

805 N. SANDERSON AVE.

SAN JACINTO, CA 92582

OFFERING MEMORANDUM

- ▶ Offering Price: \$1,675,000
- ▶ Perfect For Owner/User, Non-Profit, or Developer
- ▶ Custom-Built Equestrian Ranch | 30± Acres
- ▶ SFR | 3 Bed | 4 Bath | 2,420 Sq Ft
- ▶ Full Electricity & Water Throughout
- ▶ Equipped with Endless Equestrian Amenities

SANDERSONRANCH.COM



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An aerial photograph of a property. In the foreground, there is a small house with a brown roof and a large barn with a brown roof. The property is surrounded by trees and shrubs. In the background, there is a large industrial area with several buildings and a parking lot. Beyond the industrial area, there are large, flat, brown fields. In the far background, there are mountains under a blue sky.

PROPERTY

O V E R V I E W

SUMMARY

**RANCHERS | DEVELOPERS | INVESTORS | BUILDERS
FARMERS | NON-PROFITS | ULTIMATE OUTDOORSMAN**

805 N Sanderson Ave, San Jacinto, CA encompasses approximately 30 Acres of agricultural/ residential/ commercial land and is equipped with extensive equestrian and recreational facilities, making it highly versatile for a variety of uses.

The beautiful ranch style, 3-bedroom, 4-bathroom, 2,420 sqft residence was built in 2004, and features a kitchen with granite counters and stainless steel appliances, expansive living room & dining rooms, beautiful brick wood burning fireplace, large bonus room - perfectly positioned to maximize spectacular views.

With its expansive acreage, the property is fully equipped with electricity and water throughout and is well-suited for equestrian activities, agriculture, and potential development. Its combination of equestrian amenities, recreational features, and location offers flexibility for diverse applications, appealing to a wide range of users and organizations seeking a multi-functional property.

POTENTIAL APPLICATIONS

The diverse amenities and flexible zoning offer a unique opportunity for various uses and applications:

- ▶ **Equestrian Operations:** Ideal for horse owners, breeders, or as a commercial equestrian center.
- ▶ **Agricultural Ventures:** Appropriate for hobby farming, orchards, or vineyards.
- ▶ **Development Opportunities:** Potential for subdivision into multiple parcels, aligning with zoning regulations.
- ▶ **Non-Profit Organizations:** Suitable for educational institutions, retreat centers, or conservation groups seeking expansive land with existing facilities.

ZONING AND LAND USE

The property is zoned A210. The A-2-10 zoning allows for potential subdivision, provided each new parcel meets the minimum lot size requirement of 10 acres. This flexibility makes the property appealing to developers and builders interested in creating multiple units or specialized facilities.

RCTLMA PLANNING → [Click Here For County & City Zoning Information](#)

This zoning designation permits a variety of agricultural and related uses, including:

- ▶ **Agricultural Activities:** Cultivation of crops, orchards, and vineyards.
- ▶ **Animal Husbandry:** Raising and grazing of livestock, horses
- ▶ **Residential Use:** Single-family dwellings and accessory structures.
- ▶ **Conditional Uses:** Such as commercial stables or kennels, may be permitted.

**Buyer to verify all information contained herein with the appropriate entities and satisfy self. Property is being sold in its present condition ("AS IS" and "WHERE IS"), with all faults, whether known or unknown, and without any representations or warranties, expressed or implied, by the Seller or any of its Agents or Representatives.

805 N. SANDERSON AVENUE

EQUESTRIAN FACILITIES & RECREATIONAL AMENITIES

EQUESTRIAN FACILITIES TO SUPPORT COMPREHENSIVE OPERATIONS FROM TRAINING TO BOARDING

✓ Scenic Horse Trail

✓ Free-Standing Bath House

✓ 3 Storage Sheds

✓ Dry Lot for Horses

✓ Paddock Enclosures

✓ Separate Hay Storing and Feed Room

✓ Trailer Parking

✓ Tack Room

✓ Landscaped Recreational Park

✓ Large Game Room

✓ Workshop

✓ Garage

✓ 3 Full-Sized RV Hookups

✓ Laundry Facilities for Guests

✓ 29.79-Acre (1,297,652 SF) Lot

✓ Approximately 4 Acres of Fenced In Pastures

✓ Main Lighted Show Arena (100' X 130')

✓ Covered and Lighted 60' Round Pen with Fans

✓ 80 Horse Stalls (24' X 24')
Total: 20 Stalls In Top Area | 60 Stalls in Bottom Area

✓ Full Electricity and Water Throughout

✓ Multiple Turnouts

✓ Stable with Trainer's Office and Bathroom

✓ 4 Mare Motels

805 N. SANDERSON AVENUE PROFILE

CHARACTERISTICS

APN	436-170-016
Bedrooms	3
Bathrooms	3.5
Construction Type	Wood
Roof Type	Tile
Property Type	Residential
Land Use	Single-Family Residential
Year Built	2004
Stories	1
Property SF	2,420
Price Per SF	\$545
Lot SF/AC	1,297,652 / 29.79
Heat	Central
AC	Central
Zoning	A210



805 N. SANDERSON AVENUE

HIGHLIGHTS

PRIME LOCATION WITH EASY ACCESS

Located along N. Sanderson Avenue, this property offers excellent accessibility to multiple freeways and highways, enhancing connectivity and ease of travel to surrounding areas. This strategic location is vital for both residential and commercial developments.

DEVELOPMENT POTENTIAL

The property presents an exceptional opportunity for residential projects. Based on market research and recent comparable sales, there is interest from buyers seeking development opportunities in San Jacinto. The large acreage and favorable zoning make this property a prime candidate for subdivision or residential community projects. Buyer to verify.

EXPANSIVE LAND PARCEL

805 N. Sanderson Avenue spans 29.79 acres of flat, level land, making it ideally suited for large-scale residential development. The flat topography may minimize the need for extensive grading, reducing costs and time for future projects.

PROXIMITY TO FUTURE DEVELOPMENTS

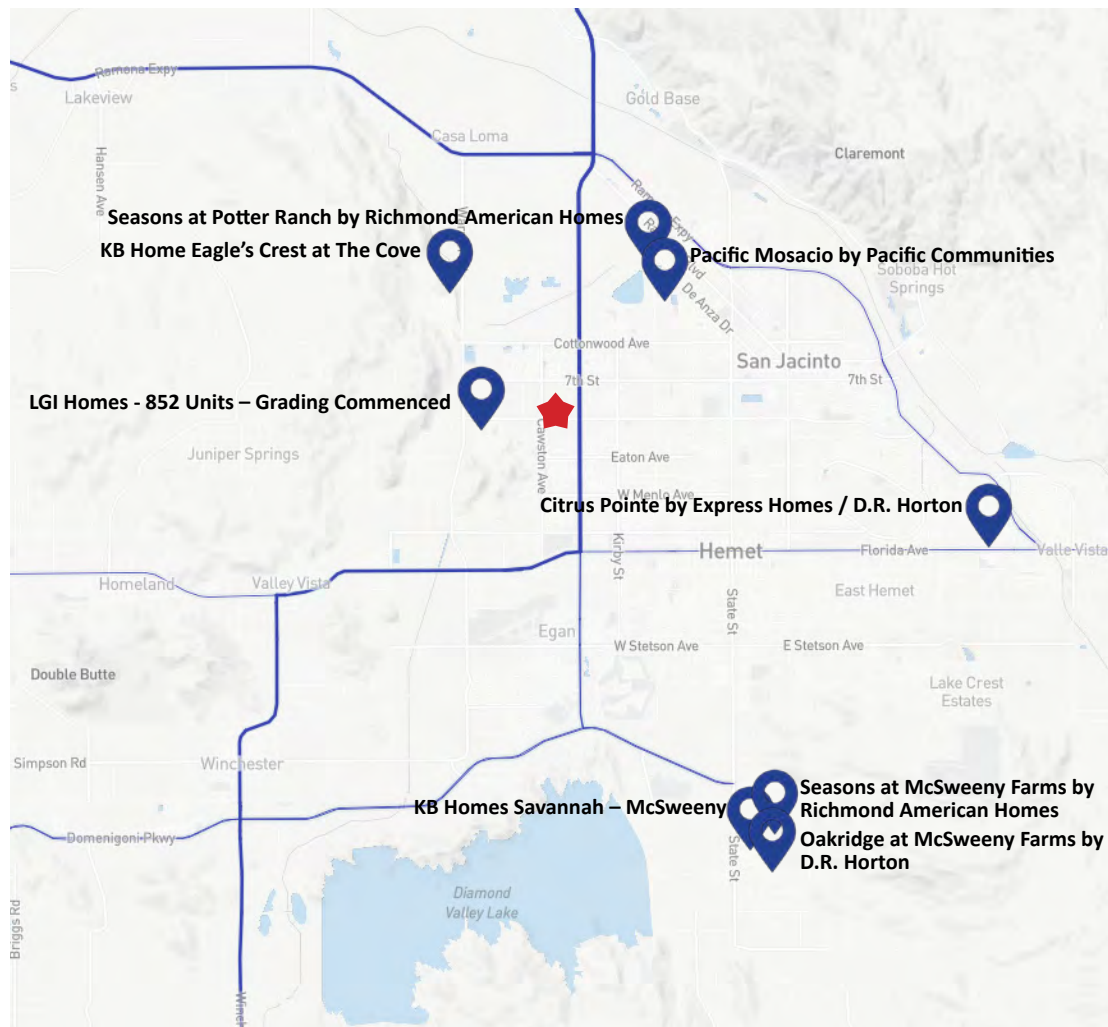
805 N. Sanderson Ave. is near a significant upcoming logistics center, which will include 10 buildings totaling 11 million square feet. This large-scale development is anticipated to drive increased traffic and create business opportunities in the surrounding area, making 805 N. Sanderson Avenue particularly attractive to investors and developers looking to capitalize on growth in the region.

ACCESS TO MAJOR TRANSPORTATION CORRIDORS

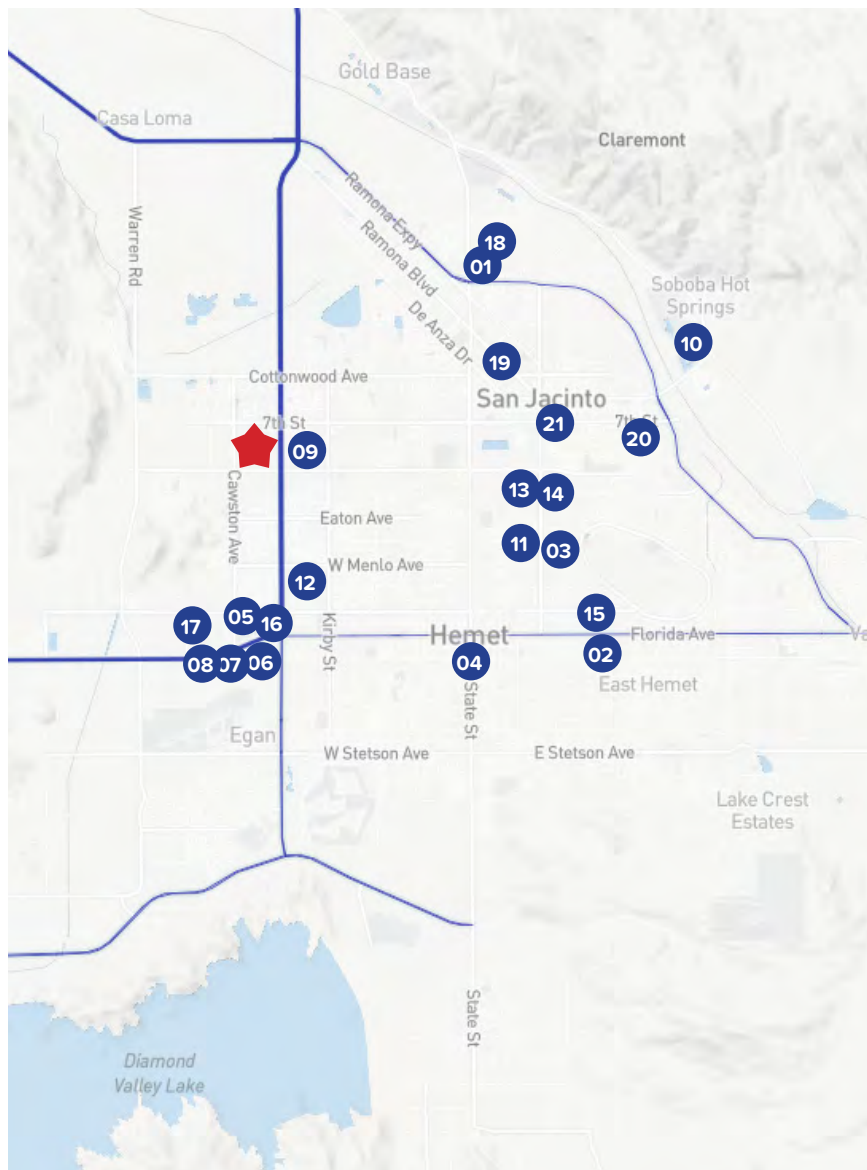
The property's location near key traffic routes enhances accessibility, which are crucial factors for potential retail or commercial businesses. This accessibility also supports future development plans for residential or mixed-use projects.

NEW HOME COMMUNITIES

- ▶ **KB Homes Savannah – McSweeney**
1,400 – 2,100 SF
\$432K – \$485K
- ▶ **Seasons at McSweeney Farms by Richmond American Homes**
2,000 – 2,700 SF
\$478K – \$504K
- ▶ **Oakridge at McSweeney Farms by D.R. Horton**
1,900 – 2,500 SF
\$469K – \$500K
- ▶ **Seasons at Potter Ranch by Richmond American Homes**
2,000 – 2,700 SF
\$350K – \$400K
- ▶ **Pacific Mosacio by Pacific Communities**
1,900 – 2,250 SF
\$500K – \$520K
- ▶ **Citrus Pointe by Express Homes / D.R. Horton**
1,300 – 2,400 SF
- ▶ **KB Home Eagle's Crest at The Cove**
1,700 – 2,500 SF
\$462K – \$514K
- ▶ **LGI Homes**
852 Units
Grading Commenced



SURROUNDING RETAIL & PUBLIC WORKS



SHOPPING CENTERS

- | | |
|---|--------------------------------|
| 1 | Village at San Jacinto |
| 2 | Hemet Shopping Center |
| 3 | Farmer's Corner |
| 4 | Diamond Valley Shopping Center |
| 5 | Hemet Valley Mall |
| 6 | KPC Towne Centre |
| 7 | Hemet Village |
| 8 | Village West Shopping Center |
| 9 | Esplanade Shopping Center |

ENTERTAINMENT

- | | |
|----|------------------------------|
| 10 | Soboba Casino and Resort |
| 11 | Lowes Custom Golf |
| 12 | Colonial Golf & Country Club |

MEDICAL FACILITIES

- | | |
|----|-------------------------------|
| 13 | SJ Medical Clinic Urgent Care |
| 14 | Valley Medical Center |
| 15 | KPC Medical Center |
| 16 | Hemet Global Medical Center |
| 17 | Cawston Medical Center |

EDUCATION

- | | |
|----|------------------------------|
| 18 | Mt. San Jacinto College |
| 19 | San Jacinto High School |
| 20 | North Mountain Middle School |

GOVERNMENT FACILITIES

- | | |
|----|-----------------------|
| 21 | San Jacinto City Hall |
|----|-----------------------|

EDUCATION

SAN JACINTO SCHOOL DISTRICT

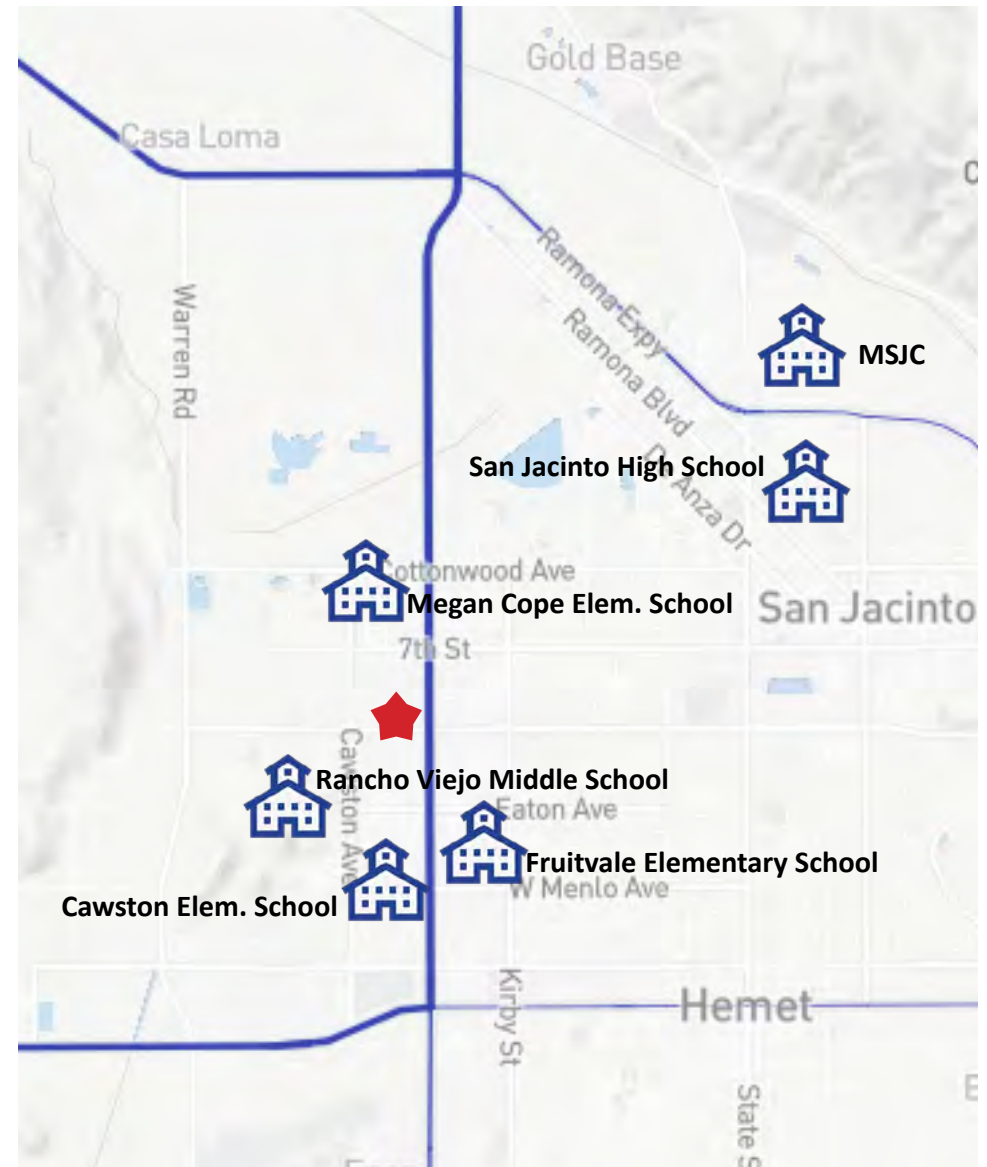
DISTINGUISHED SCHOOLS

There are several distinguished schools in close proximity to the subject property including San Jacinto High School and Rancho Viejo Middle School.

- ▶ **Megan Cope Elementary School**
2550 Via La Sierra Lane, San Jacinto, CA 92582
- ▶ **Rancho Viejo Middle School**
985 Cawston Ave N., Hemet, CA 92545
- ▶ **Fruitvale Elementary School**
2800 W. Fruitvale Ave., Hemet, CA 92545
- ▶ **Cawston Elementary School**
4000 W. Menlo Ave., Hemet, CA 92545
- ▶ **San Jacinto High School**
500 Idyllwild Dr., San Jacinto, CA 92583
- ▶ **Mt. San Jacinto College**
1499 N. State St., San Jacinto, CA 92583

PRIVATE SCHOOLS

The City of San Jacinto also offers several prominent private schools nearby such as San Jacinto Valley Academy and St Hyacinth Academy as well as San Jacinto Charter Academy.



LOCATION

OVERVIEW

SAN JACINTO

San Jacinto is a city located in Riverside County, California, United States. It is situated in the San Jacinto Valley, approximately 30 miles southwest of San Bernardino and about 40 miles west of Palm Springs. The city has a population of around 48,000 people and covers an area of approximately 26 square miles.

San Jacinto is known for its scenic views of the nearby San Jacinto Mountains and its rural charm. The city offers a mix of residential, commercial, and agricultural areas. It is surrounded by natural beauty, with opportunities for outdoor activities such as hiking, camping, and fishing in nearby parks and recreational areas.

The Soboba Casino, operated by the Soboba Band of Luiseño Indians, is a popular entertainment destination in San Jacinto. The casino features gaming facilities, restaurants, and live entertainment.

San Jacinto is served by the San Jacinto Unified School District, which includes several elementary, middle, and high schools. Mt. San Jacinto College, a community college, is also located in the city, providing educational opportunities for local residents.

2023 SUMMARY

Population	31,993
Households	10,246
Median Age	35.3
Median HH Income	\$56,519
Average HH Income	\$68,027

2028 SUMMARY ESTIMATE

Population	33,232
Households	10,664

LOCATION

OVERVIEW

RIVERSIDE COUNTY

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metro area covers more than 27,000 square miles (70,000 km²) and has a population of approximately 4 million. Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is

California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire.

- ▶ The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.
- ▶ Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.

LOCATION

OVERVIEW

RIVERSIDE COUNTY DEMOGRAPHICS

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than 2 million people live in Riverside County, making it the 4th most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California's fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region's economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties. In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario International Airport: Palm Springs International Airport and San Bernardino International Airport.

CENSUS 2010 SUMMARY

Population	2,189,641
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2021 SUMMARY

Population	2,416,961
Households	770,508
Median Age	35.9
Median HH Income	\$63,474
Average HH Income	\$86,589

2025 SUMMARY ESTIMATE

Population	2,530,637
Households	808,687



Rancho de Milagro

PROPERTY
PHOTOS



805 N. SANDERSON AVE.

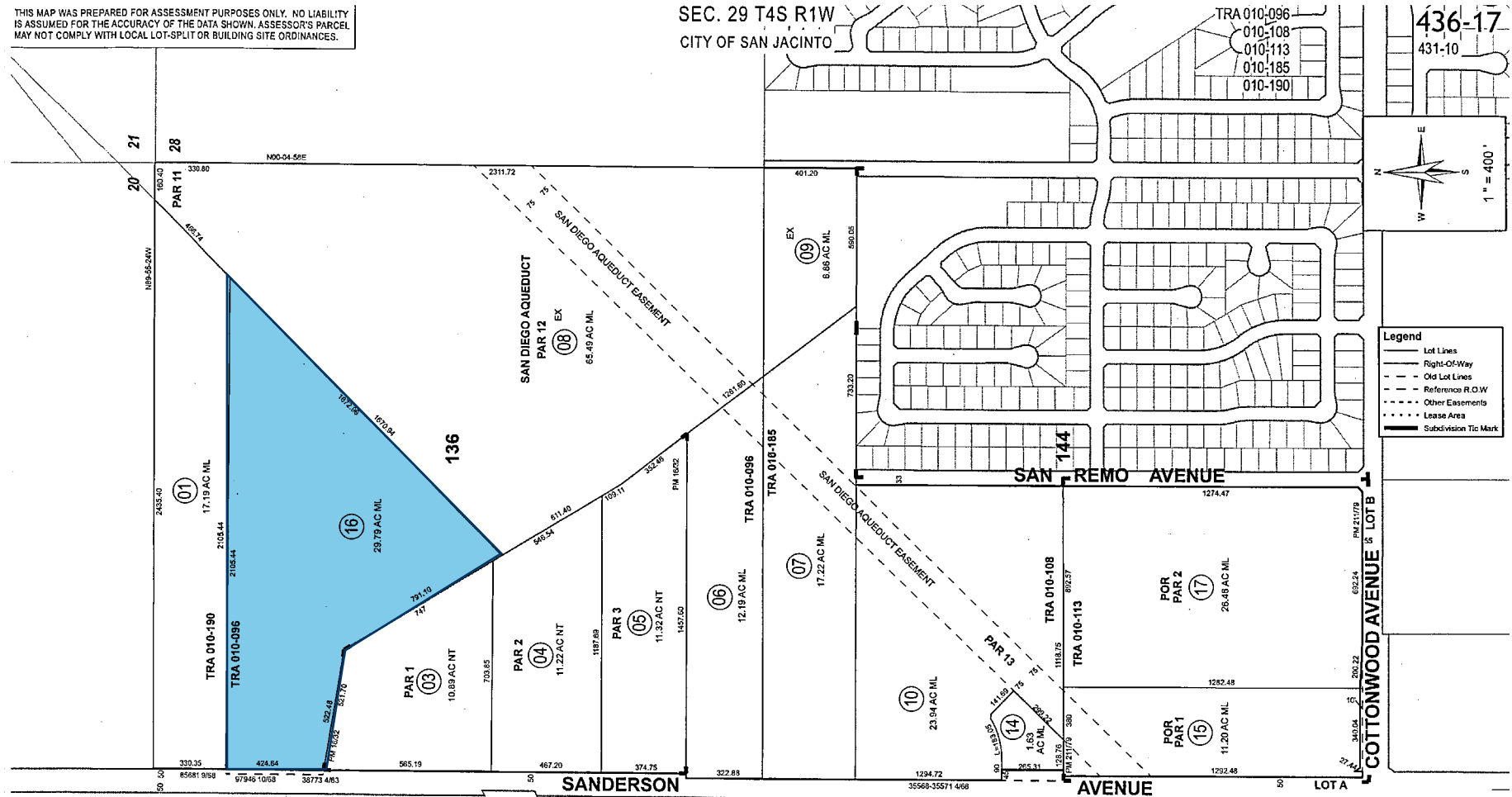




805 N. SANDERSON AVENUE PLAT MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 29 T4S R1W
CITY OF SAN JACINTO



Legend
 - Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W.
 - Other Easements
 - Lease Area
 - Subdivision Tie Mark



ASSESSOR'S MAP BK436 PG.17
Riverside County, Calif.

J Morgan

Data
R/S 11/21
R/S 48/100
CO SURVEY MAP 782-M-2
NWD DWG. 4-29, SDA-1
M.B. 9/27 GRAHAM'S HEMET SUB.

Pg 08	Pg 22	Pg 23	Pg 21
Pg 03	Pg 17	Pg 18	Pg 19
Bk 432 Pg 03	Bk 432 Pg 13	Bk 432 Pg 27	

Map Reference
PM 16/32 - 0 PARCEL MAP NO. 5959
MB 8/357 - 0 SD SAN JACINTO LAND ASSOCIATION
PM 211/79 - 80 PARCEL MAP NO. 32061

July 2009

Date	Old Number	New Number
11/5/2008	11	14.8T
1/27/2009	12	15.8T
4/21/2009	32	16.8T
7/13/2009	13	17.8T

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