

# FOR LEASE



## SHOPS AT MOUNT SAN JACINTO

1891 S SAN JACINTO AVENUE  
SAN JACINTO, CA

JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CaDRE #01351570



## OFFERING SUMMARY

LEASE RATE:	\$3.50/SF/Month NNN
NNN RATE:	\$1.10/SF/Month
BUILDING SIZE:	±3,916 SF
AVAILABLE SF:	±3,000 SF
ZONING:	CG
MARKET:	Inland Empire

## PROPERTY HIGHLIGHTS

- Two-tenant retail pad building
- Located directly adjacent to a Walmart Supercenter, providing excellent visibility and high traffic with access to major roads, including Interstate 215, Interstate 10 and State Route 79.

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# INTERIOR PROPERTY PHOTOS

1891 S. SAN JACINTO AVENUE | SAN JACINTO, CA

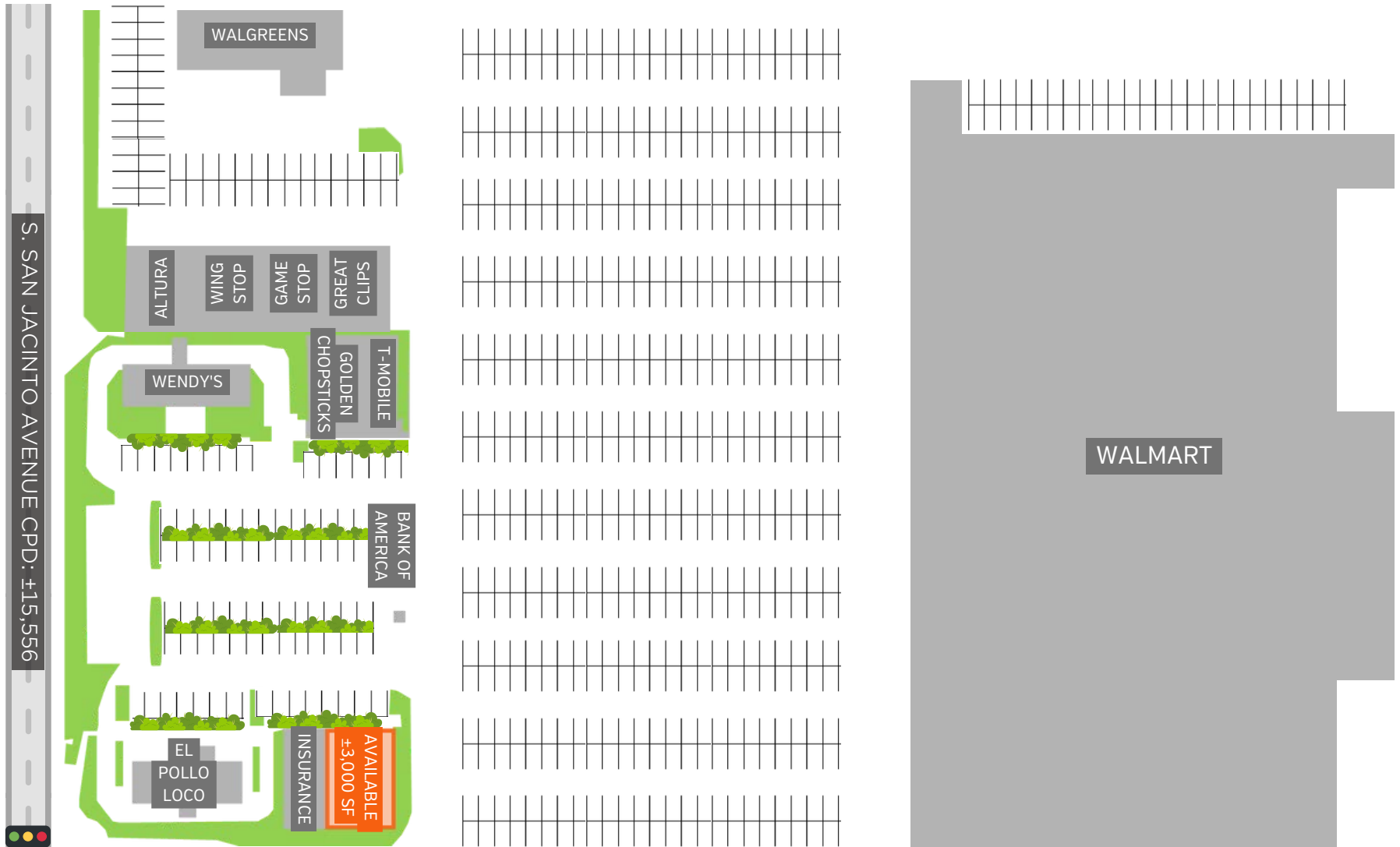


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# DEMOGRAPHICS

1891 S. SAN JACINTO AVENUE | SAN JACINTO, CA



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

## POPULATION

Source: ESRI



123,639  
POPULATION

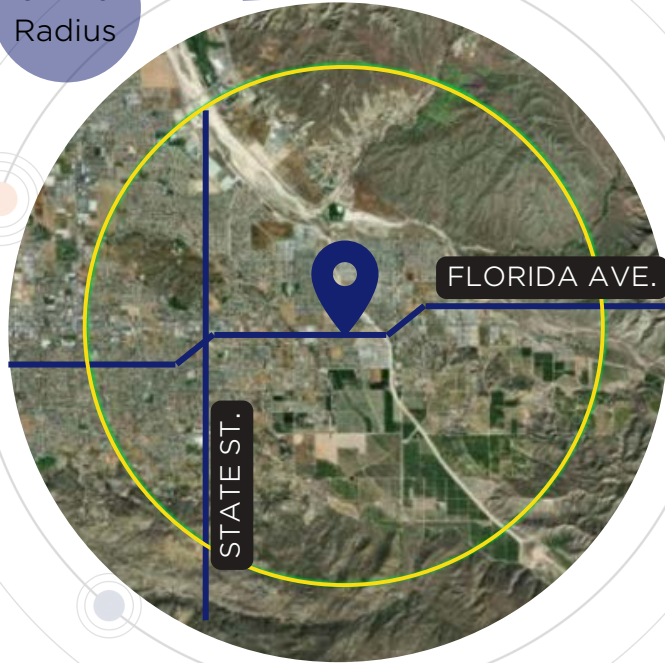


35.9  
MEDIAN AGE



40,531  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



42.1%  
WHITE COLLAR



34.5%  
BLUE COLLAR



23.4%  
SERVICES



50,894  
EMPLOYED CIVILIANS

## EDUCATION



34%

HIGH SCHOOL  
GRADUATE



32%

SOME COLLEGE



14%

BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$51,044

MEDIAN HOUSEHOLD  
INCOME



\$23,787

PER CAPITA  
INCOME



\$78,025

MEDIAN NET  
WORTH

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