



Commercial Retail, Location, Location, Location

The property is Located at 1180 North State Street, San Jacinto, California, 92583, in Riverside County.

We are pleased to present a very unique vacant building **“For Lease or For Sale”**, which was formerly a Free-Standing Rite Aid Store. The building is approximately 17,230 square feet and was constructed with a full service drive-thru pharmacy, a Thrifty Ice Cream Service Counter, refrigeration cases and cyclone security windows all tied to a security system. These amenities are still available in the building for a tenant’s future use. The property is located at the four-way signalized intersection of **Ramona Express Way** and **State Street** on a separate free-standing pad of approximately 64,470 square feet. The Mountain View Plaza, has parking for each of its separate stand-alone pads. This property has 70 car parking, with the potential to restripe for compact cars and create an additional 10 spaces for a total 80 car parking.

Marketing Note:

Prior to Rite Aid declaring Bankruptcy in Federal Court this location generated approximately **\$8,300,000** in annual sales and was one of Rite Aid’s top locations.

Sanjo Investments is reaching out to all potential users, investors, potential tenants and the Real Estate Community at large to make them all aware that this commercial property is now available for re-purposing and potential subdividing on a Lease or Sale basis.

All potential, Lessees, Buyers and their Real Estate Agents will be asked to sign a Confidentiality Agreement and will only be given minimal information about the property until such time as the potential Lessee or Buyer has provided the owners Agent, with their Bonafide statement of net worth or have been approved as to their financial ability to lease the property or close an Escrow.

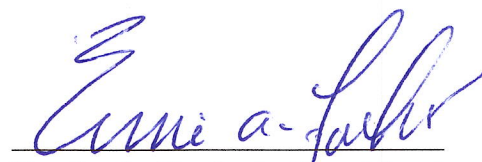
We are marketing the property **For Lease** on an **NNN** basis under approximately the same terms and conditions contained in the unexpired Rite Aid Lease. A Bonafide Tenant or their representative can obtain an abstract of the lease terms after they have signed our confidentiality Agreement.

We are also marketing the property **For Sale** however a purchase price has not yet been determined; we encourage all interested buyers to submit a Letter of Intent (LOI) after they have signed our Confidentiality agreement. The property will be sold in the "as is" condition subject to the buyers completing an Environmental study of the property.

The information contained herein has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

On behalf of the ownership, we thank you for your interest in their property.

Sanjo Investments


Ernie A. Farhat, President

CALCOM VALUATION

Commercial Real Estate Appraisals Throughout California

November 15, 2024

Ernie Farhat
Sanjo Investments
2230 Michigan Avenue, Suite 200
Santa Monica, CA 90404



SANJO INVESTMENTS

**2230 Michigan Avenue, Suite 200
Santa Monica, CA 90404
sanjoinvestments.com**

Re: Appraisal – 1180 N. State Street, San Jacinto, CA

Ernie A. Farhat
farhat@sanjoinvestments.com Tel (310) 264-1622
DRE# 01022772 Fax (310) 453-8053

Dear Mr. Farhat,

As requested, I have conducted the required investigations, gathered the necessary data, and made certain analyses that have enabled me to form an opinion of the market value of the above captioned property. The following Appraisal Report is intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements established by the Financial Institutions Reform and Recovery Enforcement Act (FIRREA), and the additional requirements set forth by our client. I have also complied with the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute. In addition, the summary format and content of this report, including the methodology for the analysis is based on the Scope of Work contained herein, per prior agreement by both the client and appraiser.

The property appraised consists of a drug store property located at 1180 N. State Street, San Jacinto, CA. Improvements include a 17,272 sf drug store building built in 2007. Overall, the improvements are judged to be in average/good condition for their age. The 64,469 sf (1.48 acres) site is somewhat irregular in shape. On the date of value, the property was leased to one tenant, Rite Aid. The original lease was for 20 years (January 2006 through December 2025) and included four 5-year option periods. However, a lease amendment in November 2023 reduced the rent and extended the expiration date to January 2028, while a second amendment in June 2024 added a tenant option to terminate the lease in October 2025. The current rent is \$330,562 per year. NNN

An inspection was not required by the client; therefore, inspections of the Subject, comparables, and market were not conducted by the appraiser. As an inspection was not conducted, the date of value for this appraisal is selected to be November 1, 2024. The Subject was not inspected on the date of value; therefore, assumptions have been made regarding the condition and nature of the Subject, comparables, and the market on the date of value.

The investigation and analyses undertaken have resulted in the opinion that, subject to the Hypothetical Conditions, Extraordinary Assumptions, and/or General Assumptions and Limiting Conditions set forth in the report, the As Is market value of the leased fee interest in the Subject on November 1, 2024, is:

Concluded Value – As Is

Commercial

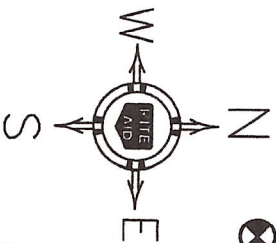
FIRE EVACUATION PLAN

LEGEND

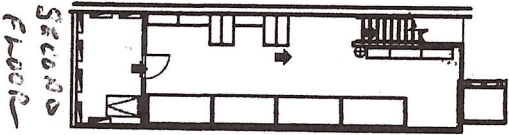
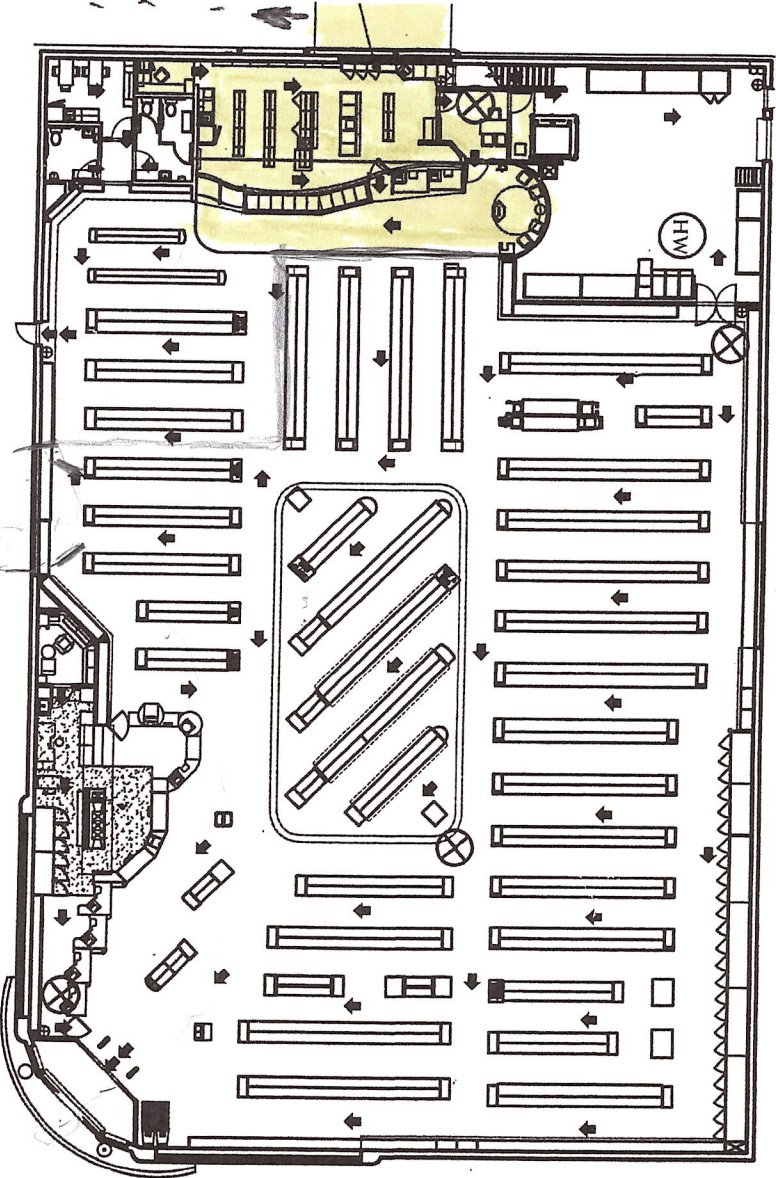
- PRIMARY MEANS OF EGRESS
- EMERGENCY EXIT
- FIRE EXTINGUISHER LOCATIONS

MANAGEMENT RESPONSIBILITIES

- 1) DESIGNATE USE OF FIRE EXTINGUISHERS
- 2) TOTAL HEAD COUNT OF EMPLOYEES



Commercial



Residential

RAMONA EXPRESSWAY
Commercial



STORE PLANNING
R. B. JONES
HARRISBURG, PA 17105
(717) 761-2633

06486

1180 N. STATE ST
SAN JACINTO, CA

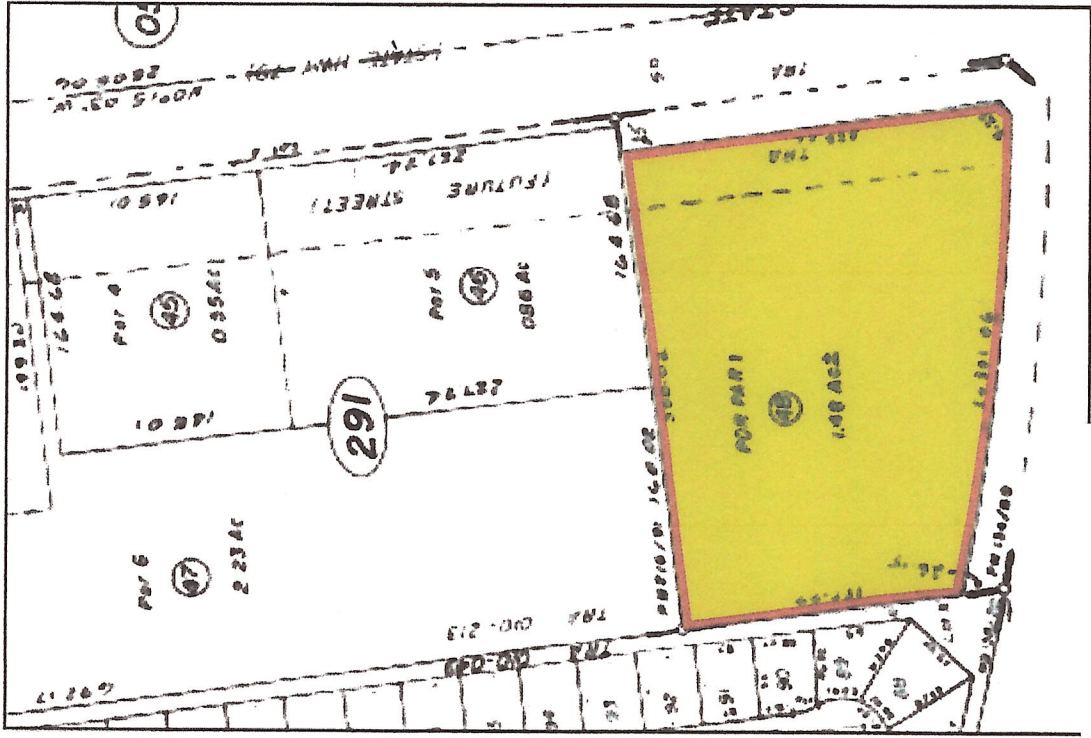
DRAWN BY: JG1 DATE: 08/21/07

PARCEL MAP

1180 North State Street, San Jacinto, CA 92583

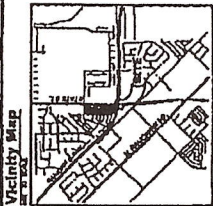


1180 North State Street, San Jacinto, CA 92583		
Parcel Number	Bldg. Sq. Ft.	Land Sq. Ft.
433-291-048	± 17,272	± 64,468



Submitted by Sanjo Investments

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SHEET INDEX
 100' = 1" = 100'

EXHIBIT B SITE PLAN

- LEGEND:**
- MAIN DRIVE AISLES
 - DRIVEWAY
 - MONUMENT SIGNS
 - PYLON SIGNS

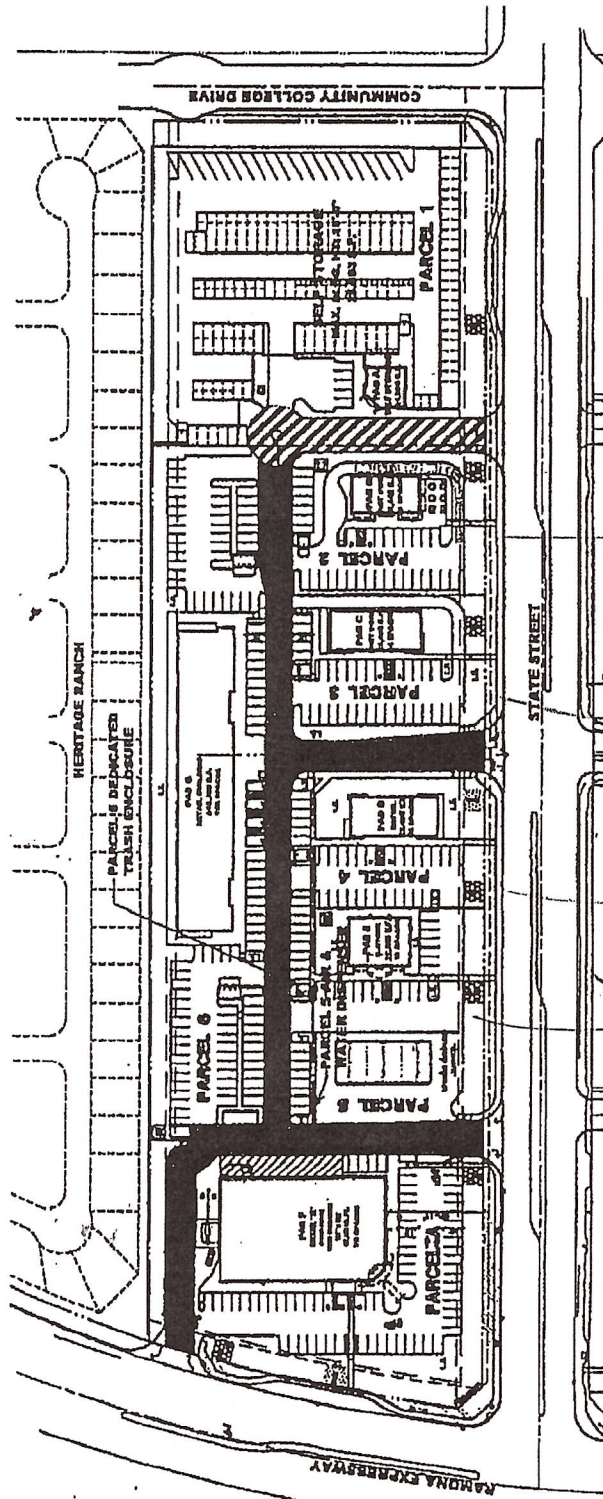


EXHIBIT B

PRINTED 9-18-06

2A

3A

4A

EX-B
 SHEET NO. 02-022
 100' = 1" = 100'

EXHIBIT B
 MOUNTAIN VIEW PLAZA
 A 8.0 ACRE DEVELOPMENT
 SAN JOSE, CA
 100' = 1" = 100'

RAMONA STATE PLAZA, LLC
 100' = 1" = 100'

TRD
 DESIGN GROUP
 100' = 1" = 100'