

OFFERING MEMORANDUM

Commercial/Industrial Development Site | San Jacinto, CA



\$1,330,000
ASKING PRICE



3.2 ACRES
LAND SIZE



Signalized
Intersection



Exclusively Listed By: Jerry Palmer (DRE# 01442207) | (951) 491-6300 | jpalmer@westmarcre.com | www.westmarcre.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

Confidentiality and Disclaimer Statement

The information contained in the following Offering Memorandum is proprietary and strictly confidential. The document has been prepared to provide summary, unverified, information to prospective purchasers, and to help establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WestMar Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contamination substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. WestMar Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has WestMar Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Co-Operating Broker Fee

WestMar Commercial Real Estate has a policy of pro-active broker cooperation with the investment brokerage community. A cooperating broker fee shall be paid at closing to a cooperating broker that represents the buyer that acquires this property.

For Further Information

For further information concerning this offering, please contact the listing broker as shown below:

Exclusively Marketed By:



Jerry Palmer
Senior Vice Presiden
CA License # 01442207



41623 Margarita Road, Suite 100
Temecula, CA 92591



(951) 491-6322



jpalmer@westmarcre.com



www.westmarcre.com

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Executive Summary

WestMar Commercial Real Estate has been selected as the exclusive broker to offer for sale a Development Pad (the "Property"), located in San Jacinto, California. The property consists of approximately 3.21 acres of land, zoned Industrial Light (IL), one of the city's most flexible zoning districts now also allowing for multiple cannabis uses as well. Sidewalks, curbs and gutters are already in place on street fronting sides.

The Property is ideally positioned at the signalized, hard corner intersection of W. Esplanade Avenue and S. Santa Fe Avenue (24,200 combined vehicles per day) W. Esplanade is one of the most traveled east/west streets in the San Jacinto market, making for an ideal property location. The subject property is located within close proximity to many national/credit tenants including: Walmart Supercenter, Stater Bros., Cardenas, Regal Cinemas, Rite Aid and Autozone. There are more than 167,000 permanent residents with an average household income higher than \$64,000 within 5 miles of the subject property. Additionally, the trade area is supported by more than 31,000 daytime employees within a 5 mile radius.

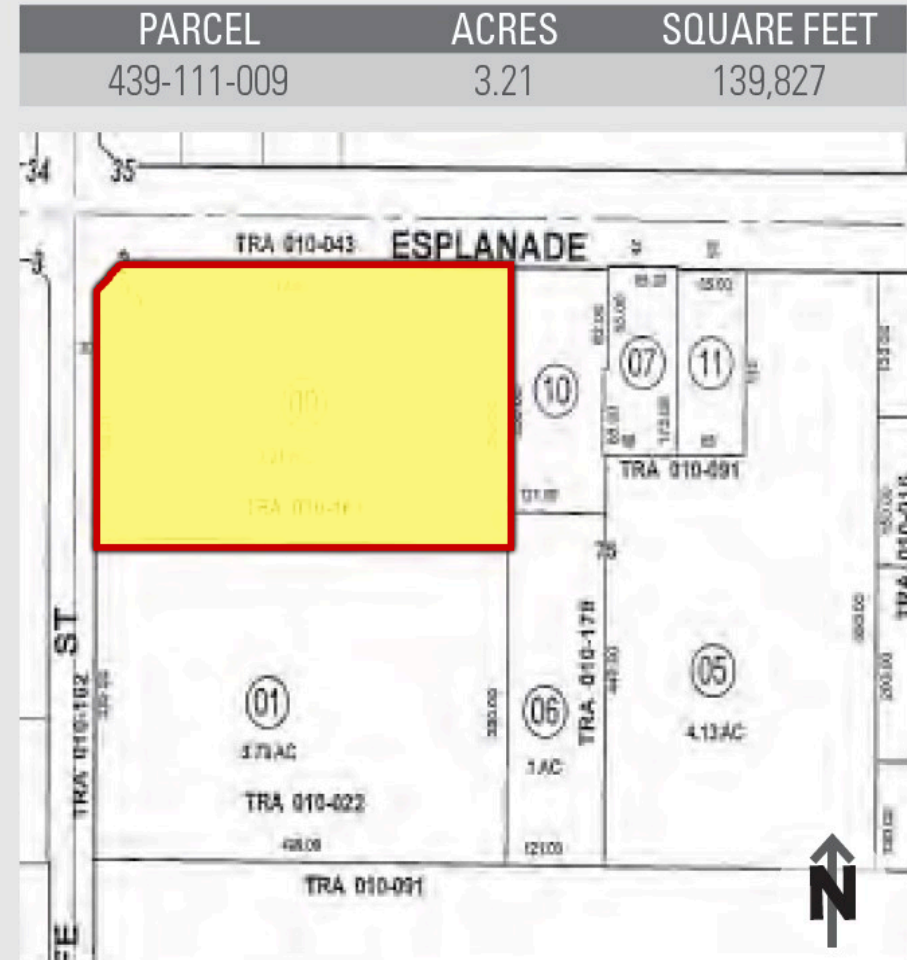
PROPERTY SPECIFICATIONS

Address:	SEC of S. Santa Fe Avenue and W. Esplanade Avenue San Jacinto, CA
County:	Riverside
Land:	3.21 ± Acres
Zoning:	Industrial Light (IL)
APN:	439-111-009

FINANCIAL SUMMARY

Price:	\$1,330,000
Price PSF:	±\$9.50

PARCEL MAP



LOCATED AT SIGNALIZED, HARD CORNER INTERSECTION

- The property is ideally located at the signalized, hard corner intersection of W. Esplanade Avenue & S. Santa Fe Avenue with over 19,400 vehicles per day.
- Strong street visibility.
- Convenient access with frontage on two main thoroughfares.

STRONG DEMOGRAPHICS IN THE TRADE AREA

- More than 167,000 permanent residents with an annual household income of approximately \$64,000 and more than 31,000 daytime employees within a 5-mile radius of the subject property.

LOCATED JUST OFF S. SAN JACINTO AVENUE/ STATE HIGHWAY 79

- The property is located just off the S. San Jacinto Avenue/State Highway 79 (18,000 vehicles per day).
- Close proximity to subject property creates a stronger draw from surrounding trade area.

DEVELOPMENT OPPORTUNITY/INDUSTRIAL LIGHT ZONING

- Flexible zoning allows for excellent development opportunity
- Access points on two different major arterials.
- Potential for Equipment or Vehicle Rentals, Medical or Office Uses, Building or Landscape Material Sales, Distribution, Contractor Base, Manufacturing and others.

HIGH GROWTH POTENTIAL

- Over 5,360 residential units in developmental pipeline
- Estimated 32.5% increase in population at build out of all currently active units.

SEVERAL SCHOOLS WITHIN THE IMMEDIATE TRADE AREA

- More than 25 elementary schools and 6 high schools within a 3-mile radius.
- Strong consumer base for an industrial/flex oriented development.

Permitted and Conditional Use Examples - Subject to Maximum Floor Area Ratio (FAR) of 0.40%

Permitted (Verify with City)

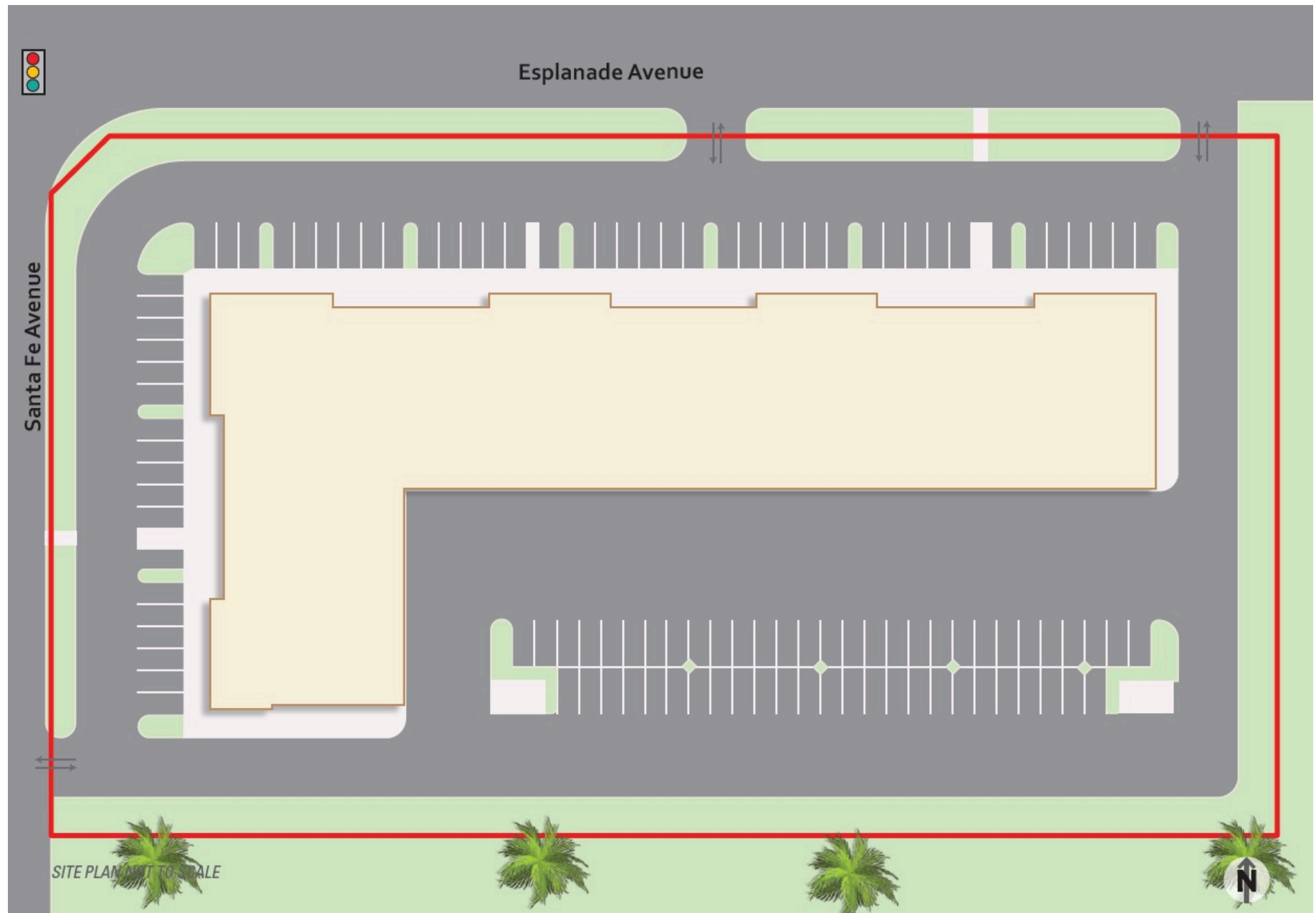
Commercial Schools	Maintenance & Repair Services
Building/Landscape Material Sites	RV Sales
Farm Supply and Feed Store	Vehicle Rentals
Banks and Financial Services	Vehicle Maintenance/Repair/Installation
Medical Offices, Clinics and Urgent Care	Catering Services
Business/Professional Office	Equipment Rental (Indoor)
Metal Products Fabrication/Welding	Health & Fitness Facilities (<2,000 sf)
Manufacturing (most types)	Cannabis Cultivation/Mfg/Dispensaries

Minor Use {M} or Conditional Use {C} Permit Required (Verify with City)

Food Service - On-site Alcohol {M}	Vehicle Towing & Storage {M}
Indoor Recreational Facility {C}	Vehicle Storage {M}
Agricultural Processing & Distribution {C}	Outdoor Storage {M}
Contractor/Construction Storage Yard {C}	Equipment Rental - Outdoor Storage {M}
Warehouse/Wholesale & Distribution {M}	



Potential Site Plan (Not Submitted)



Property Overview | Potential Site Plan



Potential Site Plan (Not Submitted)



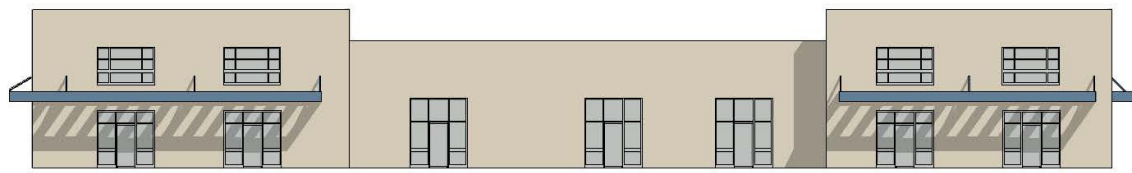
Potential Site Rendering



② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



③ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

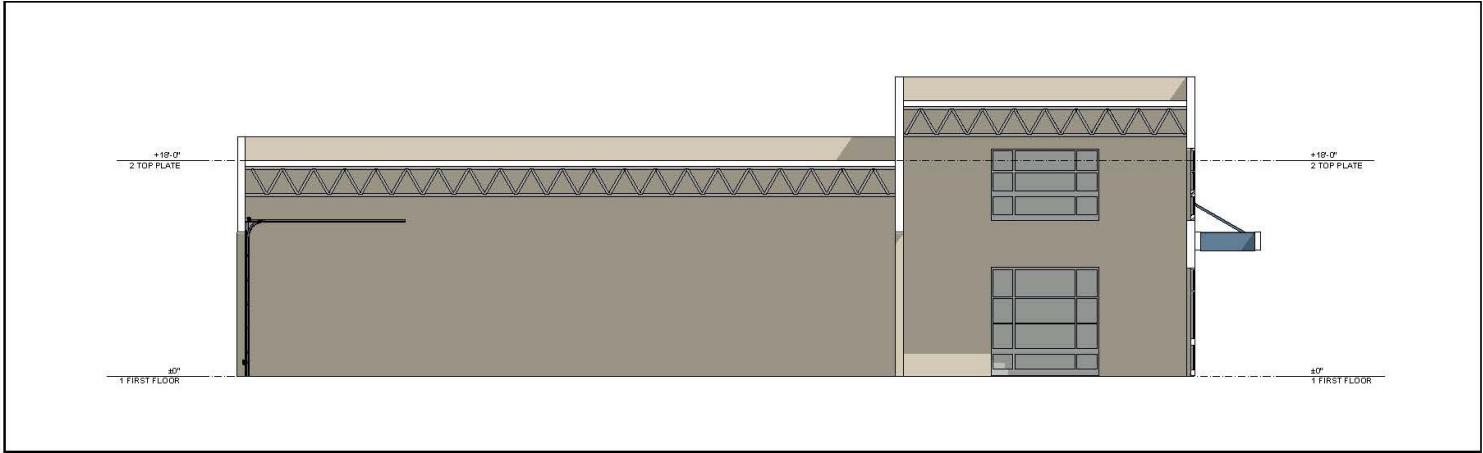


① WEST ELEVATION
SCALE: 1/8" = 1'-0"

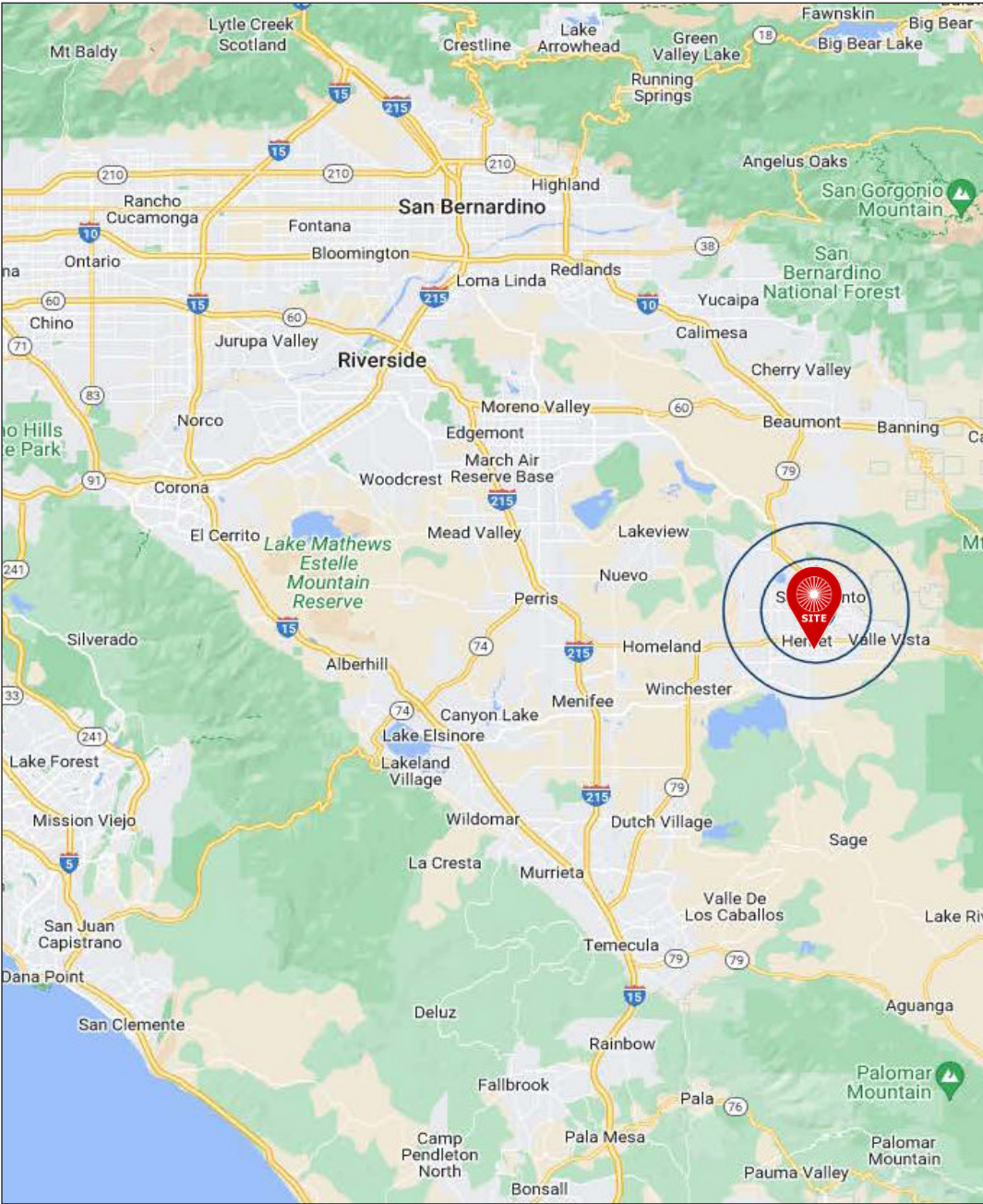


④ EAST ELEVATION
SCALE: 1/8" = 1'-0"





Demographics & Traffic



Demographic Profile

Population	1 Mile	3 Mile	5 Mile
2024 Population	15,353	117,574	176,204
2029 Population Projection	16,266	124,146	186,115
Annual Growth Rate 2020 - 2024	1.0%	0.5%	0.5%
Annual Growth Rate 2024 - 2029	1.2%	1.1%	1.1%

Income	1 Mile	3 Mile	5 Mile
Average Household Income	\$58,691	\$67,885	\$72,921

Business	1 Mile	3 Mile	5 Mile
Businesses	731	3,456	4,535
Employees	4,490	23,371	32,465

Consumer Spending	1 Mile	3 Mile	5 Mile
Total Spending	\$124,279,128	\$1,097,840,274	\$1,739,581,630

Source: CoStar 2024

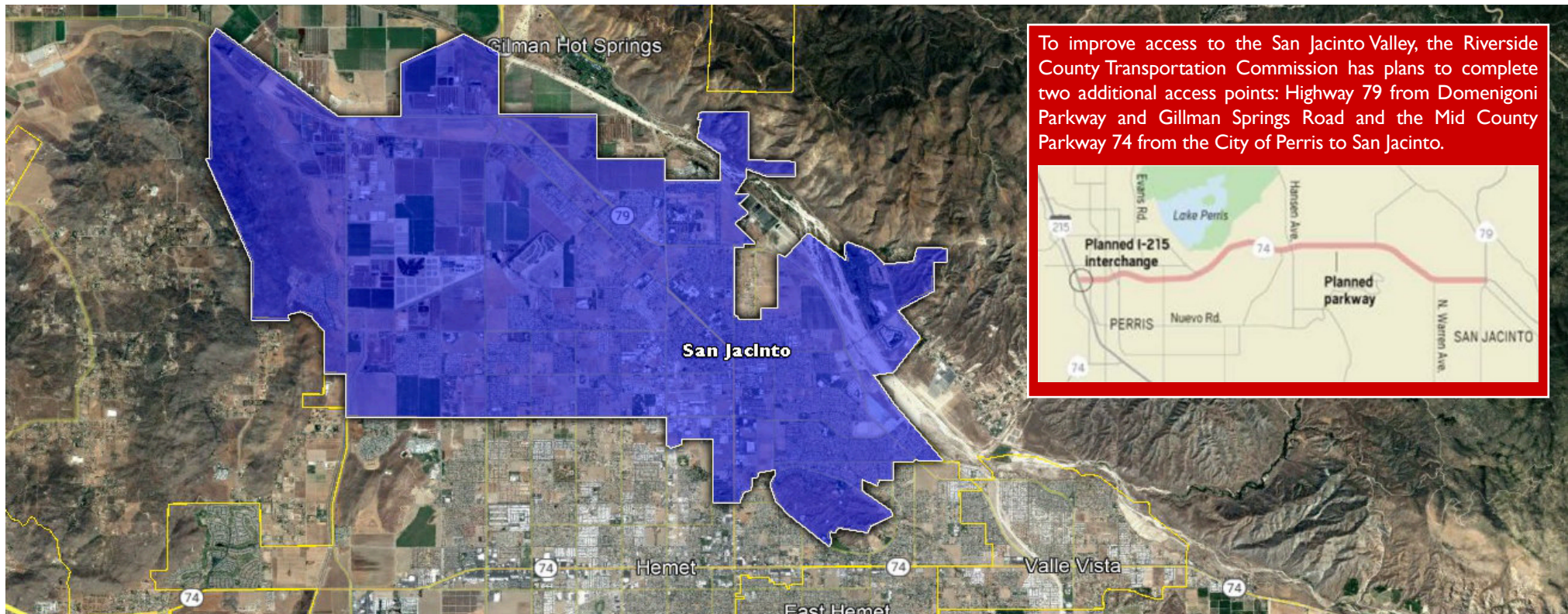
Traffic Summary

W. Esplanade Avenue at S. Santa Fe Avenue	19,222
S. Santa Fe Avenue at W. Esplanade Avenue	4,800

Source: CoStar 2024



City of San Jacinto Overview



To improve access to the San Jacinto Valley, the Riverside County Transportation Commission has plans to complete two additional access points: Highway 79 from Domenigoni Parkway and Gillman Springs Road and the Mid County Parkway 74 from the City of Perris to San Jacinto.

THE CITY OF SAN JACINTO: The City of San Jacinto, with a growing population of over 57,000, is in the northern portion of the San Jacinto Valley in Riverside County, southern California. San Jacinto City covers over 30 square miles of the valley floor and is just 12 miles south of the Banning/Beaumont Valley (roughly 83,000 people). The region is 12 miles east of Menifee, 17 miles north of the Temecula Wine Country, and 44 miles west of Palm Springs and other desert cities. As a growing community to western Orange County and Northern San Diego County, San Jacinto is home to over 16,400 housing units, the Mt. San Jacinto Collete, San Jacinto High School (approx 2,741 students) and the Soboba Casino, which attracts roughly 2.4 million annual visitors (per Pacer.ai).

In addition to an established population base, San Jacinto has substantial growth potential including numerous residential projects in the development pipeline. The City of San Jacinto is poised to grow with a strong economy while having over 5,367 residential units in the development pipeline. Residential activity is occurring throughout the City (*an additional 18,687 people or a 32.5% increase in population at build out of all currently active units*).

Source: City of San Jacinto - Derrigo Demographic Studies - 2022

ECONOMY: 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 the oldest incorporated city in Riverside County, it is an eclectic combination of old and new.

San Jacinto has a diverse business and job base that includes the manufacturing sector as well as the non-manufacturing sectors of agriculture, retail, and other support services. Principal manufacturing products include electronic components, mobile homes, casting, and parts assembly. Retail, service and medical providers are also valued industries. The area's labor force includes professional, skilled, and semi-skilled workers. Expanding commercial opportunities in San Jacinto has been a major City focus over the last several years. San Jacinto offers excellent retail sites, fast track development processing, strong demand statistics, and a continually growing population base that makes the City very attractive to retailers and other commercial users.

San Jacinto Super Block commercial area, at San Jacinto and Esplanade, continues to attract new development. Current businesses include State Bros., Aldi, Rite Aid, Metro Theater, Powerhouse Gym, Starbucks, and Burger King.



Lifestyle
WORTH LIVING

PROJECT	STATUS
Commonwealth Crossings	Commonwealth & San Jacinto Ave.
Retail Pad Office/Retail/Gym/Hotel Opportunity Approved Car Wash Pad	Available Available For Sale/Lease
Soboba Crossings	Ramona Expressway & Main Street
Gas Station & Convenience Store Retail Pad 1 (15,000sqft)	Approved Under Construction
Mountain View Plaza	State Street between Ramona Exwy & College
Retail & Drive Thru Pad 7-Eleven Carwash	Available Approved
Cottonwood Commons	Cottonwood & Sanderson Ave.
Arco AM/PM / Car Wash Retail	Approved Approved/Available
Estudillo Plaza	7th Street & Sanderson Ave.
7-Eleven Retail & Drive-Thru Pads Multiple Large Retail Pads	OPEN Available Available
KPC Promenade	Ramona Expressway & Main Street
Hotel Service Station Retail/Drive Thru/Restaurant	Approved/Available Approved/Available Approved/Available
Ramona Crossings	State Street & Ramona Blvd.
Dunkin'/Baskin Robbins Tenant Space	OPEN Available
Other Projects Around Town	Various Locations
Heimark Distribution Company Class Leasing	Under Construction Under Construction
Habit Burger & Tommy's Carwash Del Taco Remodel	Under Construction Approval in Process
Soboba's Sovovatum Village Dutch Bros Coffee Popeyes Chicken	Under Construction Approval in Process Approval in Process
Recently Opened/Completed	
Weinerchnitzel Bank of Hemet Grumpy Tom's Pizzeria Altura Credit Union Las Olas Meat Market Sonic Drive-In	7-Eleven (San Jacinto Avenue) Dunkin' Donuts/Baskin Robbins Queens of Cobbler Taco Bell Remodel Dollar Tree Taqueria Lombardia

