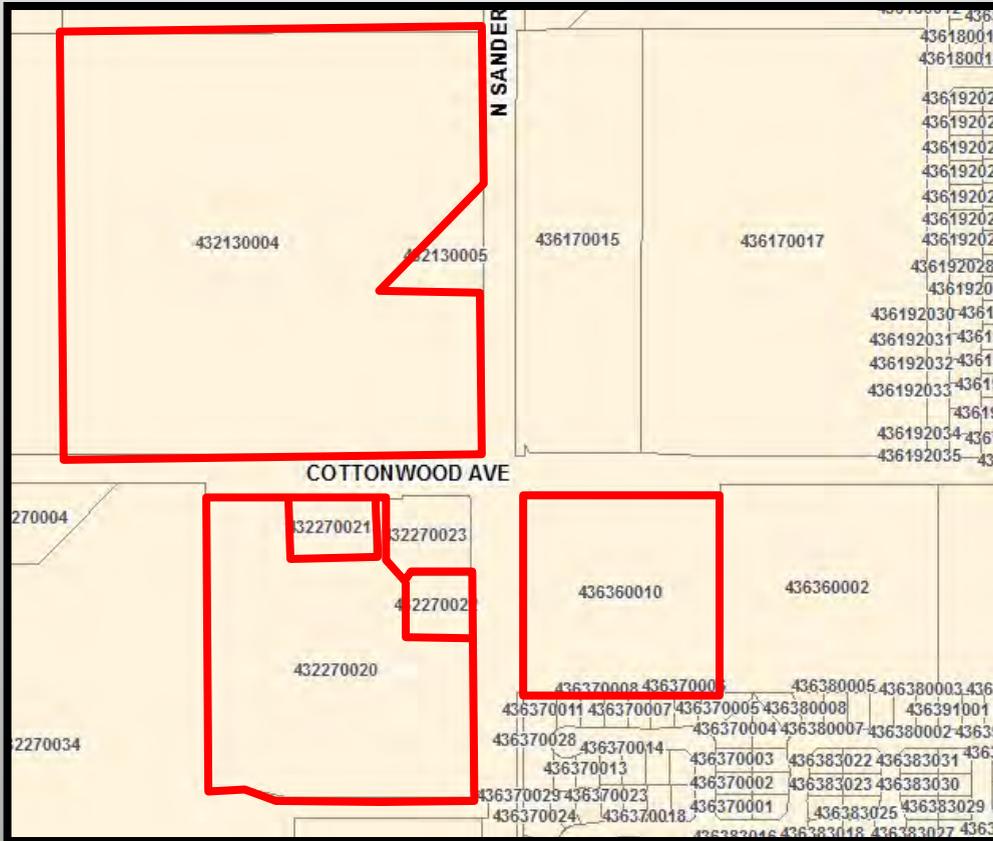
LOCATION A

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.

Retail Development Opportunities

Sanderson Avenue & Cottonwood Avenue

Parcel Identification



- Parcel 432-130-004 owned by Northeast Estate LLC
- Parcel 432-270-020 owned by SJSA Inc.
- Parcel 432-270-021 owned by Nakash Enterprises LLC
- Parcel 432-270-022 owned by SRC LLC
- Parcel 436-360-010 owned by SJMM Property LLC



CONTACT US FOR A TRADE AREA TOUR:

Ken K. Hira
 Senior Vice President
 Kosmont Companies
 (949) 226-0288
khira@kosmont.com

Sharon Paisley
 Development Director
 City of San Jacinto
 (951) 537-6372
spaisley@sanjacintoca.us

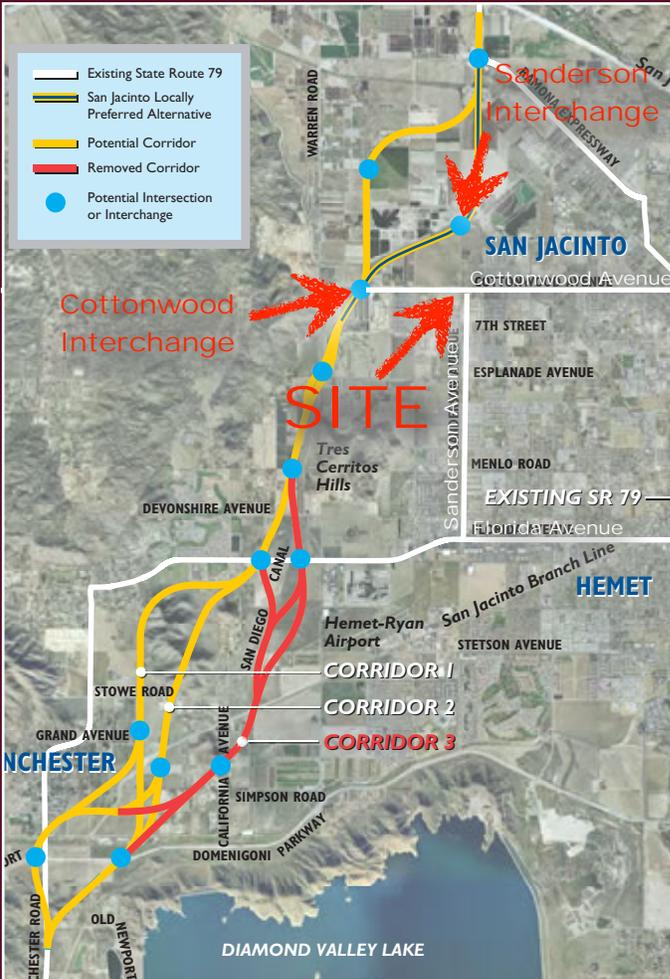
LOCATION A

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.



Sanderson Crossroads

SWC Sanderson Avenue & Cottonwood Avenue, San Jacinto
Riverside County, California



Join **CVS/pharmacy**



2014 Demographic Profile			
	2 miles	3 miles	5 miles
Population	22,761	54,426	133,090
Med. HH Income	\$46,58	\$34,937	\$35,952
Population Growth (11-16)	7%	7.5%	7.9%

Highlights:

CVS/pharmacy NOW OPEN

- Fully entitled 140,000 sf retail shopping center - **One Pad Available Today**
- Exclusive Location - no retail within 1 mile
- Residential Density - 54,426 people within 3 miles, 133,090 within 5 miles
- Excellent residential growth projected - 6,114 dwelling units planned within 2 miles
- Existing Average Daily Traffic - 28,734 vehicles per day (2012)
- Superior Access - 3 traffic signals directly serving this site
- SR 79 re-alignment to possess interchanges at Sanderson & Cottonwood
- Sanderson was recently widened to 6 lanes
- Megan Cope Elementary recently opened with 698 students and is full
- Pads Available - Ground Leases, Build to Suit and Purchase Opportunities

Contact:

William M. Shuman
Real Estate Manager
(949) 275-6376
ws@kzdevco.com

Tyler T. Reeves
Real Estate Associate
(949) 476-2700
tr@kzdevco.com

Address:

LOCATION B
18818 Teller Avenue, Suite 100
Irvine, CA 92612
(949) 476-2700
www.kzdevco.com



Sanderson Crossroads

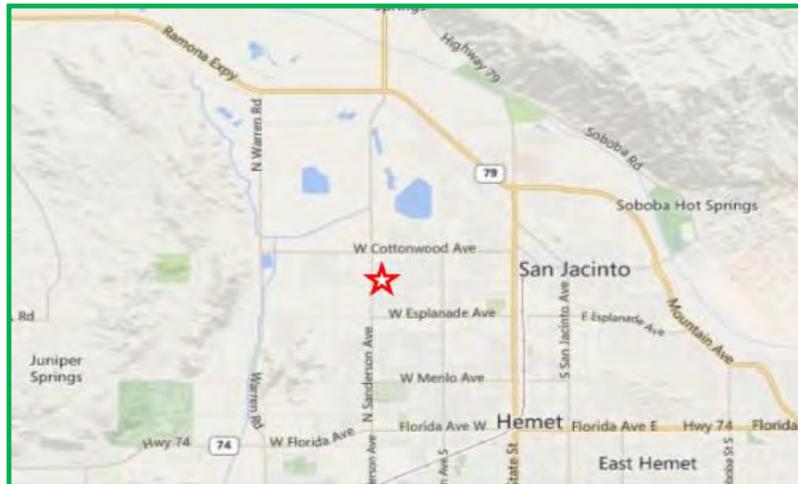


One Pad Available Today

LOCATION B



8.8 Acre Residential Development Site San Jacinto, CA



PROPERTY INFORMATION

Signalized NEC Corner of Sanderson & 7th St
Zoned Low Density Residential (RL)

Up to 6 DU/Acre

****Potential to Rezone to Commercial****

600 Feet of Frontage on Both Streets (1,200 feet total)

Approximately 25,000 Cars Per Day Traffic Count

Flat, Level Former Farm Field

Near Retail, Schools, & Mt. San Jacinto College

Great Demographics

8 Year Old Homes in Area Selling at \$2 - 300,000

\$800,000 (\$2.09 psf)

Mel Wagstaff

Sperry Van Ness

Ph: (714) 921-1398

Cell: (714) 392-0806

mel.wagstaff@gmail.com

DRE #00841847

Mike DeJong

Sperry Commercial

Ph: (714) 693-7006

Cell: (714) 335-4323

mjdejong@sbcglobal.net

DRE #01858783

Sperry Commercial

18881 Von Karman Avenue, Suite 800, Irvine, CA 92612

Sperry Van Ness

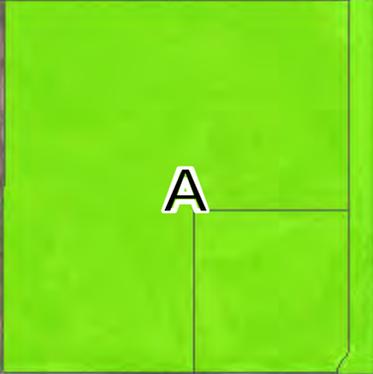
11999 San Vicente Blvd, Suite 215, Los Angeles, CA 90049

SAN JACINTO TRAFFIC COUNTS			
September 12, 2012			
INTERSECTION	N/S	E/W	TOTAL ADT
Sanderson Ave & Esplanade Ave	21,063	8,066	29,129

Area 5



A) NW Esplanade
John Guell
(949) 916-2300



B) San Jacinto Esplanade
Kenia Drugan
(909) 226-9995

- City Boundary
- Parcels
- Commercial
- Shopping

0 0.025 0.05 0.1 Miles

City of San Jacinto
Community Development Dept. Updated 09/16/14
ESRI Online Basemaps

\\Economic_Development\Retail_Opps_Books\GIS_Projects\GIS_Fat_2014\Comm_Sites_Areas_091614.mxd

RETAIL DEVELOPMENT SITE

SAN JACINTO REGIONAL TRADE AREA



AVAILABLE



Larry Roth
ROBOTT LAND COMPANY
Office: (310) 299-7574
Fax: (310) 439-9039
Mobile: (818) 378-3819
larry@robbottland.com

Steve Botthof
License ID# 01131793
ROBOTT LAND COMPANY
Office: (310) 299-7574
Fax: (310) 439-9039
Mobile: (310) 940-9111
steve@robbottland.com

John Guell
Southland Development
31501 Rancho Viejo Road
San Juan Capistrano, CA 92675
Tel: 949-916-2300
Fax: 949-916-5700
jguell@southlanddev.com

FEATURES

- 18 AC Site
- C-2 General Commercial Zoning
- Possible Build-to-Suit for single user or multiple Pads
- Circle K to break ground Spring 2014
- Area retailers include: Home Depot, Lowes, LA Fitness, Sears , Target, Wal-Mart
- Convenient freeway Access
- Excellent freeway frontage/visibility

LOCATION A

All information furnished regarding property is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice.

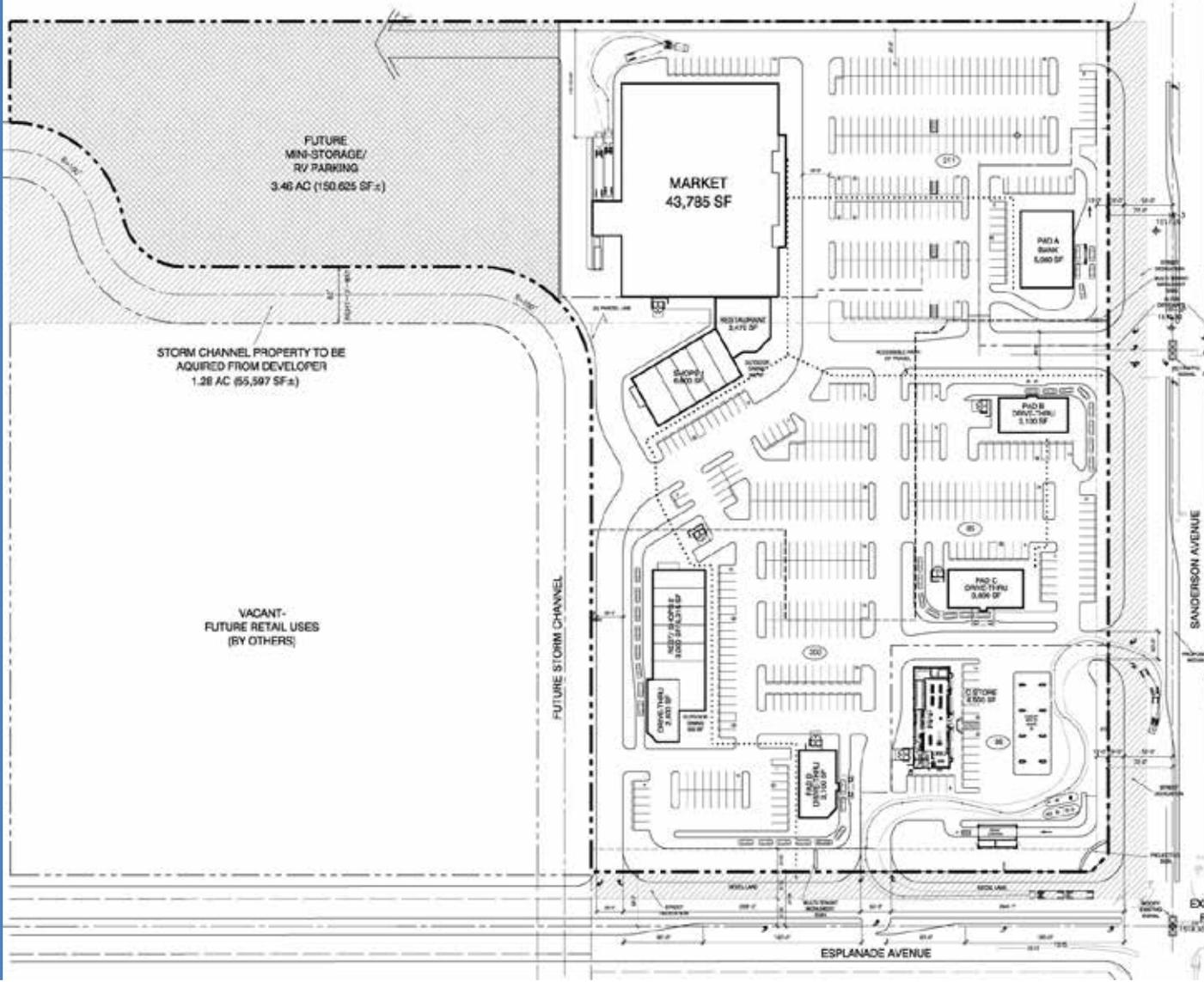
RETAIL DEVELOPMENT SITE

SAN JACINTO REGIONAL TRADE AREA



AVAILABLE

CONCEPTUAL SITE PLAN



Larry Roth
RoBott Land Company
Office: (310) 299-7574
Fax: (310) 439-9039
Mobile: (818) 378-3819
larry@robbottland.com

Steve Botthof
License ID# 01131793
RoBott Land Company
Office: (310) 299-7574
Fax: (310) 439-9039
Mobile: (310) 940-9111
steve@robbottland.com

John Guell
Southland Development
31501 Rancho Viejo Road
San Juan Capistrano, CA 92675
Tel: 949-916-2300
Fax: 949-916-5700
jguell@southlanddev.com

All information furnished regarding property is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice.

LOCATION A

Grocery Anchored Center - San Jacinto Esplanade

2171 - 2291 W Esplanade Ave, San Jacinto, CA 92582

FOR LEASE



FEATURES

- +/- 1,184 - 24,000 SF Sub-anchors, Pads & Shops available
- Anchors: Fresh & Easy, Walgreens, Jack-in-the-Box & Starbucks
- Neighborhood shopping center in an underserved marketplace
- Located at busy signalized intersection of Sanderson & Esplanade with 30,000+ cars/day
- Street front visibility facing W Esplanade Ave
- Close proximity to Taquitz High School (1/2 mile)
- Ideal opportunity for restaurants, fast food, banks, fitness centers, furniture stores & other retailers
- Monument Signage available



Demographics	1 mile	3 miles	5 miles
Population	10,778	80,551	145,147
Avg Household Income	\$61,765	\$47,363	\$52,289

Kenia Drugan

909.230.4500 office

909.226.9995 cell

Kenia@ProgressiveREP.com

DRE #01877349

The information contained herein was obtained from sources believed to be reliable, however, Progressive Real Estate Partners makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of conditions prior to sale or lease or withdrawal without notice.

PROGRESSIVE
REAL ESTATE PARTNERS

9471 Haven Ave | Suite 110 | Rancho Cucamonga | CA 91730

LOCATION B

FOR LEASE



TENANTS		
Unit	SF	Business
A 101	2,781	Available
B 101		Available
C 103	1,390	Available
D 104	1,009	Available
E 105	1,017	Available
F 106		Dental
G 107		Dental
H 108	1,200	Available
J 109	1,200	Available
A 102		Starbucks
B 102	1,184	Smoke Shop
C 102	1,603	Chinese Restaurant
D 102		Subway
C 101		
C 102		
C 103		Salon
C 104	5,698	Available <i>Restaurant w/ Hood!</i>
D 101	1,754	Available
D 102		
Major A		Fresh & Easy
Major B	9,291	Art Center
Major C	24,000	Available

Unit	SF	Business
Pad A		Jack in the Box
Pad B		Walgreens
Pad C	4,700	Available
Pad D	3,450	Available



Kenia Drugan
 909.230.4500 office
 909.226.9995 cell
 Kenia@ProgressiveREP.com
 DRE #01877349

PROGRESSIVE
 REAL ESTATE PARTNERS
 9471 Haven Ave | Suite 110 | Rancho Cucamonga | CA 91730
LOCATION B

Area 6



A) Downtown Main Street
Main St & Sheriff Ave
Sharon Paisley
(951) 537-6372

SAN JACINTO TRAFFIC COUNTS			
September 12, 2012			
INTERSECTION	N/S	E/W	TOTAL ADT
San Jacinto Ave / Main St / Ramona Blvd	9,503	5,744	15,247
San Jacinto Ave & Esplanade Ave	17,531	16,873	34,404
San Jacinto Ave & Midway Street	18,920	923	19,843
San Jacinto Ave & Commonwealth Ave	19,987	3,568	23,555
San Jacinto Ave & Menlo Ave	19,142	9,503	28,645

B) SWC San Jacinto & Esplanade
Craig Duhs
(619) 491-0612

C) SEC San Jacinto & Esplanade
Voit- Tony Archer
(909) 545-8014

D) NEC San Jacinto & Commonwealth
Sharon Paisley
(951) 537-6372

F) Mount San Jacinto Plaza
Jae Chung
(760) 630-8247

E) Canon Investments
Adelia Canon
(562) 806-1321

G) San Jacinto Ave S of Commonwealth & N of Midway
Sharon Paisley
(951) 537-6372

Parcels
 Commercial
 Shopping

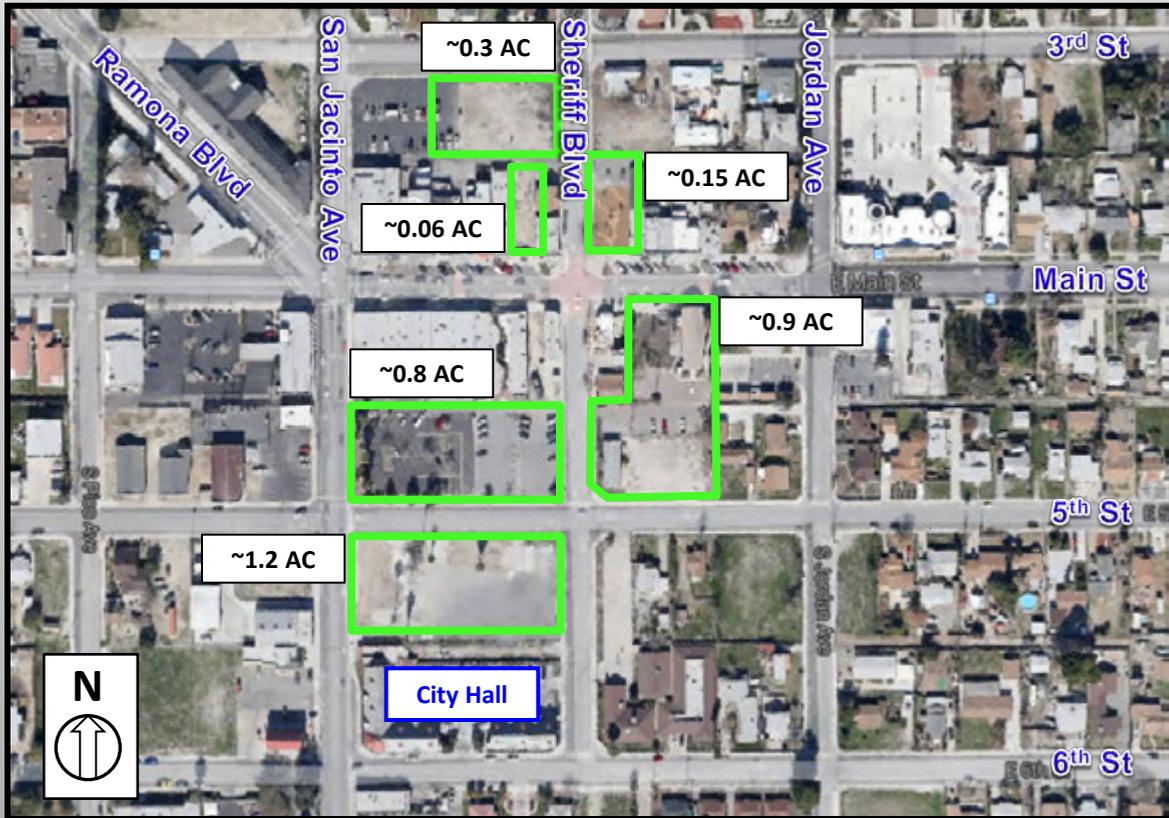
0 0.025 0.05 0.1 0.15 0.2 0.25
 Miles
 City of San Jacinto
 Community Development Dept.
 ESRI Online Basemaps
 Updated 09/29/14

Source: Esri, i-cubed, USDA, USGS, IGN, IGP, and the GIS User Community

City of San Jacinto

Mixed-Use Development Opportunities

Downtown Main Street



~3.4 Acres with Primary Ownership by City of San Jacinto / Successor Agency

FEATURES:

- Infill locations along downtown Main Street near San Jacinto Avenue (major north-south arterial)
- Suitable for mixed-use (office/residential)
- Downtown commercial and residential zoning

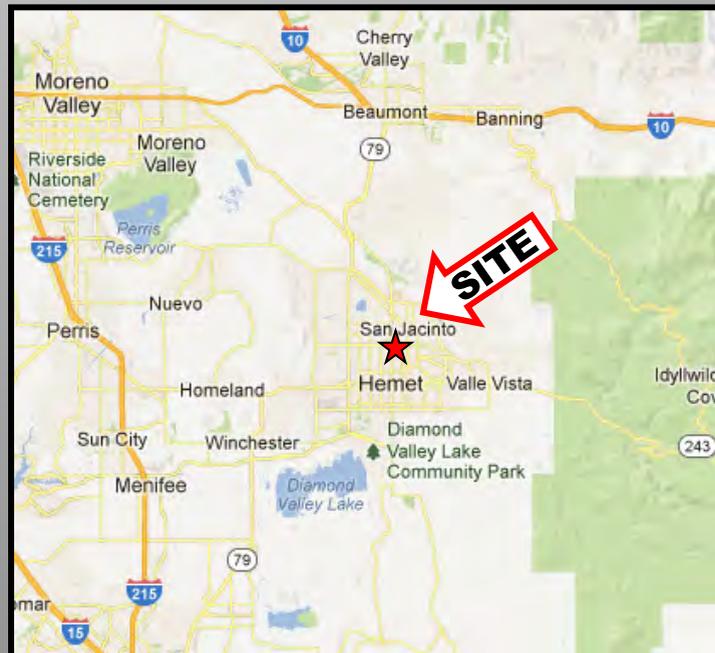
DEMOGRAPHICS (ESRI):

2013	1 Mile	2 Mile	3 Mile
Population	15,420	39,610	74,784
Households	4,652	12,334	24,811
Avg. HH Income	\$46,054	\$51,108	\$50,562

CONTACT US FOR A TRADE AREA TOUR:

Ken K. Hira
Senior Vice President
Kosmont Companies
(949) 226-0288
khira@kosmont.com

Sharon Paisley
Development Director
City of San Jacinto
(951) 537-6372
spaisley@sanjacintoca.us



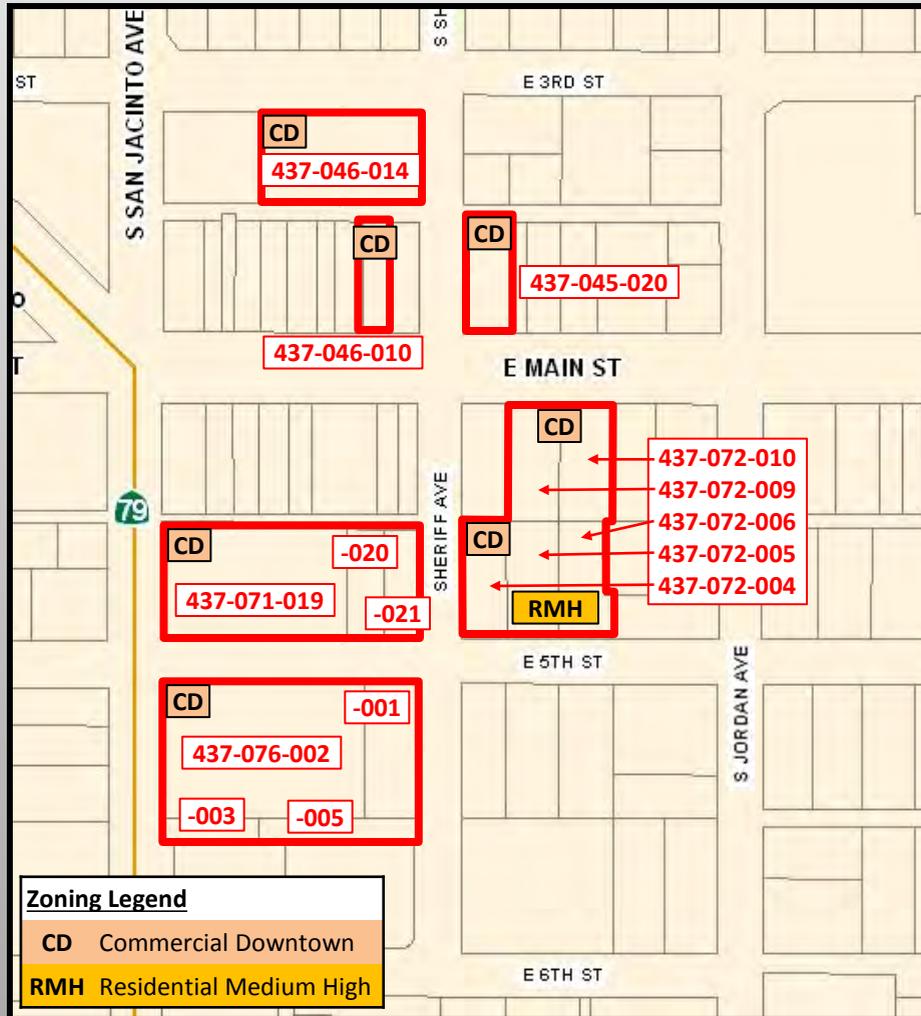
LOCATION A

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.

Mixed-Use Development Opportunities

Downtown Main Street

Parcel Identification



CONTACT US FOR A TRADE AREA TOUR:

Ken K. Hira
Senior Vice President
Kosmont Companies
(949) 226-0288
khira@kosmont.com

Sharon Paisley
Development Director
City of San Jacinto
(951) 537-6372
spaisley@sanjacintoca.us

LOCATION A

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.

FOR LEASE PAD AVAILABLE

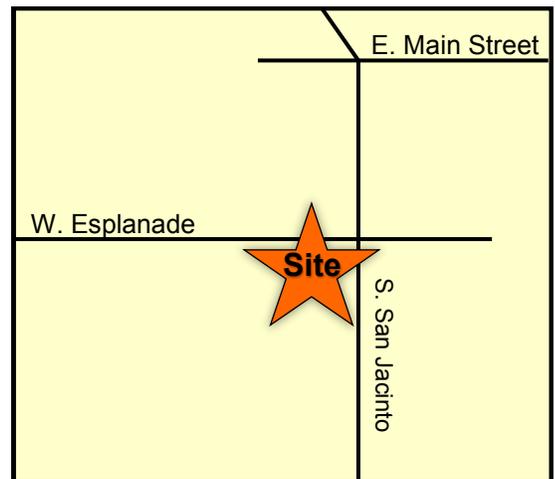


**SWC San Jacinto and Esplanade
1520 South San Jacinto Avenue
San Jacinto, CA 92583**

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	13,645	99,527	154,126
Average HH Income	\$36,670	\$42,799	\$46,155

PROPERTY HIGHLIGHTS:

- 14,200 SF Retail/Office Building
- **Pad, Retail and Office Space Available**
- One of the busiest signalized intersections in San Jacinto.
- Retailers nearby include: Super Walmart, Stater Brothers, Cardenas Market, Burger King, Auto Zone, Rite Aide, 7-11 and Many More!

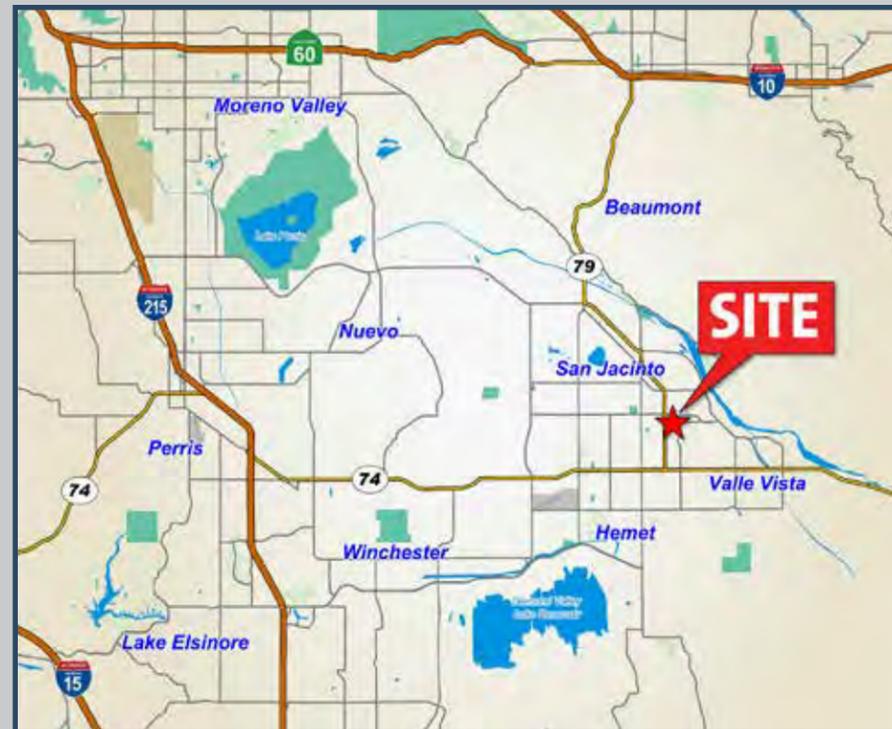
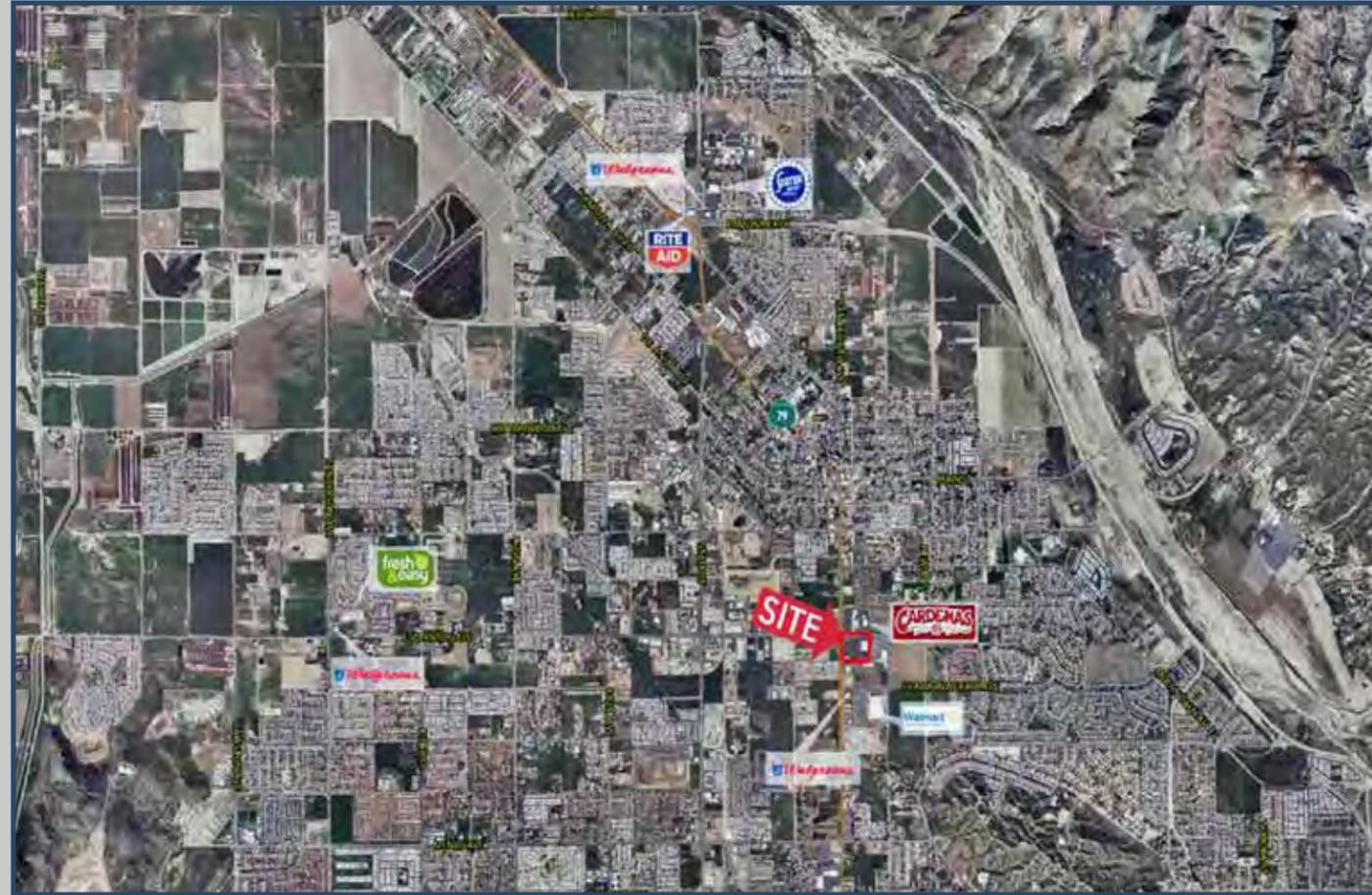


For Further Information Contact:

Craig Duhs
619-491-0612 (Direct)
Craig@DuhsCommercial.com
CA License: 01086079

LOCATION B

3919 30th Street, 2nd Floor, San Diego, CA 92104
www.DuhsCommercial.com 619-491-0335 (Office) 619-491-0696 (Fax)



For Further Information,
Please Contact:

Tony Archer
Senior Vice President
909.545.8014
tarcher@voitco.com

Real Estate Sales Person, Cal BRE, License #01184167

FOR SALE OR LEASE

Retail Pads Available

SEC San Jacinto Ave & Esplanade Ave | San Jacinto, CA



For Further Information,
Please Contact:

Tony Archer
Senior Vice President
909.545.8014
tarcher@voitco.com

Real Estate Salesperson, Cal BRE, License #01184167

LOCATION C

Property Features

- Stater Bros. Anchored Center
- Co-Anchor And Main Entry Pad Available
- Great Identity And Visibility To San Jacinto Avenue

Current Demographics

2014 Estimated Population Counts

1 Mile	13,084
3 Miles	103,952
5 Miles	154,545

2019 Projected Population Counts

1 Mile	13,948
3 Miles	109,519
5 Miles	162,498

2014 Estimated Average Family Household Income

1 Mile	\$44,327
3 Miles	\$45,364
5 Miles	\$48,066

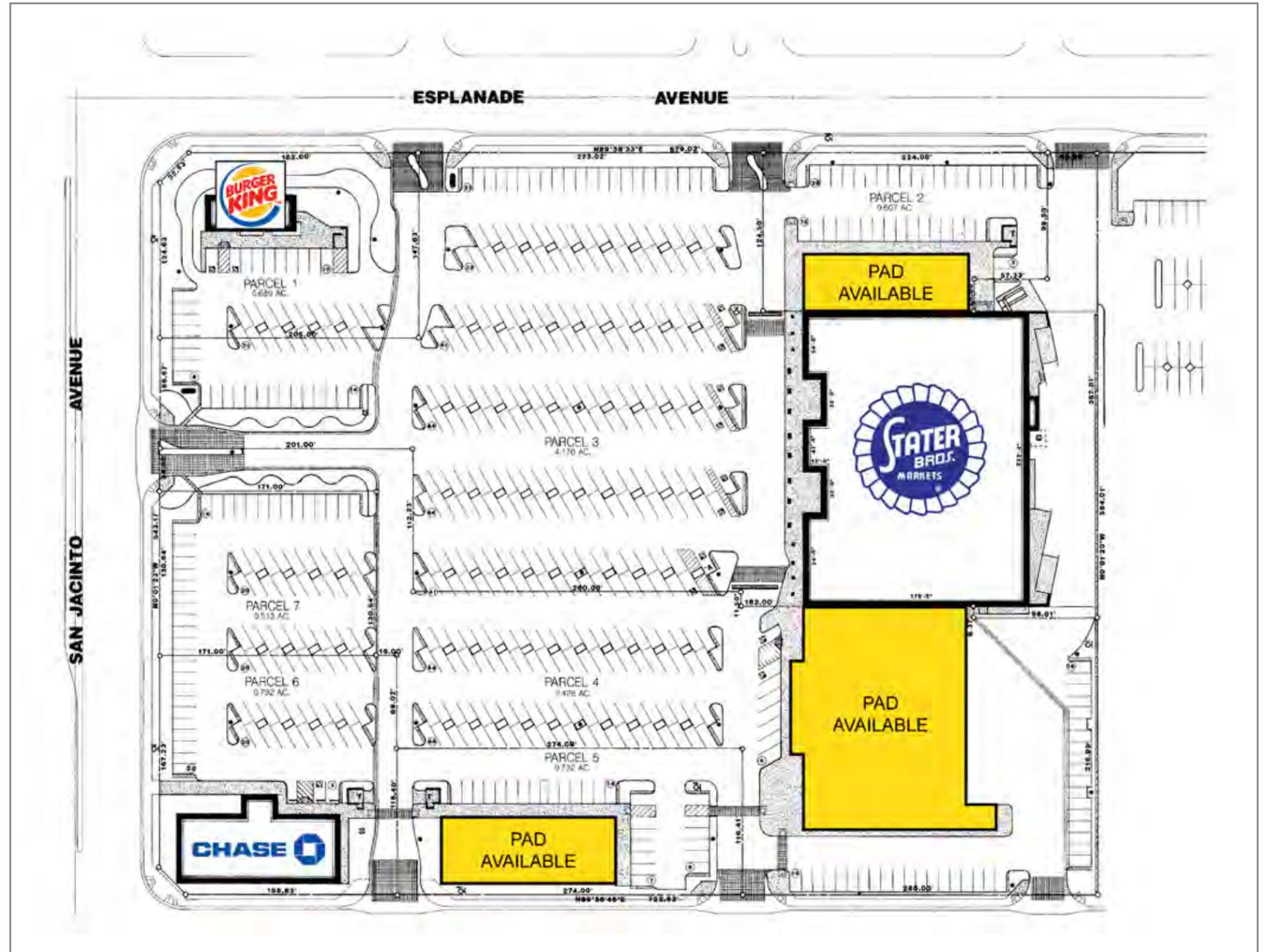
Source: 2014 Nielsen Company, Inc.

Traffic Counts

Esplanade Ave.	19,441 ADT
San Jacinto Ave.	18,154 ADT

For Further Information, Please Contact:

Tony Archer
Senior Vice President
909.545.8014
tarcher@voitco.com
Real Estate Sales Person, Cal BRE, License #01184167



This conceptual site plan is not to scale and is for illustration only. It is not intended to make any representation as to the size and nature of existing or future improvements. Tenants are named merely as planned or as occupied at a given time and may or may not currently occupy the location indicated. Potential tenants or buyers should make their own investigation of the subject area.

Area 6 D



D) City of San Jacinto
2 Acres Commercial
Contact:
Sharon Paisley
(951) 537-6372

SAN JACINTO AVE

COMMONWEALTH AVE



~ Parcels
■ Commercial
■ Shopping

LOCATION D

0 0.005 0.01 0.02 0.03 0.04
Miles
City of San Jacinto
Community Development Dept. Updated 09/29/14
Orthophoto February 1-Cube8/Aerials Express
Copyright 2009 - All Rights Reserved. Imagery Distributor: resourcestrategies@usa.net
S:\Economic_Development\Retail_Opse_Books\GIS_Projects\GIS_Fat_2014\Comm_Sites_AreaID_092914.mxd

A scale bar showing distances from 0 to 0.04 miles and a north arrow pointing upwards.

Area 6 E



E) Canon Investments
10 Acres Commercial
Contact:
Adelia Canon
(562) 806-1321



SAN JACINTO AVE

COMMONWEALTH AVE

Parcels
Commercial
Shopping

LOCATION E

0 0.01 0.02 0.04 0.06 Miles
City of San Jacinto
Community Development Dept. Updated 09/16/14
Orthophoto February | Cubes/Aerials Express
Copyright 2009 - All Rights Reserved. Imagery Distributor: resourcestrategies@usa.net
S:\Economic_Development\Rural_Devel_Books\GIS_Projects\CDC_Fall_2014\MXD\Comm_Sites_AreaE_091614.mxd



NewMark Merrill

COMPANIES

When you love shopping centers it shows.

Mt. San Jacinto PLAZA

LOCATED AT THE SOUTHEAST CORNER OF SAN JACINTO AVE & COMMONWEALTH AVE, SAN JACINTO, CA

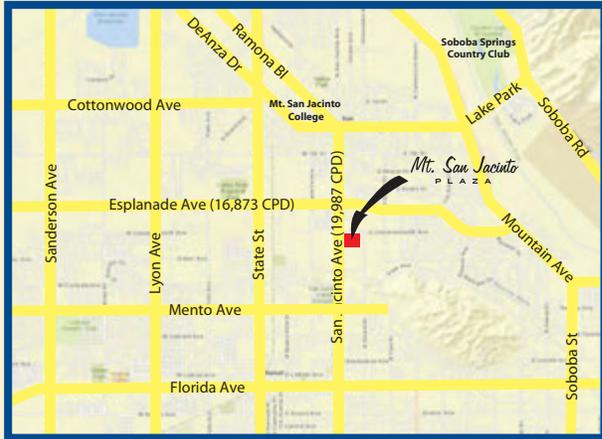


Bank of America



GameStop

Great Clips for hair®



Project Size Approximately 272,083 Sq. Ft. of Retail Space

Demographics



Population*
1 Miles . . . 13,196
3 Miles . . . 106,402



Household Income*
1 Miles . . . \$45,347
3 Miles . . . \$50,023



Traffic Count*
Intersection . . . 27,485 ADT



NewMark Merrill
COMPANIES

For Lease • Prime Retail Pad Space Available

- Mt. San Jacinto College is just 2 miles north with a student population of 4,903 Students in 2012 and ranked #1 college in San Bernardino and Riverside counties 5 years in a row.
- Located at the base of the San Jacinto Mountains adjacent to the Soboba Springs Country Club on the primary retail corridor with 19,985 CPD on San Jacinto Avenue.
- Population growth of 172% since 1990 which is expected to reach 55,191 by 2015. Median age is 30.6 with an average household size of 2.93.
- Anchored by a 233,000 sq. ft. Walmart and Walgreens, as well as many other national tenants.

* Estimates are based on 2013 demographics for population and average income per household. Traffic count is based upon Owner's research and calculations. The information herein is not guaranteed and should be independently verified.

For additional information,
please contact:

John Hickman
jhickman@newmarkmerrill.com
(Lic #00950529)

or **Jae Chung**
jchung@newmarkmerrill.com
(Lic #01504403)

Tel: (760) 630-8247
Fax: (760) 630-4693

427 College Blvd
Suite K
Oceanside, CA 92057

www.newmarkmerrill.com
LOCATION F

City of San Jacinto

Retail Development Opportunity

San Jacinto Avenue South of Commonwealth Avenue



~20 Acres Owned by San Jacinto Unified School District

FEATURES:

- Located along major corridor (San Jacinto Ave.)
- Adjacent to high concentration of existing retail, including Super Wal-Mart
- Suitable for large box tenants
- Traffic counts (2012): ~23,555 AADT San Jacinto & Comm.

DEMOGRAPHICS (ESRI):

2013	1 Mile	3 Mile	5 Mile	10 Mile
Population	12,545	109,900	155,679	180,886
Households	4,219	37,816	53,450	62,255
Avg. HH Inc.	\$45,124	\$50,163	\$53,833	\$55,467

CONTACT US FOR A TRADE AREA TOUR:

Ken K. Hira
Senior Vice President
Kosmont Companies
(949) 226-0288
khira@kosmont.com

Sharon Paisley
Development Director
City of San Jacinto
(951) 537-6372
spaisley@sanjacintoca.us



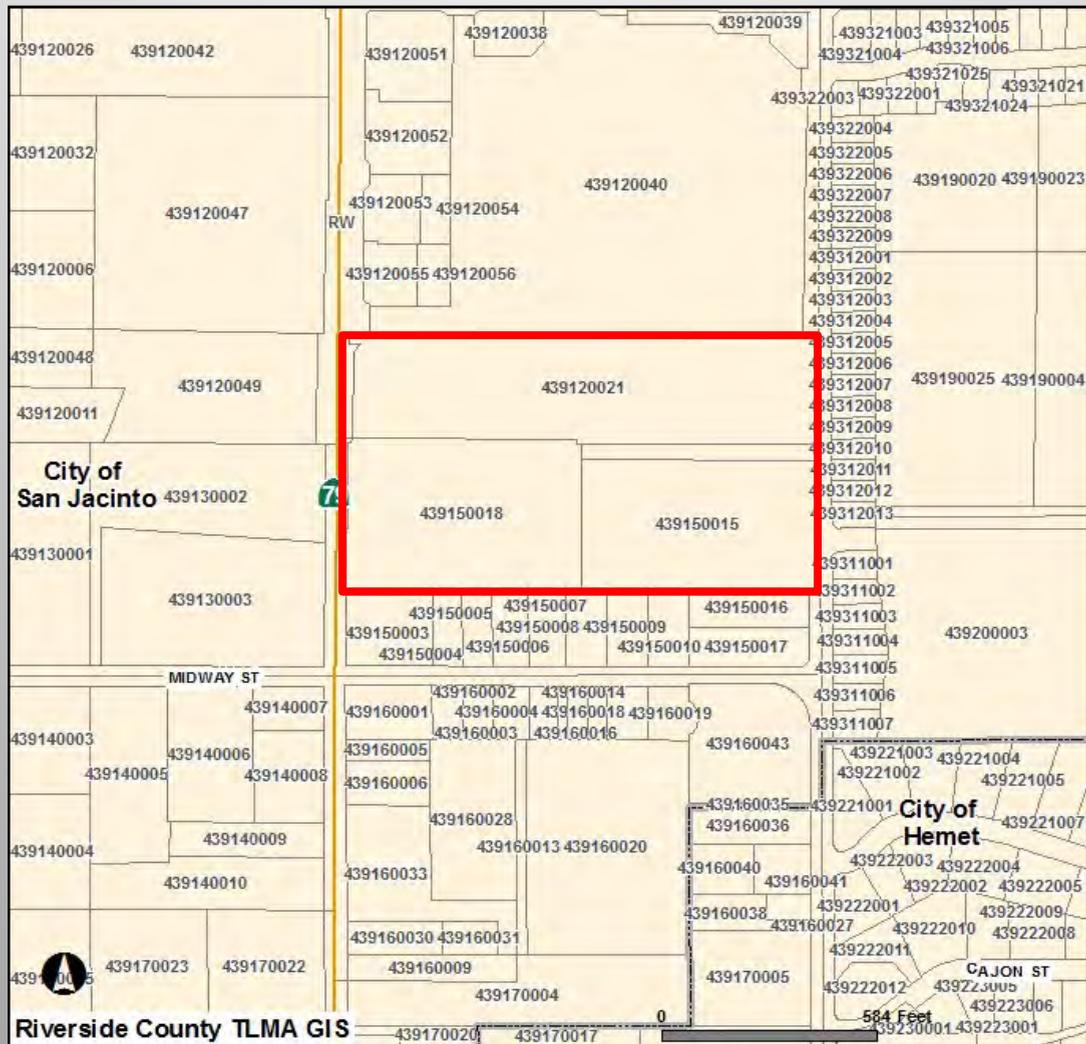
@C75H-CB ;

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.

Retail Development Opportunity

San Jacinto Avenue South of Commonwealth Avenue

Parcel Identification



CONTACT US FOR A TRADE AREA TOUR:

Ken K. Hira
Senior Vice President
Kosmont Companies
(949) 226-0288
khira@kosmont.com

Sharon Paisley
Development Director
City of San Jacinto
(951) 537-6372
spaisley@sanjacintoca.us

@C75H=CB;

Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.