

# FOR SALE

## Mixed-Use Development

San Jacinto, CA  
NWC Ramona Expressway & Lyon Avenue  
Excellent Development Opportunity



**SELLER PROCESSING A SUBDIVISION THROUGH CITY  
WITH CITY OF SAN JACINTO SUPPORT TO INCLUDE:**

- Approximately 42.78 acres gross
- Signalized intersection at Ramona Expressway & Lyon Avenue
- Located in strong, emerging traffic corridor
- APN 436-070-006 & 018
- Zoning: Call for zoning information
- Tentative map in process (subject to change – not approved)
  - a. ± 157 residential lots (subject to change)
  - b. Commercial lot at intersection of Lyon Avenue & Ramona Expressway (±3.6 acres-subject to change)
  - c. Two (2) Open Space/Water Quality Mitigation Lots

**CALL AGENT FOR ASKING PRICE**

**FOR ADDITIONAL INFORMATION CONTACT  
Guy W. Excell or Howard B. Rosenthal  
(951) 658-2559**

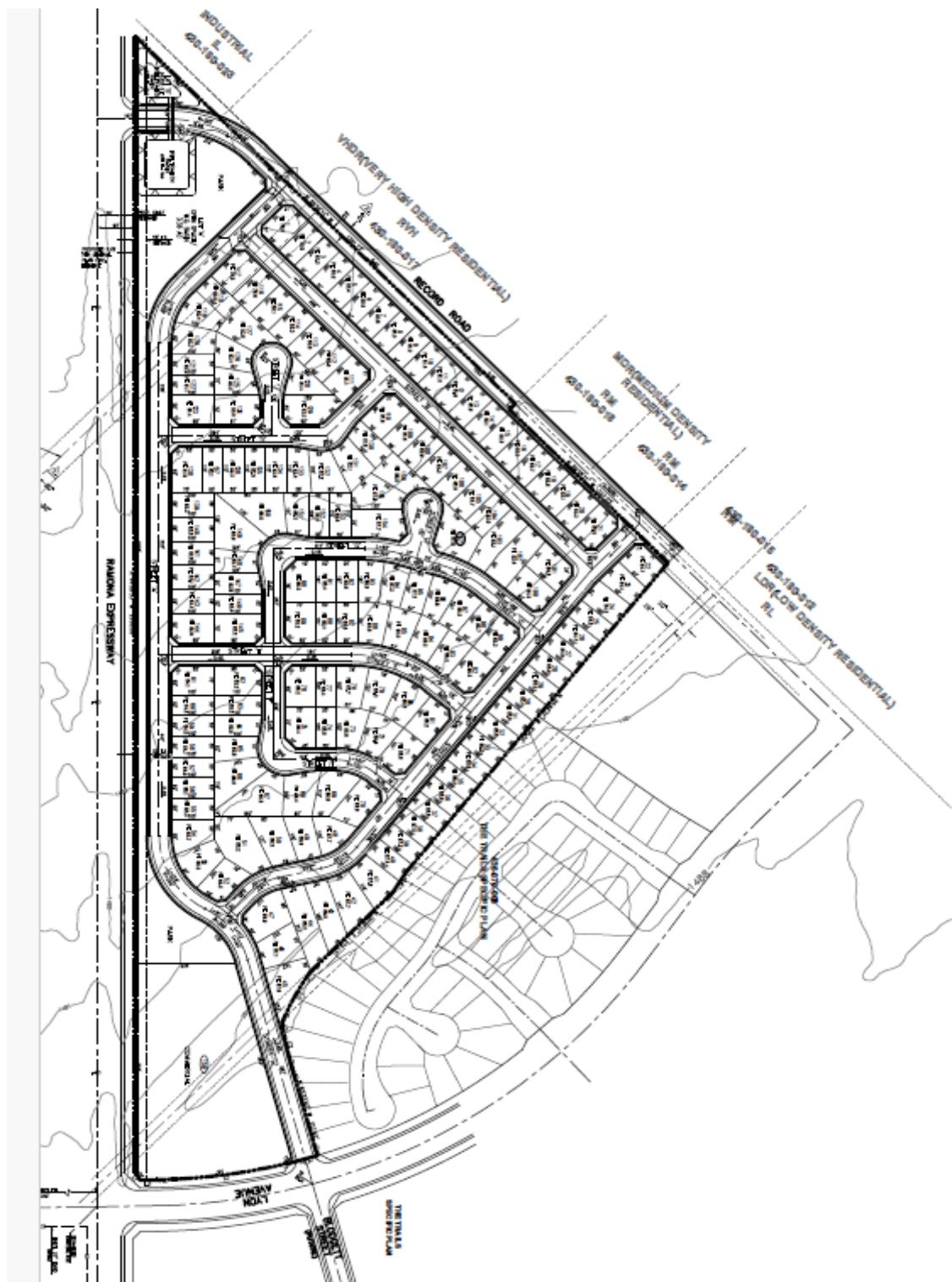
**DRE License No. 01138381**



**Rosenthal & Excell  
Commercial Real Estate Services**

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## **TENTATIVE TRACT MAP 38019**



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