

# FOR SALE

## Mixed-Use Development

San Jacinto, CA  
NWC Ramona Expressway & Lyon Avenue  
Excellent Development Opportunity



**SELLER PROCESSING A SUBDIVISION THROUGH CITY  
WITH CITY OF SAN JACINTO SUPPORT TO INCLUDE:**

- **Approximately 42.78 acres gross**
- **Signalized intersection at Ramona Expressway & Lyon Avenue**
- **Located in strong, emerging traffic corridor**
- **APN 436-070-006 & 018**
- **Zoning: Call for zoning information**
- **Tentative map in process (subject to change – not approved)**
  - a. **± 157 residential lots (subject to change)**
  - b. **Commercial lot at intersection of Lyon Avenue & Ramona Expressway (±3.6 acres-subject to change)**
  - c. **Two (2) Open Space/Water Quality Mitigation Lots**

**ASKING PRICE: \$7,500,000**

**FOR ADDITIONAL INFORMATION CONTACT**  
**Guy W. Excell or Howard B. Rosenthal**  
**(951) 658-2559**

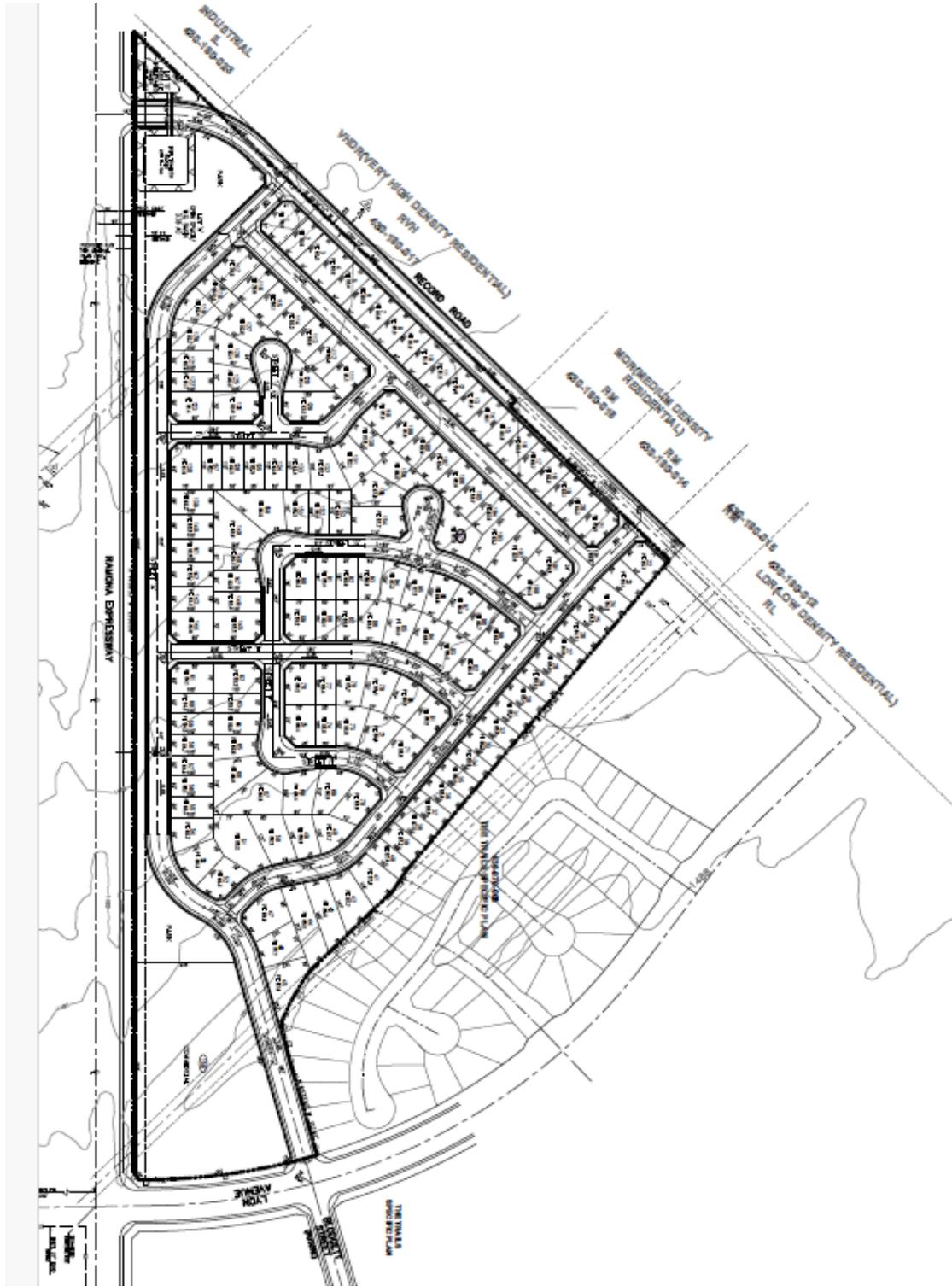
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**Rosenthal & Excell**  
Commercial Real Estate Services

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TENTATIVE TRACT MAP 38019



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