

**SWQ S SAN JACINTO AVENUE
& COMMONWEALTH AVENUE
SAN JACINTO, CA 92583**

**ACROSS FROM
WAL★MART®
SUPERCENTER**



**1.21 ACRE
GROUND LEASE**

Leasing Team

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GROUND LEASE

SAN JACINTO | ±1.21 ACRE



Logos for surrounding businesses: UNITED STATES POSTAL SERVICE, BURGER KING, STARBUCKS, CHASE, STATER BROS. markets, REGAL, POWERHOUSE GYM, RITE AID, ALDI, Walgreens, COMMONWEALTH AVENUE.

79 S SAN JACINTO AVENUE ±15,654 CPD

SITE

PROPOSED
RETAIL DEVELOPMENT
±36,000 SF OF RETAIL SPACE
(SEE PAGE 8)





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HEMET



COMMONWEALTH AVENUE

S SAN JACINTO AVENUE #15.65





Ground Lease

SWQ S SAN JACINTO AVENUE & COMMONWEALTH AVENUE
SAN JACINTO, CA 92583

Flocke & Avoyer Commercial Real Estate is pleased to offer a ground lease of ±1.21 acres of land located on the SWQ of S San Jacinto Avenue & Commonwealth Avenue in San Jacinto, California.

LEASE OVERVIEW

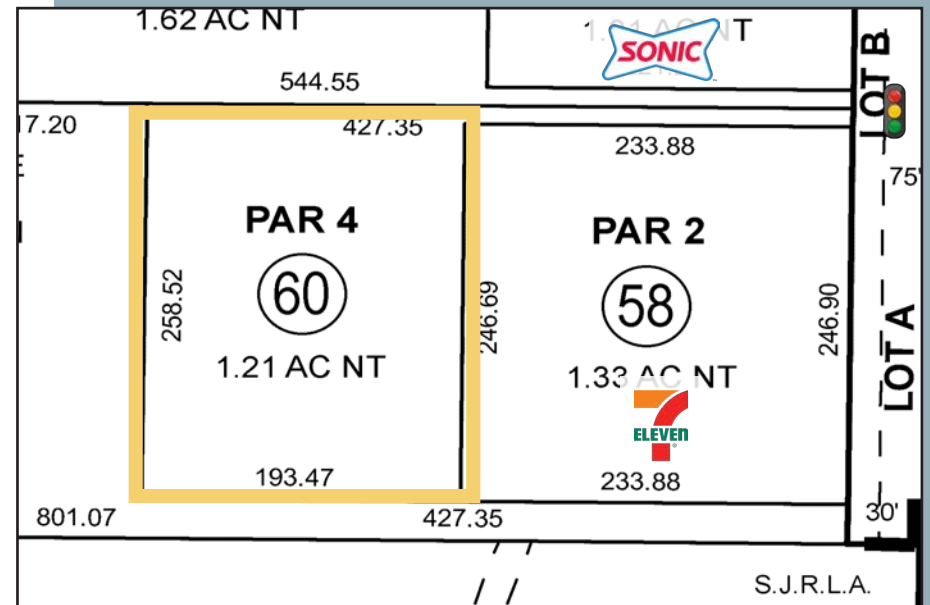
GROUND LEASE RATE:	\$140K Per Year NNN
LAND SIZE:	1.21 Acres 52,708 SF
ZONING:	CN Commercial Neighborhood
APN:	439-120-042

Land Size 1.21 acres | 52,708 SF

Aerial Map



Plat Map





Highlights

ONE OF A KIND LOCATION

This property is located at a busy retail corridor in San Jacinto - directly across from high-traffic generating Walmart Supercenter. Positioned at a signalized intersection on one of the busiest roads in the area, the site benefits from strong traffic counts. In the growing San Jacinto area, there are numerous master-planned residential developments proposed.

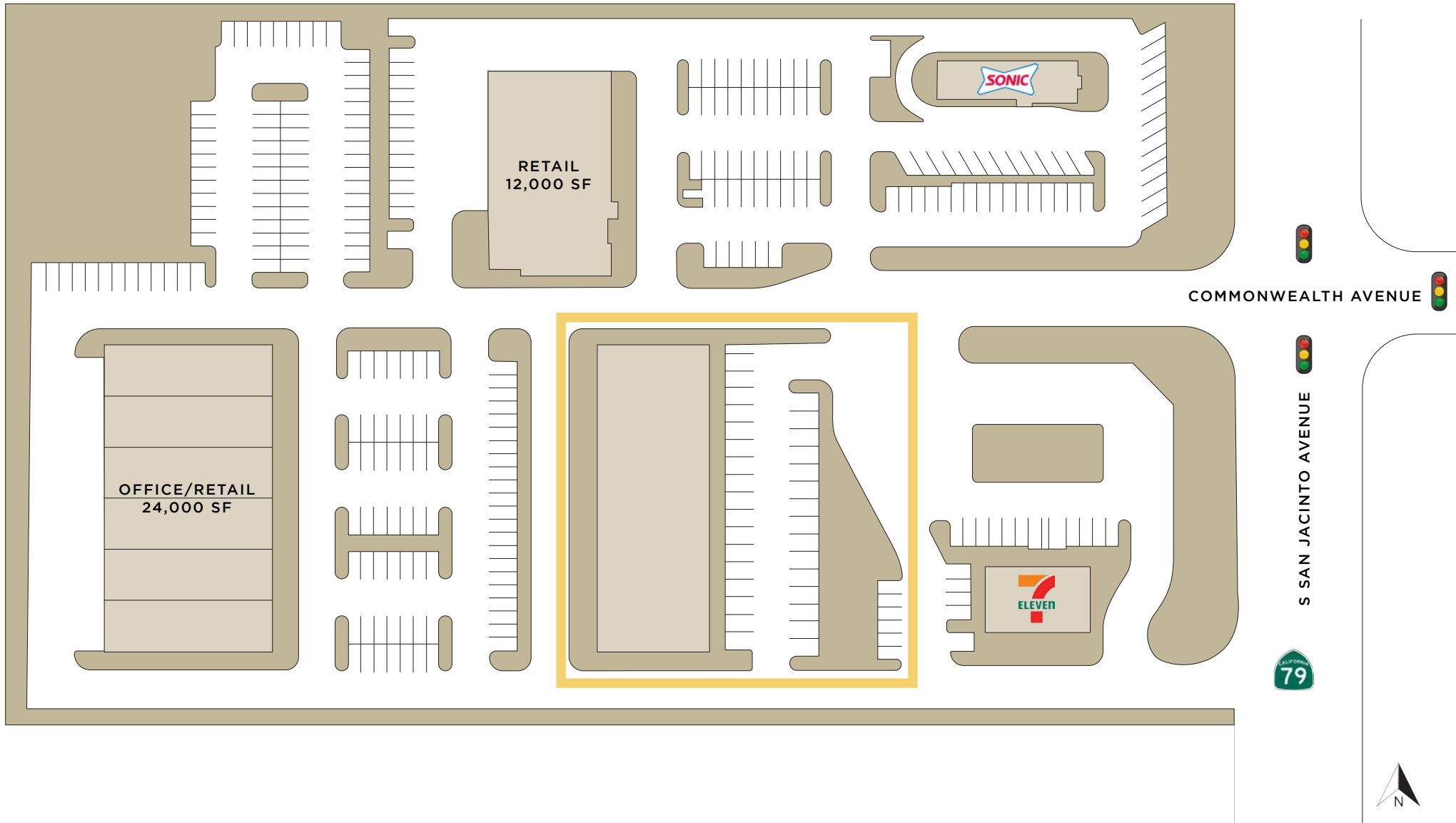
The 1.21 acre pad is part of a ±9.46 acre retail/office development.

The new lessee will benefit from excellent co-tenancy. The current tenants are a 7-Eleven convenience store and fuel station next to a Sonic drive-thru restaurant.

Nearby Retail:



Site Plan



**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*







Nearby Retail





Area Demographics

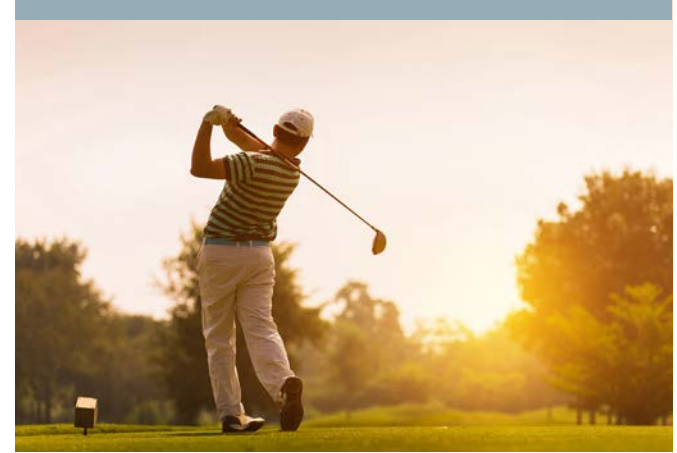
	Cars Per Day	S San Jacinto Avenue 15,654	Commonwealth Avenue 3,981	N Santa Fe Street 5,517
	Average HHI	3 Miles \$53,027	5 Miles \$58,461	8 Miles \$60,073
	Population	3 Miles 117,353	5 Miles 165,703	8 Miles 179,311
	Daytime Population	3 Miles 70,987	5 Miles 99,534	8 Miles 106,879



Trade Area Overview

Located at the base of the San Jacinto mountains and adjacent to the San Jacinto River, the City of San Jacinto has much to offer residents and businesses alike.

As one of the oldest incorporated cities in Riverside county, you'll find an eclectic combination of the old and the new.





San Jacinto Demographics

Population
51,028

Median Home Price
\$85,000
(up 21% from 3/2021)

Median HH Income
\$55,991

Median Age
31.3



1,000+

Housing Projects
Recently Built

5 Major Home Builders
Actively Developing in 6
Communities



158,757

Retail Trade Population
by 2022



485,000 SF

New Soboba Resort &
Casino

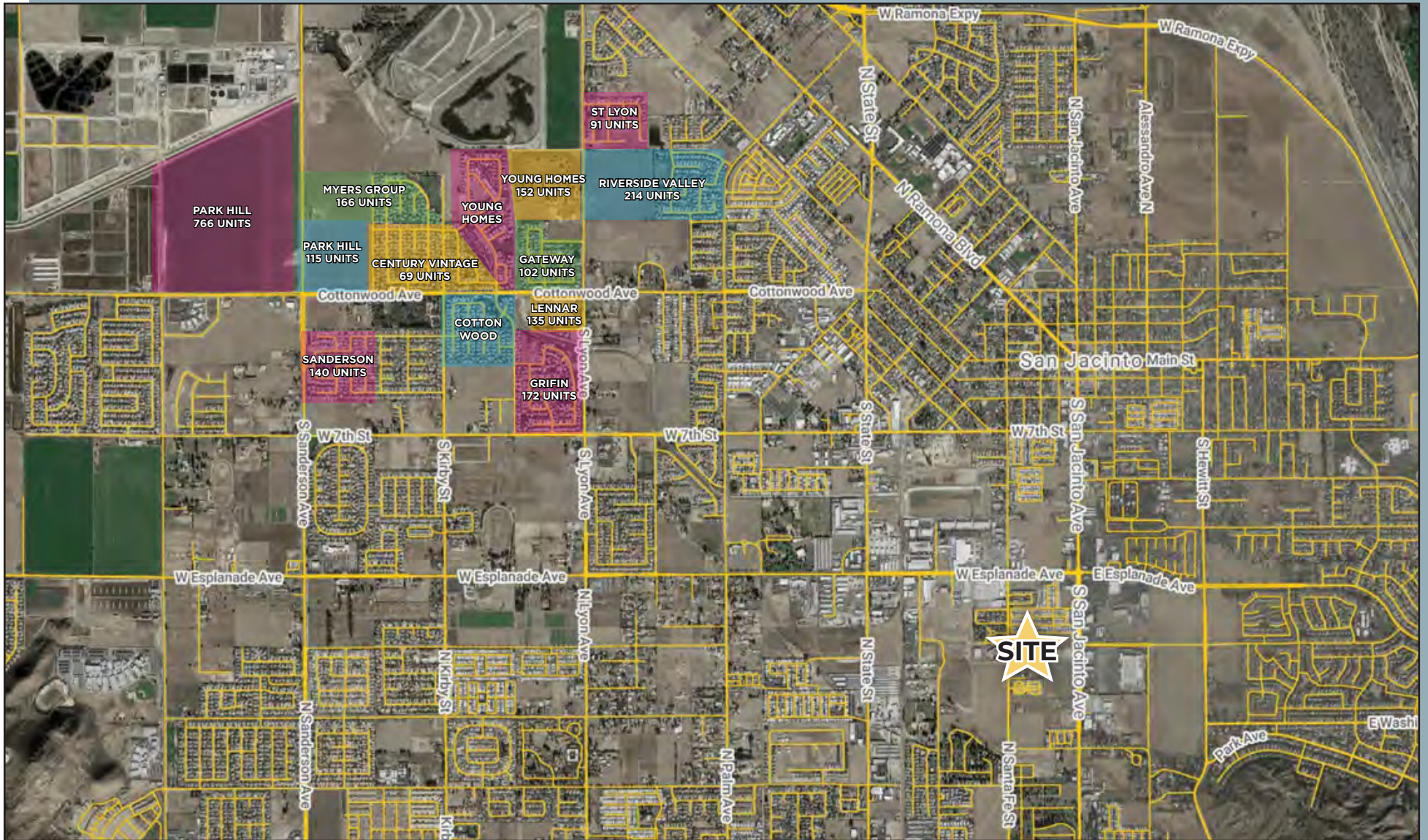
World Class Golf Course
200 Room Hotel
Fine Dining & Gaming



27,000

Student Enrollment at
San Jacinto College

Nearby New Housing Projects





FOR MORE INFORMATION

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All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.

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