

Self Storage Development Opportunity

Est Approval Date - Q3 2025

SWC OF SANDERSON AVENUE AND COTTONWOOD AVENUE

PURCHASE JUST SELF STORAGE SITE OR THE ENTIRE +/- 13 ACRES

- Hard Signalized Corner
- 35,324 Cars Per Day- Cottonwood / Sanderson
- Located on Hemet / San Jacinto's main North- South Thoroughfare
- Thousands of New Roof Tops under construction
- Developer Friendly Terms Offered



San Jacinto, California



COLDWELL BANKER
COMMERCIAL
LAND TEAM

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SUBMIT OFFERS AND REQUEST INFORMATION:

BRANDON SUDWEEKS, CCIM
PRESIDENT
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 442-3763
brandons@cbcsocalgroup.com
CALDRE: 01435174

ERIC WASHLE,
SENIOR VICE PRESIDENT
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 297-7429
ericw@cbcsocalgroup.com
CALDRE: 02076218

MICHAEL PIZZAGONI,
VICE PRESIDENT
27368 Via Industria, Suite 102
Temecula, CA 92590
(951) 267-2912
mpizzagoni@cbcsocalgroup.com
CALDRE: 02200504



CalDre: 02089395

Executive Summary

PROPERTY OVERVIEW

Located in the heart of San Jacinto, Riverside County, this ± 5.46 -acre site presents a prime opportunity for a self-storage developer to enter a rapidly growing residential and commercial corridor. The property is nearly fully entitled for a self-storage facility, with full approvals anticipated in Q3 2025. Situated at the signalized intersection of Sanderson Avenue and Cottonwood Avenue, the site offers exceptional visibility with ± 461 feet of frontage on Sanderson and ± 255 feet on Cottonwood, benefiting from high traffic volumes of over 35,000 cars per day.

The property is adjacent to established national retailers including CVS, AutoZone, and Shell, ensuring strong area traffic and visibility. With convenient access to Florida Ave/Hwy 74 (less than 3 miles away) and the planned realignment of Hwy 79 (within one mile upon completion), the location offers excellent regional connectivity.

Surrounding the site is a robust pipeline of new residential development, including Pacific Mosacio by Pacific Communities and The Cove by KB Homes, both within a 2-mile radius. Additionally, a 161-lot residential subdivision with an approved tentative tract map sits immediately adjacent to the property, enhancing long-term demand for secure, accessible self-storage.

This nearly approved site offers a rare infill opportunity in a fast-growing Inland Empire submarket, ideal for a developer seeking to capitalize on the region's expanding population and housing activity.

PROPERTY FACTS

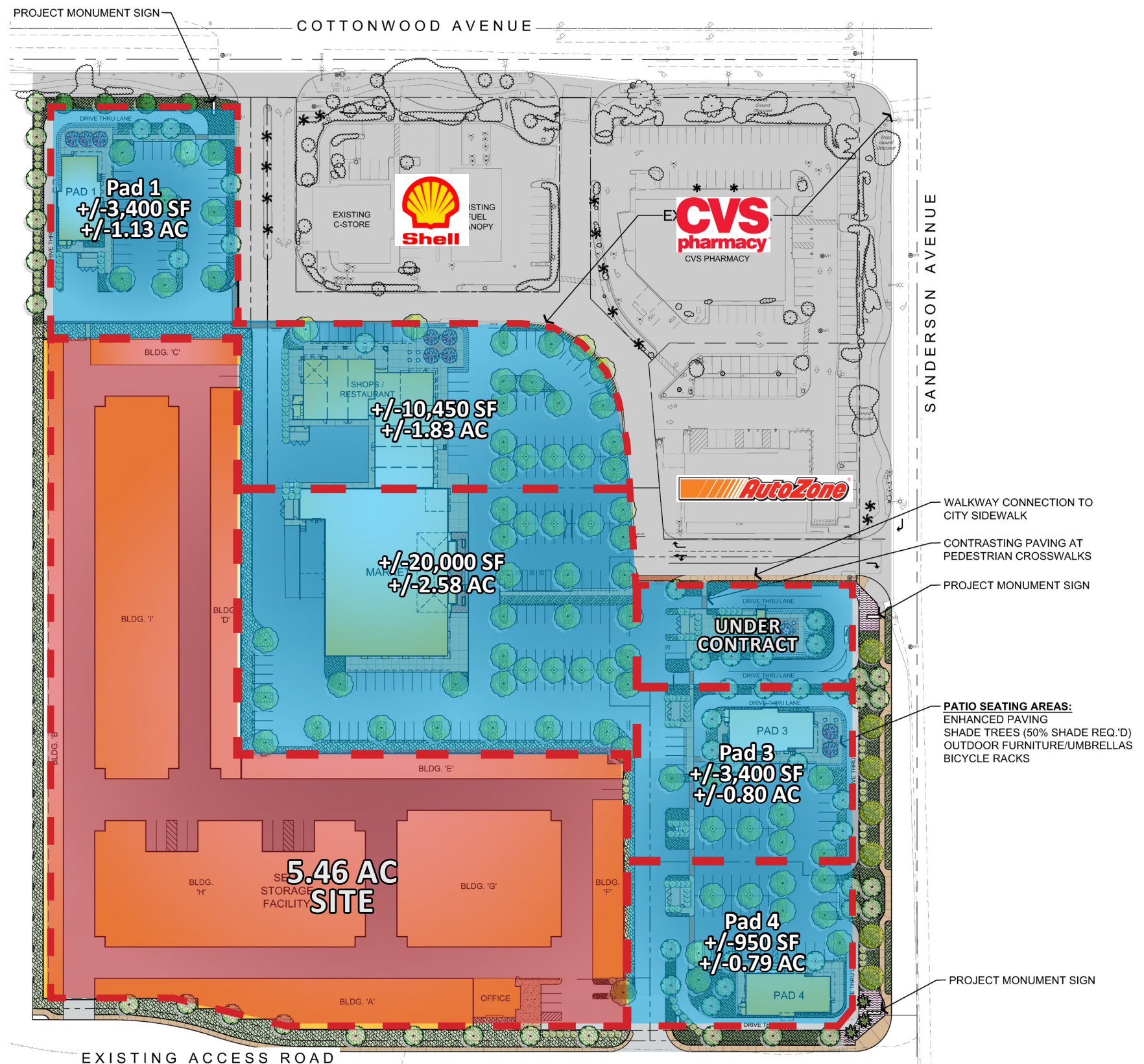
- **LOCATION:** San Jacinto, Riverside County, CA
- **TOTAL SITE AREA:** 5.46 Acres (Self Storage)
 - Also Available: 7.8 Acres (Commercial)
- **APN:** 432-270-020
- **ENTITLEMENTS:** Q3 2025 - Anticipated Approval
- **PROPERTY CONDITION:** Unimproved Retail Pads
- **ZONING:** CG
- **GENERAL PLAN:** Community Commercial
- **TOTAL BUILDING AREA:** 192,386 SF
- **TOTAL RENTABLE UNITS:** 1,146

ZONING

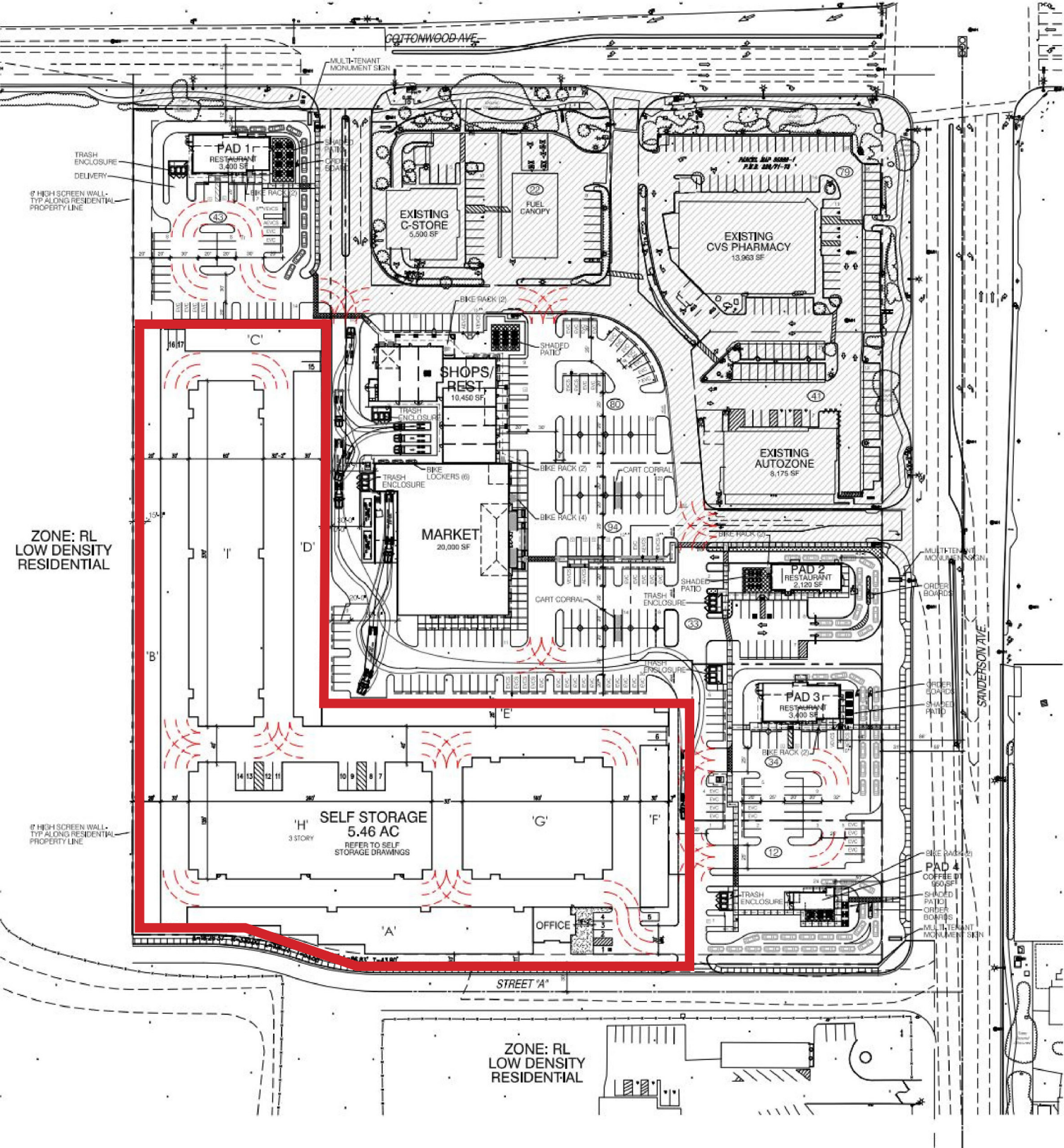
The CG zone is applied to areas appropriate for general commercial and daily shopping needs of a broad market area. The CG zone may allow a wide range of retail sales and business, professional, and personal services that are accessible to transit corridors. This zone allows a maximum floor area ratio (FAR) of 0.40. The CG zone is consistent with the Community Commercial land use designation of the General Plan.



Site Plan



Site Plan



PROJECT SUMMARY

TOTAL LAND AREA:	16.71 AC (727,780 SF ±)
DEVELOPED PARCELS (NOT A PART):	3.36 AC (146,362 SF ±)
PROJECT LAND AREA:	13.35 AC (581,088 SF ±)
COMMERCIAL/ RETAIL:	7.89 AC (343,253 SF ±)
SELF STORAGE:	5.46 AC (237,815 SF ±)

COMMERCIAL/ RETAIL PROJECT SUMMARY

MARKET:	20,000 SF
GENERAL RETAIL:	10,450 SF
RESTAURANTS:	
PAD 1 DRIVE-THRU RESTAURANT:	3,400 SF
PAD 2 COFFEE DRIVE-THRU:	850 SF
PAD 3 DRIVE-THRU RESTAURANT:	3,400 SF
PAD 4 DRIVE-THRU RESTAURANT:	3,400 SF
TOTAL BUILDING AREA:	41,600 SF
BUILDING COVERAGE (F.A.R.):	.121 (12.1%)

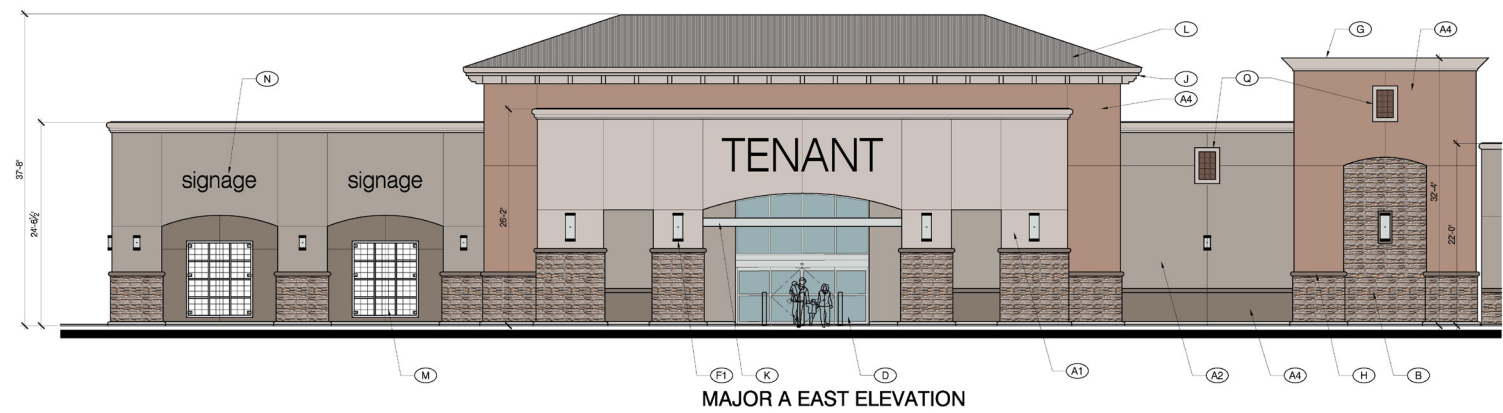
SELF STORAGE PROJECT SUMMARY

TOTAL GROUND FLOOR AREA:	134,186 SF
TOTAL SECOND & THIRD FLOOR AREA:	58,200 SF
TOTAL BUILDING AREA:	192,386 SF
TOTAL RENTABLE UNITS:	1,146
BUILDING COVERAGE (F.A.R.):	.809 (80.9%)

COMPOSITE COMMERCIAL & SELF STORAGE PROJECT SUMMARY

TOTAL GROUND FLOOR AREA:	175,796 SF (30.3%)
TOTAL SECOND & THIRD FLOOR AREA:	58,200 SF
TOTAL BUILDING AREA:	233,996 SF
BUILDING COVERAGE (F.A.R.):	.403 (40.3%)
TOTAL LANDSCAPE AREA:	88,624 SF (15.3%)
TOTAL IMPERVIOUS AREA:	316,658 SF (54.4%)

Project Renderings



ANODIZED CLEAR ALUMINUM

STANDING SEAM METAL ROOFING
AEP SPAN (OR EQUAL)
COLOR: COOL ZINC GRAY

SHERWIN WILLIAMS #7022
"ALPACA"

SHERWIN WILLIAMS #7024
"FUNCTIONAL GRAY"

SHERWIN WILLIAMS #7025
"BACKDROP"

SHERWIN WILLIAMS #9081
"REDEND POINT"

MANUFACTURED STONE VENEER
CORONADO STONE
QUICKSTACK "CAPE COD GREY"

COMPOSITE WOOD SIDING
FIBERON WILLOWOOD "MORA"

DALTILE C551 "INDIAN RED"

- EXTERIOR MATERIALS & FINISHES LEGEND**
- (A1) EXTERIOR CEMENT PLASTER SYSTEM (ECPB)
FINE SAND ACRYLIC FINISH-
COLOR: TO MATCH SHERWIN WILLIAMS #7022
"ALPACA"
 - (A2) EXTERIOR CEMENT PLASTER SYSTEM (ECPB)
FINE SAND ACRYLIC FINISH-
COLOR: TO MATCH SHERWIN WILLIAMS #7024
"FUNCTIONAL GRAY"
 - (A3) EXTERIOR CEMENT PLASTER SYSTEM (ECPB)
FINE SAND ACRYLIC FINISH-
COLOR: TO MATCH SHERWIN WILLIAMS #7025
"BACKDROP"
 - (A4) EXTERIOR CEMENT PLASTER SYSTEM (ECPB)
FINE SAND ACRYLIC FINISH-
COLOR: TO MATCH SHERWIN WILLIAMS #9081
"REDEND POINT"
 - (B) PREMANUFACTURED STONE VENEER-
MFR: CORONADO STONE
PATTERN/COLOR: QUICKSTACK/CAPE COD GREY
 - (C) COMPOSITE WOOD SIDING
FIBERON WILLOWOOD COMPOSITE CLADDING
COLOR: MORA
 - (D) ALUMINUM STOREFRONT SYSTEM-
COLOR: ANODIZED CLEAR ALUMINUM
 - (E) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH SHERWIN WILLIAMS #7025
"BACKDROP"
 - (F1) DECORATIVE LIGHT FIXTURE
MFR: EQUIPE
CALLED ELITE SERIES- EQUINOX W/ FULL PERFIX SHIELD
(SIZES VARY)
FINISH: ANODIZED CLEAR ALUMINUM
 - (F2) WALL PACK LIGHT FIXTURE-
CREE XSPW LED WALL MOUNT
FINISH: SILVER
 - (G) PREFINISHED EPS CORNICE OR TRIM
SMOOTH CEMENT FINISH (1/8" FINISH COATING)
COLOR: TO MATCH A1
 - (H) PREFINISHED EPS "WATER TABLE" TRIM
SMOOTH CEMENT FINISH (3/8" FINISH COATING)
COLOR: TO MATCH A3
 - (J) PREFINISHED EPS WOOD-GRAIN TRIM
PRE-PRIMED & READY FOR FIELD PAINTING
COLOR: TO MATCH A1
 - (K) PREFABRICATED CANOPY-
MAPES SUPER LUMIDECK CANTILEVER CANOPY
SYSTEM
FINISH: ANODIZED CLEAR ALUMINUM
 - (L) STANDING SEAM METAL ROOF
AEP SPAN (OR EQUAL)
PRODUCT: SPAN-LOK HP
COLOR: COOL ZINC GRAY
 - (M) METAL GRILL/SCREEN (GALVANIZED)
 - (N) SIGNAGE UNDER SEPARATE PERMIT
 - (O) 1" ALUMINUM REVEAL-
FRY PCB 75-100
PAINT TO MATCH ADJACENT FINISH
 - (P) 3/8" DOUBLE V PLASTER CONTROL JOINT-
PAINT TO MATCH ADJACENT FINISH
 - (Q) PORCELAIN TILE PANEL W/ PREFINISHED EPS TRIM TO
MATCH ITEM G-
TILE: DALTILE C551 "INDIAN RED" 8" X 8"

CITY OF SAN JACINTO
PROJECT# P23-003

MAJOR A/ SHOPS
EXTERIOR ELEVATIONS

SWC COTTONWOOD & SANDERSON GKPA #22104.01
SAN JACINTO, CA 9 AUGUST 2024

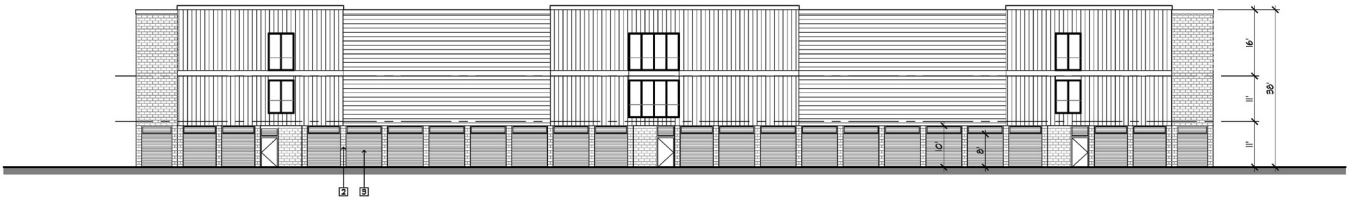
SCALE: 1" = 1/8"=1'-0"

SWC COTTONWOOD & SANDERSON
SAN JACINTO, CALIFORNIA

RANCON GROUP
41391 KALMIA STREET, SUITE 200
MURRIETA, CA 93562
951.200.2367

GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720
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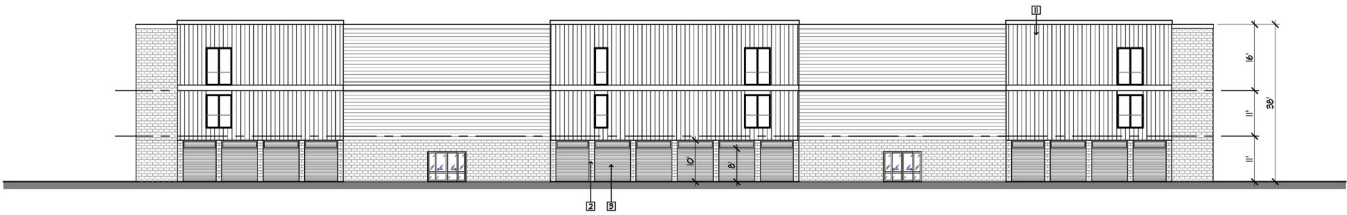
Project Renderings



BLDG. 'H' SOUTH ELEVATION



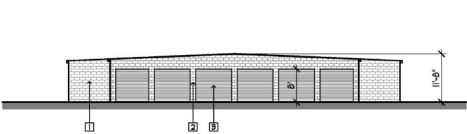
BLDG. 'H' WEST ELEVATION



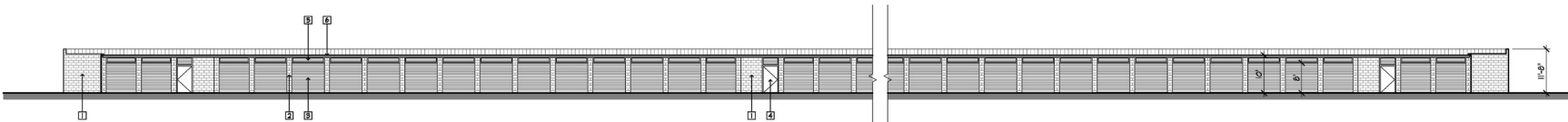
BLDG. 'H' NORTH ELEVATION



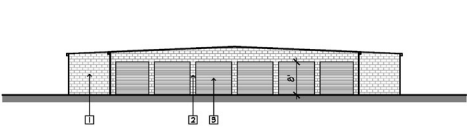
BLDG. 'H' EAST ELEVATION



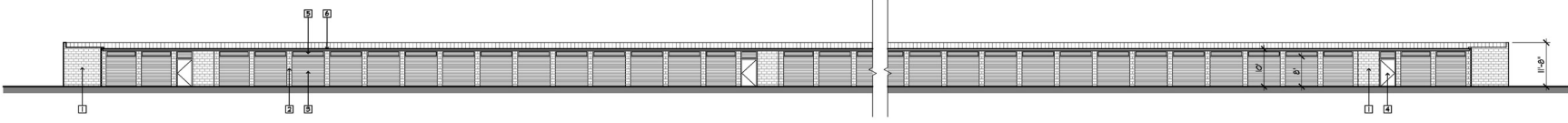
BLDG. 'I' SOUTH ELEVATION



BLDG. 'I' EAST ELEVATION



BLDG. 'I' NORTH ELEVATION



BLDG. 'I' WEST ELEVATION

SWC SANDERSON & COTTONWOOD
SAN JACINTO, CA

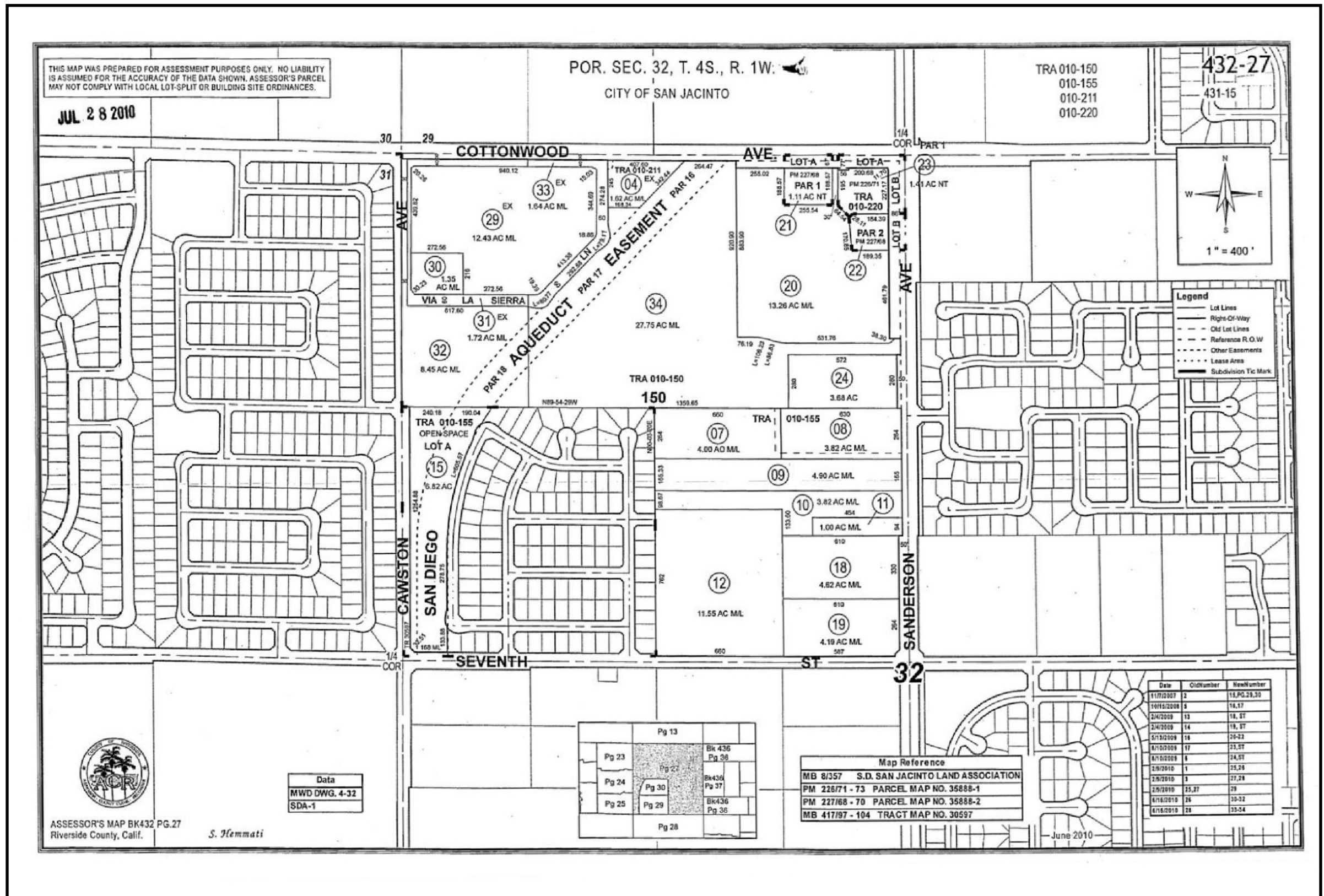
BLDGS 'H' & 'I' ELEVATIONS

SCALE: 1/16" = 1'-0"

8.23.24
6.29.23



PROPERTY OVERVIEW



Aerial Map

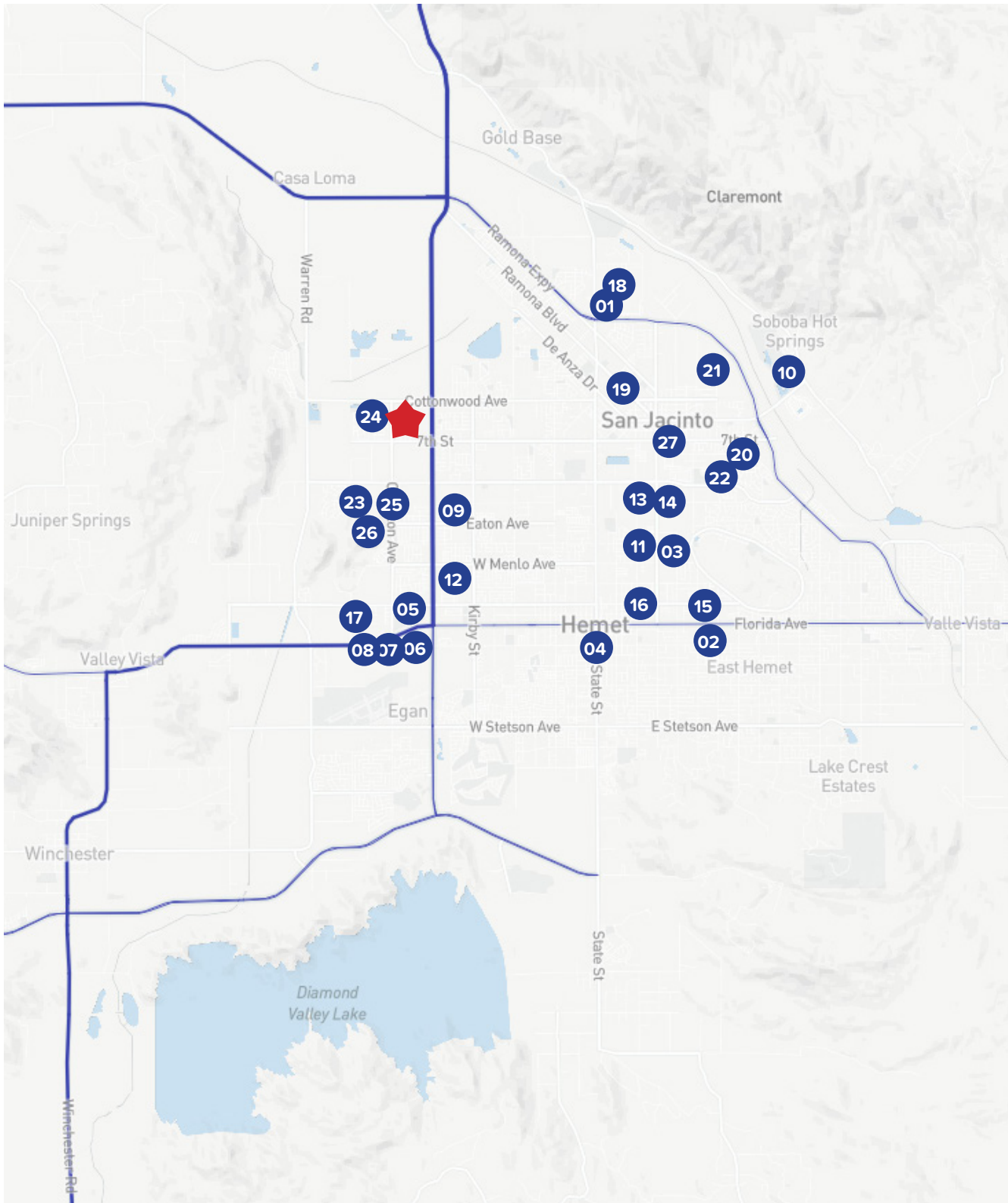


Property Photos

[!\[\]\(c8d96c8885d3000a912c2582004aed63_img.jpg\) Click here for more drone photos](#)



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Village at San Jacinto
- 02 Hemet Shopping Center
- 03 Farmer’s Corner
- 04 Diamond Valley Shopping Center
- 05 Hemet Valley Mall
- 06 KPC Towne Centre
- 07 Hemet Village
- 08 Village West Shopping Center
- 09 San Jacinto Esplanade Shopping Center

ENTERTAINMENT

- 10 Saboba 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
- 21 New Elementary School
- 22 Estudillo Elementary School
- 23 Tahquitz High School
- 24 Megan Cope Elementary School
- 25 Fruitvale Elementary School
- 26 Cawston Elementary School

GOVERNMENT FACILITIES

- 27 San Jacinto City Hall

San Jacinto, CA

San Jacinto is a charming city located in Riverside County, California at the northern end of the San Jacinto Valley, bounded by Beaumont to the north and Hemet to the south. San Jacinto blends rich history, beautiful landscapes, educational resources, and a strong community foundation making it an appealing place for families, nature lovers, and small-business growth.

Key Facts

Incorporation & History

Established as a city on April 20, 1888, San Jacinto is one of Riverside County’s oldest incorporated cities. Named for Saint Hyacinth, it evolved from early cattle ranch land and later a dairy and agricultural hub

Geography & Climate

Nestled at the base of the San Jacinto Mountains (elevation ~1,565 ft), it’s an ideal location for outdoor recreation, hiking trails, hot springs, nearby wetlands and wildlife habitats.

Education

The city is served by the San Jacinto Unified School District, which includes one comprehensive high school (San Jacinto High School), several elementary and middle schools, and a K–12 magnet academy. San Jacinto High hosts International Baccalaureate (IB) and STEM/Biomedical programs.

Infrastructure

The future Mid County Parkway will link San Jacinto eastward to Perris and I-215, improving regional connectivity.

2025 Summary

Population	55,440
Households	16,420
Median Age	32.4
Median Household Income	\$78,281
Average Household Income	\$91,812



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 metropolitan 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. These include:

- 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 two million people live in Riverside County, making it the fourth 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.

2025 Summary

Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	\$84,505
Average Household Income	\$90,527



FOR MORE INFORMATION CONTACT:

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

MICHAEL PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504



27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

www.cbcsocalgroup.com

CALDRE: 02089395