

## RETAIL SPACE FOR LEASE

# SAN JACINTO CENTER

1445 S. San Jacinto Ave., San Jacinto, CA 92583



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,200 SF
<b>LEASE RATE:</b>	\$1.15 SF/yr (NNN)
<b>LOT SIZE:</b>	36,155 SF
<b>YEAR BUILT:</b>	1981
<b>BUILDING SIZE:</b>	7,080 SF
<b>ZONING:</b>	C2 General Commercial
<b>MARKET:</b>	San Jacinto / Hemet
<b>SUBMARKET:</b>	Retail - Beaumont/ Hemet Submarket

### PROPERTY OVERVIEW

+/- 1,200 square foot of retail space available.

### PROPERTY HIGHLIGHTS

- ±1,200 SF Available
- Shopping Center Anchored by Cardenas Market
- Join Little Caesars Pizza, Metro PCS, Del Taco, San Jacinto Discount Mall
- Excellent Signalized Hard Corner Location
- Highly Active Daily Needs Center
- Average Daily Traffic Count in Excess of 25,000 Cars per Day.
- Located in One of the Fastest Growing Areas in Riverside County.
- Over 135,000 People Located within a 5-Mile Radius.

**KW COMMERCIAL**  
1473 Ford Street  
Redlands, CA 92373

**ROBERT MENDIETA**  
Broker Associate - Commercial Division  
0: 951.977.3251  
robmendi@gmail.com  
CA DRE #01422904

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, lease or 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.

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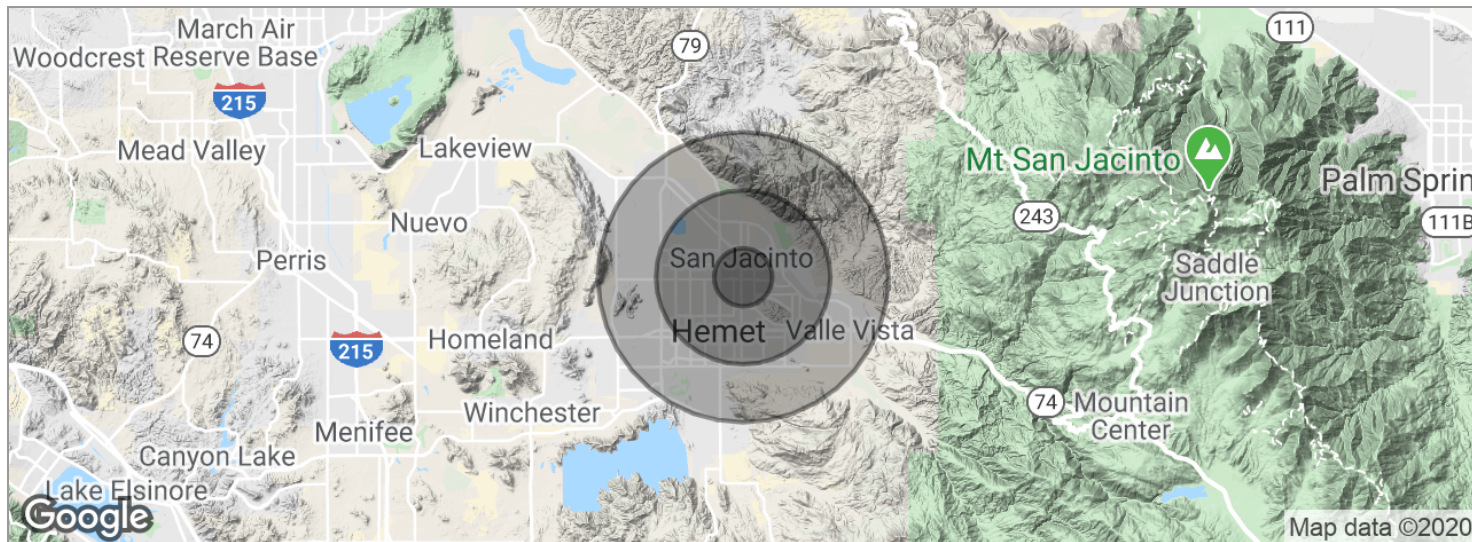
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,038	90,517	153,469
Median age	31.0	33.9	36.9
Median age (male)	30.7	32.4	35.1
Median age (Female)	31.6	35.7	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,960	31,747	55,733
# of persons per HH	3.0	2.9	2.8
Average HH income	\$45,041	\$45,856	\$49,115
Average house value	\$231,494	\$207,771	\$200,153

\* Demographic data derived from 2010 US Census

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