

PRIME RETAIL

±16,917 SF FREESTANDING BUILDING
AVAILABLE FOR SALE OR LEASE



BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887



1605 S. SAN JACINTO AVE
SAN JACINTO, CA

Property Highlights

JOIN NEARBY RETAIL:



- ±16,917 SF freestanding former Rite Aid building on ±1.75-acre corner parcel for Lease or Sale
- Potentially divisible to ±8,000 SF for multi-tenant occupancy
- Prominent San Jacinto Ave & Commonwealth Ave retail corner with pylon and building signage
- Excellent ingress/egress benefiting from full turning movements along San Jacinto Ave
- High-traffic retail corridor: 16,167 CPD on S. San Jacinto Ave 12,321 CPD on Esplanade Ave
- Strong surrounding anchors incl. Stater Bros, Cardenas, Walmart, Walgreens, ALDI, 7-Eleven & Chase
- Population projected to grow from 63,239 in 2026 to 99,091 at full residential build-out (+56.7%)
- ±10,124 residential units in the pipeline: 1,159 projected within two years

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



2025 Population

14,276

117,685

173,647



Daytime Population

9,098

63,975

93,643



Avg. Household Income

\$77,488

\$82,233

\$86,094

Source: Regis

TRAFFIC COUNTS



S. San Jacinto Ave. | 16,167 CPD

Source: Regis

Esplanade Ave. | 12,321 CPD

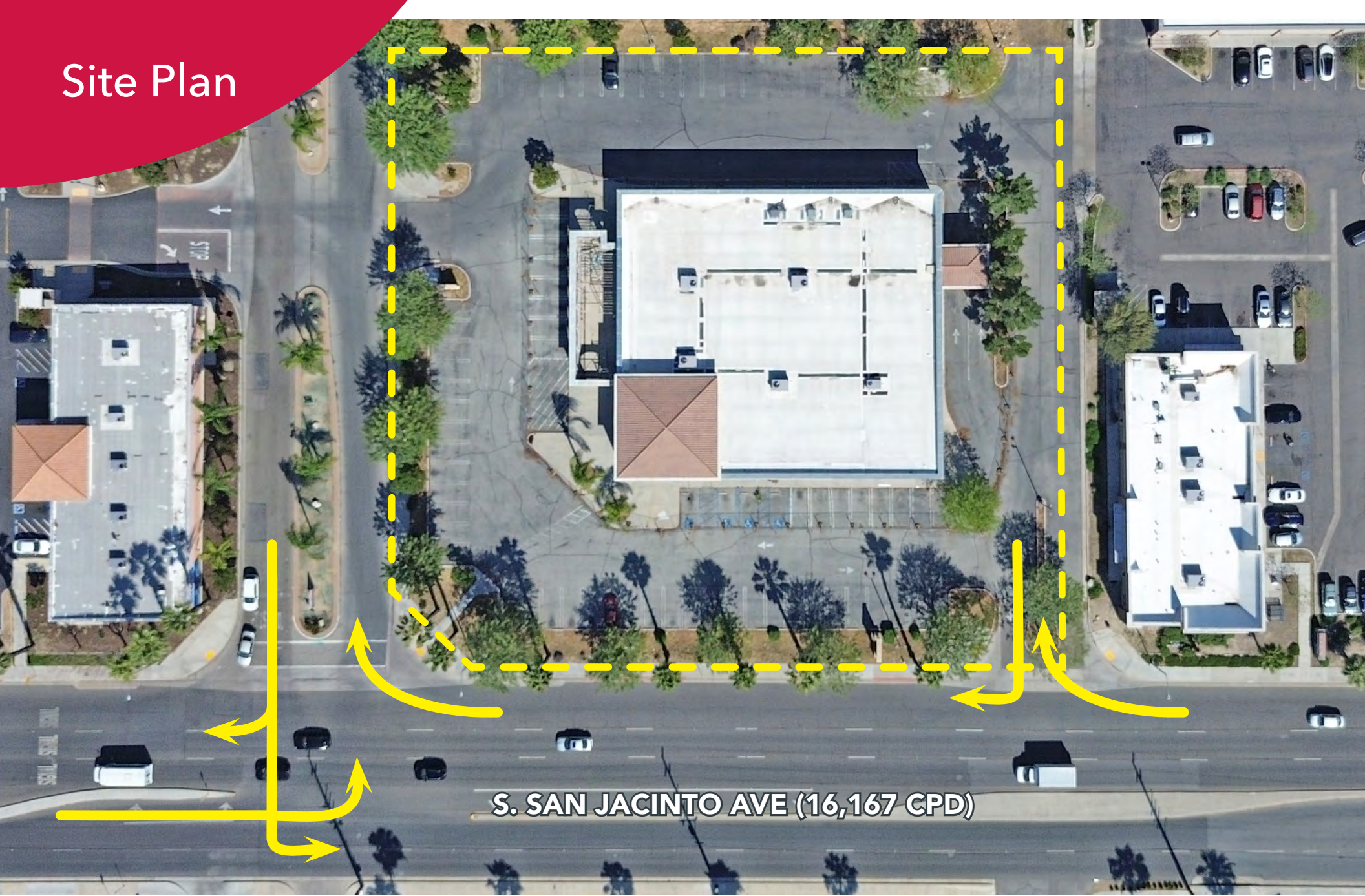


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COMMERCIAL REAL ESTATE SERVICES

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Site Plan



S. SAN JACINTO AVE (16,167 CPD)

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Prominent Retail Corner on S. San Jacinto Ave.



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Trade Area Landscape



**1605 SOUTH
SAN JACINTO
AVENUE**
SAN JACINTO, CA

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San Jacinto Demographics



24,943

Daytime
Population



54,641

San Jacinto
Population



\$98,038

Avg. Household
Income



6,797

Employee
Population



955

Total
Businesses



San Jacinto, California is a growing, family-oriented community in the heart of Riverside County, offering a blend of affordability, accessibility, and long-term growth. With a population of over 54,000 and steady expansion projected through 2030, the city features a young demographic, strong household formation, and increasing income levels. Known for its large households and community focus, San Jacinto provides a stable consumer base and a workforce that supports a diverse mix of local businesses. Ongoing city planning initiatives and investment in downtown improvements continue to enhance its appeal as an emerging hub for retail, residential, and commercial development.

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