

# FOR LEASE

# SAN JACINTO ESPLANADE




2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA



JANET F. KRAMER, JD, CCIM  
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CalDRE #01351570

# PROPERTY SUMMARY

2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA

- Competitive Rents: Asking \$1.75 PSF NNN; Nets currently \$0.59 PSF
- Underserved Trade Area in San Jacinto
- Drug Anchored Center; Strong Tenant Mix
- Suites from ±1,200 SF to ±14,080 SF
- Abundant Parking
- Join: *Walgreens*   



AVAILABILITIES		
SUITE	SIZE	CONDITION
2211	±14,080 SF	Fully Fixturized Grocery
2191-103C	±1,390 SF	Vanilla Shell
108-H	±1,200 SF	Vanilla Shell
Major C	±24,000 SF	Proposed Building
PAD C	±4,700 SF	Proposed Pad

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# DEMOGRAPHICS

2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA



- State California
- County Riverside
- Mayor Crystal Ruiz
- Website [sanjacintoca.gov](http://sanjacintoca.gov)

## POPULATION

Source: ESRI



83,348  
POPULATION

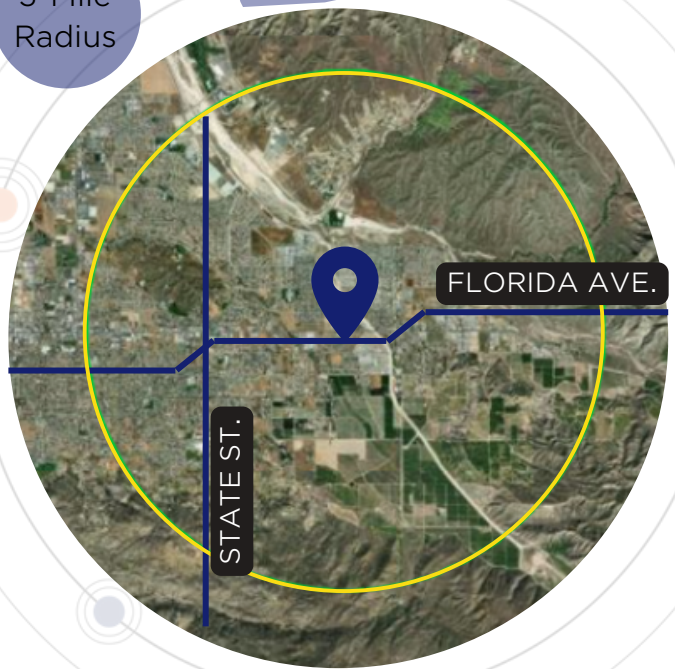


36.8  
MEDIAN AGE



28,055  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



52%  
WHITE COLLAR



32%  
BLUE COLLAR



21%  
SERVICES



9.2%  
UNEMPLOYMENT RATE

## EDUCATION



33%  
HIGH SCHOOL  
GRADUATE



34%  
SOME COLLEGE



13%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$47,966  
MEDIAN HOUSEHOLD  
INCOME



\$22,779  
PER CAPITA  
INCOME



\$83,299  
MEDIAN NET  
WORTH

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