



# Industrial Condo For Lease

**2,500 SF INDUSTRIAL CONDO LEASE OPPORTUNITY**

1231 S. Buena Vista St, San Jacinto, CA 92583

**Robert Mendieta Jr. CCIM**  
Broker, Associate

951-977-3251

Robert@Apex-RES.com

DRE # 01422904

**Joseph Lombera**  
Associate

909-406-6538

Joseph@Capropertyinvest.com

DRE # 01971957



## FOR LEASE



1231

15



# ±2,500 SF Industrial Condo – San Jacinto, CA

# 03

EXECUTIVE SUMMARY

## Introduction

Apex Real Estate Services is pleased to offer for lease the 2,500 SF industrial condominium (Suite C) within a 28,384 SF multi-tenant complex at 1231 S Buena Vista Street, San Jacinto, CA. Available August 1, 2025, the space features a 250 SF finished office and one ground-level roll-up door, making it ideal for light manufacturing, e-commerce, or contractor storage. Positioned just south of Esplanade Avenue—with State Route 79 less than a mile west and the Ramona Expressway two miles north—the property provides direct, signal-free routes to I-10 and I-215, connecting tenants to the broader Inland Empire logistics network.

## Property Overview

Asking Lease Rate:	\$0.95 PSF
Space Available:	2,500 SF
Building Size:	28,384 SF
Zoning:	M1 Industrial NEC
Year Built:	1990
Lot Size:	0.69 Acres



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04

## PROPERTY OVERVIEW

### Property Description

#### LOCATION DESCRIPTION

1231 S Buena Vista St lies just south of Esplanade Ave in San Jacinto's established M-1 industrial district, less than a mile east of SR-79 and two miles from the Ramona Expressway for direct runs to I-10 and I-215. Surrounding light-industrial users and national retailers along Esplanade provide a steady commercial draw while wide local streets keep truck circulation hassle-free.

#### PARCEL

The property consists of a single parcel containing approximately 30,056 square feet of land area.

Address	Land Size
1231 S. Buena Vista St, San Jacinto, CA 92583	±0.69 Acres

#### PARKING

3 dedicated parking spaces

#### ACCESS

Access via S. Buena Vista St

#### TRAFFIC COUNTS

San Jacinto Ave @ Ramona Expressway	22,501 (ADT)
Sanderson Ave @ Ramona Expressway	27,049 (ADT)



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# 07

## LOCATION OVERVIEW

### City of San Jacinto

San Jacinto, California anchors the northern end of Riverside County's San Jacinto Valley, just eight miles south of the I-10 gateway at Beaumont and about forty miles west of Palm Springs. Two state highways—SR-74 running east-west and SR-79 running north-south—intersect the valley and connect the city to I-215, Temecula, and the rest of the Inland Empire in under twenty minutes.

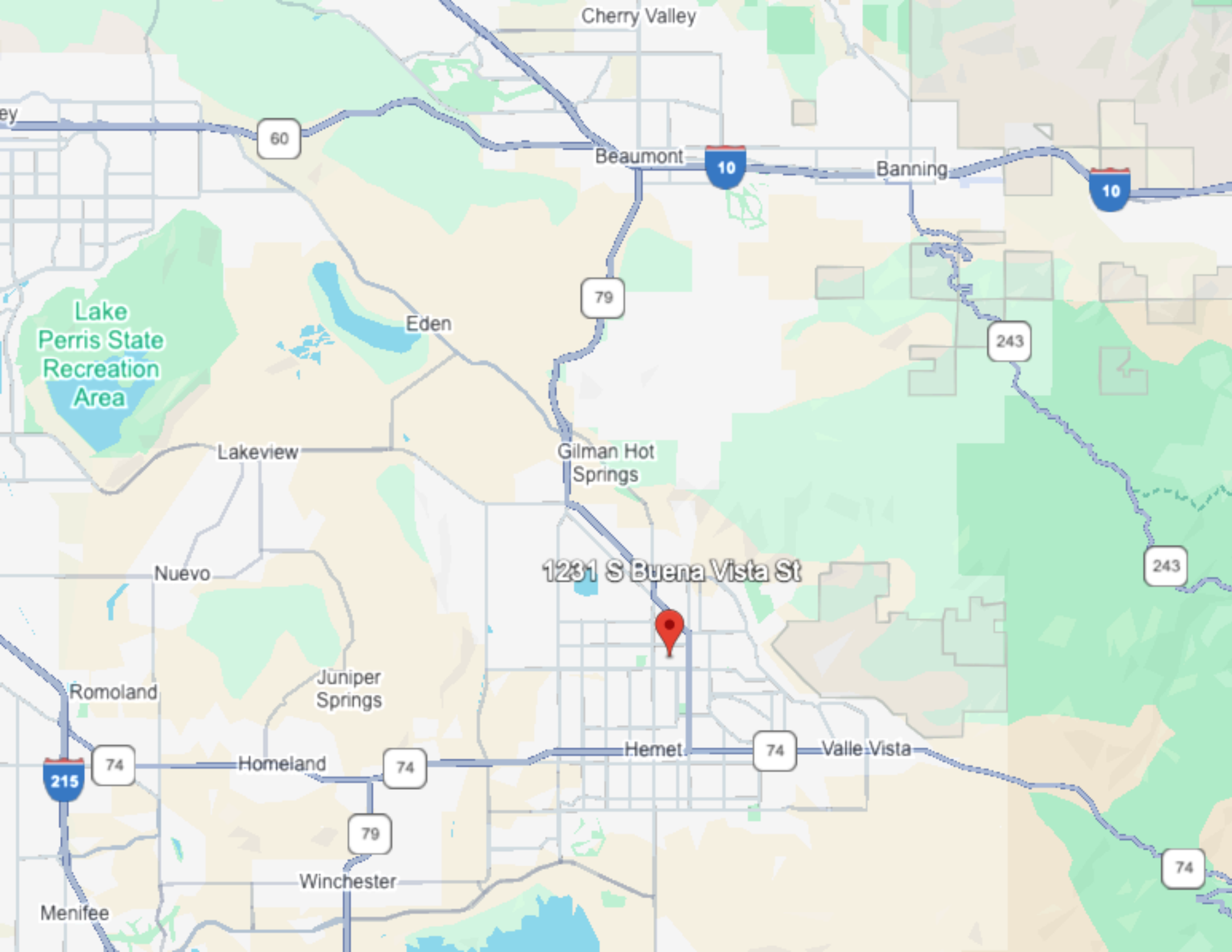
Founded in the late 1800s on ranchland once worked by the Luiseño-Cahuilla people, San Jacinto is one of the county's oldest incorporated towns (1888) and today counts roughly 55,000 residents. The local economy blends light manufacturing, logistics, and service jobs with a growing education and hospitality presence. Mt. San Jacinto College's main campus supplies workforce talent, while the nearby Soboba Casino Resort brings steady visitor traffic and supports retail and dining growth along the valley's commercial corridors.

Quality-of-life amenities abound: hiking on the Santa Rosa-San Jacinto National Monument, boating at Diamond Valley Lake, and camping or off-roading around Lake Perris are all within a 15-minute drive. Cultural traditions—most famously the annual Ramona Pageant shared with neighboring Hemet—underscore a strong sense of community heritage.

For businesses at 1231 S Buena Vista Street, this blend of strategic highway access, available labor, and affordable industrial space provides an ideal launchpad to serve both Inland Empire and Coachella Valley markets while offering employees the recreation and small-town feel that define San Jacinto.







Cherry Valley

60

Beaumont

10

Banning

10

79

Eden

243

Lake  
Perris State  
Recreation  
Area

Lakeview

Gilman Hot  
Springs

1231 S Buena Vista St

243

Nuevo

Romoland

Juniper  
Springs

215

74

Homeland

74

Hemet

74

Valle Vista

79

Winchester

74

Menifee

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## Demographics

### Population

2023 Estimate	37,300	99,500*	165,400*
2028 Projection	37,600	102,600*	170,800*
2010 Census	14,004	91,510	148,821

### Households

2023 Estimate	3,416	34,216*	50,432*
2028 Projection	3,600	35,400*	52,100*
2010 Census	3,238	32,169	52,281

### Median Household Income

2023 Median HH Income	\$61,700	\$51,500*	\$54,300*
2028 Projection	\$66,800	—	—



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**KW COMMERCIAL**  
1473 FORD ST. #200  
REDLANDS, CA 92374  
(951) 977-3251  
www.RobertMendieta.com