

JUANITA VACANT LAND

SAN JACINTO, CA



S. JUANITA ST

1.8 ac lot
Zoned IL

PRESENTED BY



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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Price:	\$595,000
Lot Size:	1.8 ac.
Price/SF:	\$7.51 PSF
Price/AC:	\$330,556
Zoning:	IL

INVESTMENT SUMMARY

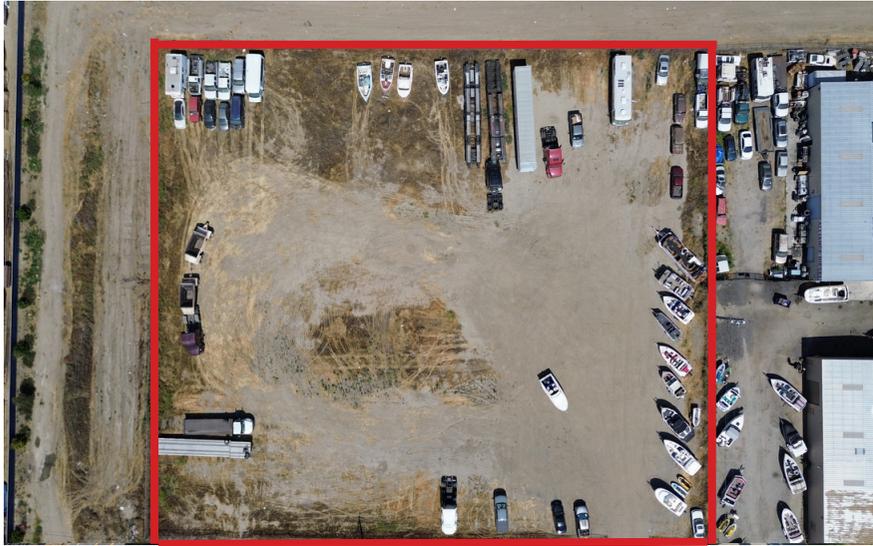
Prime 1.8-acre signalized corner lot strategically positioned on S. Juanita Street in San Jacinto's rapidly expanding industrial corridor. The level site features two fire hydrants, partial curb and sidewalk infrastructure, and exceptional visibility along a heavy-traffic corridor. Excellent regional connectivity via Ramona Expressway and SR-79, with convenient access to I-215; I-10 is accessible west via Beaumont/Banning.

The nearby \$2+ billion San Jacinto Commerce Center development will create 8,700+ jobs and add 9 million square feet of industrial space, driving significant demand for supporting industrial services and operations. Zoned Industrial Light (IL), the property supports diverse development opportunities including warehousing, light manufacturing, contractor facilities, equipment rental, and professional offices. **San Jacinto's business-friendly policies, streamlined permitting, and aggressive economic development initiatives create an optimal investment environment.**

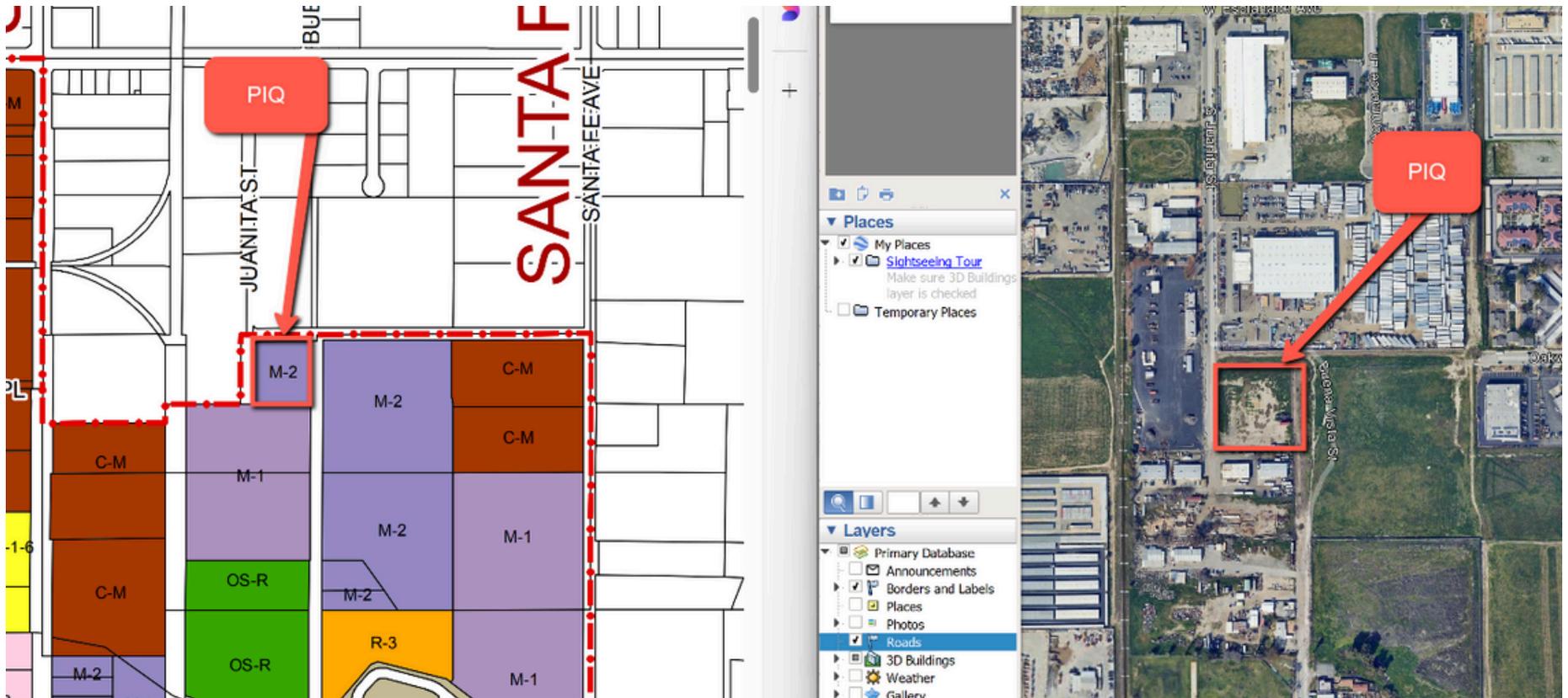
The Inland Empire industrial market is experiencing unprecedented growth driven by e-commerce expansion and supply chain optimization, with strong rental rates and limited supply of well-located industrial land. **Infrastructure is development-ready with utilities available and no minimum parcel area requirements, minimizing development costs and timeline.** The owner may consider a land lease arrangement for qualified tenants.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lessor financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JUANITA VACANT LAND SAN JACINTO, CA



AERIAL AND ZONING MAP



JUANITA VACANT LAND SAN JACINTO, CA

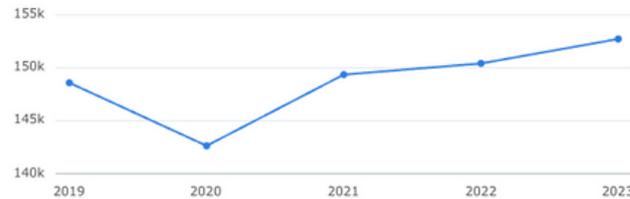


Population Trends and Key Indicators

Population

152.7k

↑ 2% Compared to 148.6k in 2019
↑ 1% Compared to 150.4k in 2022



Flood Risk ⓘ



This property has a moderate Flood Factor™. Because the environment is changing, the annual risk to this building is increasing.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Household Income

\$60.2k

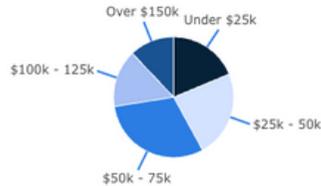
Median Income

\$70.3k

2028 Estimate

↑ 17%

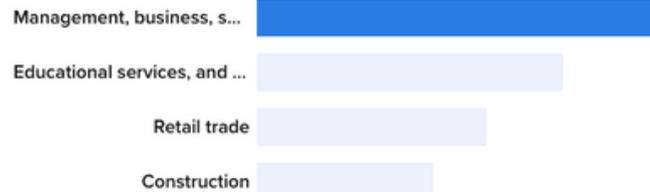
Growth Rate



Number of Employees

119.1k

Top Employment Categories



Fire Risk ⓘ



This property has a moderate Fire Factor™. Within the next 30 years, this property has a 13.45% chance of being in a wildfire and its risk of wildfire is increasing as conditions become hotter and drier.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Housing Occupancy Ratio

11:1

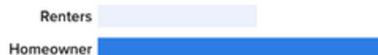
14:1 predicted by 2028



Renter to Homeowner Ratio

1:2

1:1 predicted by 2028



Age Demographics

36

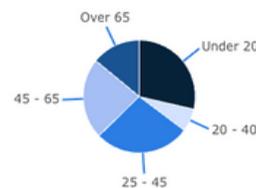
Median Age

37

2028 Estimate

↑ 3%

Growth Rate



CITY OF SAN JACINTO CURRENT AND FUTURE PROJECTS

CITY OF SAN JACINTO CURRENT AND FUTURE PROJECTS

MAJOR ECONOMIC DEVELOPMENT INITIATIVES:

SAN JACINTO IS EXPERIENCING UNPRECEDENTED GROWTH WITH OVER \$3 BILLION IN DEVELOPMENT PROJECTS PLANNED OR UNDER CONSTRUCTION, POSITIONING THE CITY AS A PREMIER INLAND EMPIRE INDUSTRIAL DESTINATION.

SAN JACINTO COMMERCE CENTER - \$2+ BILLION PROJECT: THIS TRANSFORMATIVE 660-ACRE DEVELOPMENT CURRENTLY UNDER ENVIRONMENTAL REVIEW REPRESENTS THE LARGEST INDUSTRIAL PROJECT IN CITY HISTORY:

- 9 MILLION SQUARE FEET OF STATE-OF-THE-ART WAREHOUSE AND DISTRIBUTION FACILITIES
- 8,700+ PERMANENT JOBS UPON FULL BUILDOUT
- ADVANCED LOGISTICS AND E-COMMERCE FULFILLMENT CAPABILITIES
- CONSTRUCTION ANTICIPATED TO BEGIN 2025-2026
- WILL ESTABLISH SAN JACINTO AS A MAJOR REGIONAL LOGISTICS HUB

TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS:

MID COUNTY PARKWAY PROJECT:

- 16-MILE TRANSPORTATION CORRIDOR CONNECTING SAN JACINTO TO PERRIS AND I-215
- CONSTRUCTION OF 8.6-MILE RAMONA EXPRESSWAY SEGMENT BEGINNING EARLY 2026
- NEW BRIDGE OVER SAN JACINTO RIVER WITH ENHANCED SAFETY FEATURES
- DIRECT CONNECTIONS TO ROUTE 79, INTERSTATE 215, AND METROLINK FACILITIES
- WILL DRAMATICALLY IMPROVE FREIGHT MOVEMENT AND REDUCE TRAVEL TIMES

ROUTE 79 REALIGNMENT PROJECT:

- MAJOR HIGHWAY REALIGNMENT BETWEEN DOMENIGONI PARKWAY AND GILMAN SPRINGS ROAD
- ENVIRONMENTAL APPROVALS COMPLETED, CONSTRUCTION PENDING ADDITIONAL FUNDING
- PART OF VOTER-APPROVED MEASURE A TRANSPORTATION IMPROVEMENT PROGRAM

REGIONAL INDUSTRIAL CONTEXT: SAN JACINTO IS PART OF THE BROADER INLAND EMPIRE INDUSTRIAL EXPANSION, WITH NEIGHBORING MEGA-PROJECTS INCLUDING MERRILL COMMERCE CENTER (7M SQ FT, ONTARIO), SPEEDWAY COMMERCE CENTER (6.6M SQ FT, FONTANA), AND MENIFEE VALLEY SPECIFIC PLAN (5.4M SQ FT, MENIFEE). **THIS REGIONAL GROWTH CREATES A POWERFUL ECONOMIC ECOSYSTEM BENEFITING ALL INDUSTRIAL PROPERTIES IN THE AREA.**

TITLE, PURPOSE, PERMITTED USES, AND MUP/CUP USES



CITY OF SAN JACINTO INDUSTRIAL LIGHT (IL) ZONING & DEVELOPMENT POTENTIAL

PURPOSE AND INTENT:

THE INDUSTRIAL LIGHT (IL) ZONE IS SPECIFICALLY DESIGNED FOR LIGHT INDUSTRY AND MANUFACTURING OPERATIONS, ALONG WITH HEAVIER COMMERCIAL SERVICE-TYPE USES THAT BENEFIT FROM PROXIMITY TO MAJOR ARTERIAL HIGHWAYS DUE TO HIGH VOLUMES OF VEHICLE AND TRUCK TRAFFIC GENERATION.

PERMITTED USES BY RIGHT (ZONING CLEARANCE REQUIRED):

MANUFACTURING & PRODUCTION:

- INDOOR MANUFACTURING OPERATIONS
- FURNITURE AND CABINET MANUFACTURING SHOPS
- PRINTING AND PUBLISHING FACILITIES
- RESEARCH AND DEVELOPMENT (R&D) FACILITIES
- MOTOR VEHICLE AND TRANSPORTATION EQUIPMENT MANUFACTURING

WAREHOUSING & DISTRIBUTION:

- WAREHOUSES AND DISTRIBUTION FACILITIES
- WHOLESALING OPERATIONS
- INDOOR STORAGE FACILITIES

COMMERCIAL & SERVICE:

- BUILDING AND LANDSCAPE MATERIALS SALES (INDOOR AND OUTDOOR)
- EQUIPMENT RENTAL FACILITIES
- VEHICLE PARTS AND SUPPLY SALES
- MAINTENANCE AND REPAIR SERVICES
- PROFESSIONAL OFFICES AND BUSINESS SERVICES

INDUSTRIAL SUPPORT:

- CONTRACTOR BASE FACILITIES (INDOOR)
- UTILITY FACILITIES AND INFRASTRUCTURE
- TRANSPORTATION SERVICE DISPATCH FACILITIES

USES PERMITTED WITH MINOR USE PERMIT (MUP):

- RECYCLING FACILITIES (COLLECTION FACILITIES)
- OUTDOOR STORAGE AS PRIMARY OR INCIDENTAL USE
- EQUIPMENT RENTAL WITH OUTDOOR STORAGE
- VEHICLE SALES (HEAVY EQUIPMENT)
- VEHICLE SERVICES (MAJOR REPAIR/BODY WORK)
- MAINTENANCE AND REPAIR SERVICES WITH OUTDOOR STORAGE

USES PERMITTED WITH CONDITIONAL USE PERMIT (CUP):

- OUTDOOR MANUFACTURING OPERATIONS
- RECYCLING PROCESSING FACILITIES
- SCRAP AND DISMANTLING YARDS
- AGRICULTURAL PRODUCT PROCESSING AND DISTRIBUTION
- CONTRACTOR BASE FACILITIES WITH OUTDOOR OPERATIONS

DEVELOPMENT STANDARDS, DEVELOPMENT OPPORTUNITIES, & STRATEGIC ADVANTAGES



DEVELOPMENT STANDARDS:

SETBACK REQUIREMENTS:

- FRONT SETBACK: 10 FEET (NON-RESIDENTIAL ADJACENT), 50 FEET (RESIDENTIAL ADJACENT)
- SIDE SETBACK: 10 FEET (NON-RESIDENTIAL ABUTTING), 35 FEET (RESIDENTIAL ABUTTING)
- STREET SIDE: 10 FEET (NON-RESIDENTIAL), 25 FEET (RESIDENTIAL ADJACENT)
- REAR SETBACK: NONE REQUIRED (NON-RESIDENTIAL), 15 FEET (RESIDENTIAL ABUTTING)

BUILDING SPECIFICATIONS:

- MAXIMUM HEIGHT: 45 FEET FOR PRIMARY STRUCTURES, 15 FEET FOR ACCESSORY STRUCTURES
- MAXIMUM FLOOR AREA RATIO (FAR): 0.50
- MAXIMUM IMPERVIOUS SURFACE COVERAGE: 80%
- NO MINIMUM PARCEL AREA REQUIREMENT

DEVELOPMENT OPPORTUNITIES:

IDEAL FOR MODERN INDUSTRIAL USES:

- E-COMMERCE FULFILLMENT AND DISTRIBUTION CENTERS
- LIGHT MANUFACTURING AND ASSEMBLY OPERATIONS
- LOGISTICS AND SUPPLY CHAIN FACILITIES
- INDUSTRIAL RESEARCH AND DEVELOPMENT
- ADVANCED MANUFACTURING TECHNOLOGIES

STRATEGIC ADVANTAGES:

- FLEXIBLE ZONING ALLOWS DIVERSE INDUSTRIAL OPERATIONS
- DIRECT ROUTES VIA RAMONA EXPRESSWAY/SR-79 AND QUICK I-215 ACCESS IDEAL FOR DISTRIBUTION/LOGISTICS
- NO MINIMUM PARCEL SIZE ALLOWS EFFICIENT LAND USE
- BUSINESS-FRIENDLY PERMITTING PROCESS IN SAN JACINTO

MARKET DEMAND DRIVERS:

- INLAND EMPIRE INDUSTRIAL BOOM CREATING HIGH DEMAND
- E-COMMERCE GROWTH REQUIRING DISTRIBUTION FACILITIES
- SUPPLY CHAIN RESHORING AND NEARSHORING TRENDS
- SAN JACINTO'S STRATEGIC TRANSPORTATION LOCATION

INVESTMENT BENEFITS:

- STRONG RENTAL RATES FOR INDUSTRIAL PROPERTIES IN THE REGION
- LIMITED SUPPLY OF WELL-LOCATED INDUSTRIAL LAND
- GROWING EMPLOYMENT BASE AND ECONOMIC ACTIVITY
- LONG-TERM APPRECIATION POTENTIAL IN EXPANDING MARKET

CONTACT INFORMATION

FOR FURTHER INQUIRIES, PLEASE CONTACT

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SCAN THE QR CODE BELOW TO GET MORE INFORMATION



**WE LOOK FORWARD TO BUILDING BETTER
COMMUNITIES WITH YOU.**



Juanita Vacant Land

SAN JACINTO, CA



P R E S E N T E D B Y

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