

OFFERING MEMORANDUM

Commercial/Industrial Development Site | San Jacinto, CA



\$1,330,000
ASKING PRICE



3.2 ACRES
LAND SIZE



Signalized
Intersection

Google Earth
Landsat / Copernicus, Data SIO

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.

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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:



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Executive Summary

WestMar Commerical 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.

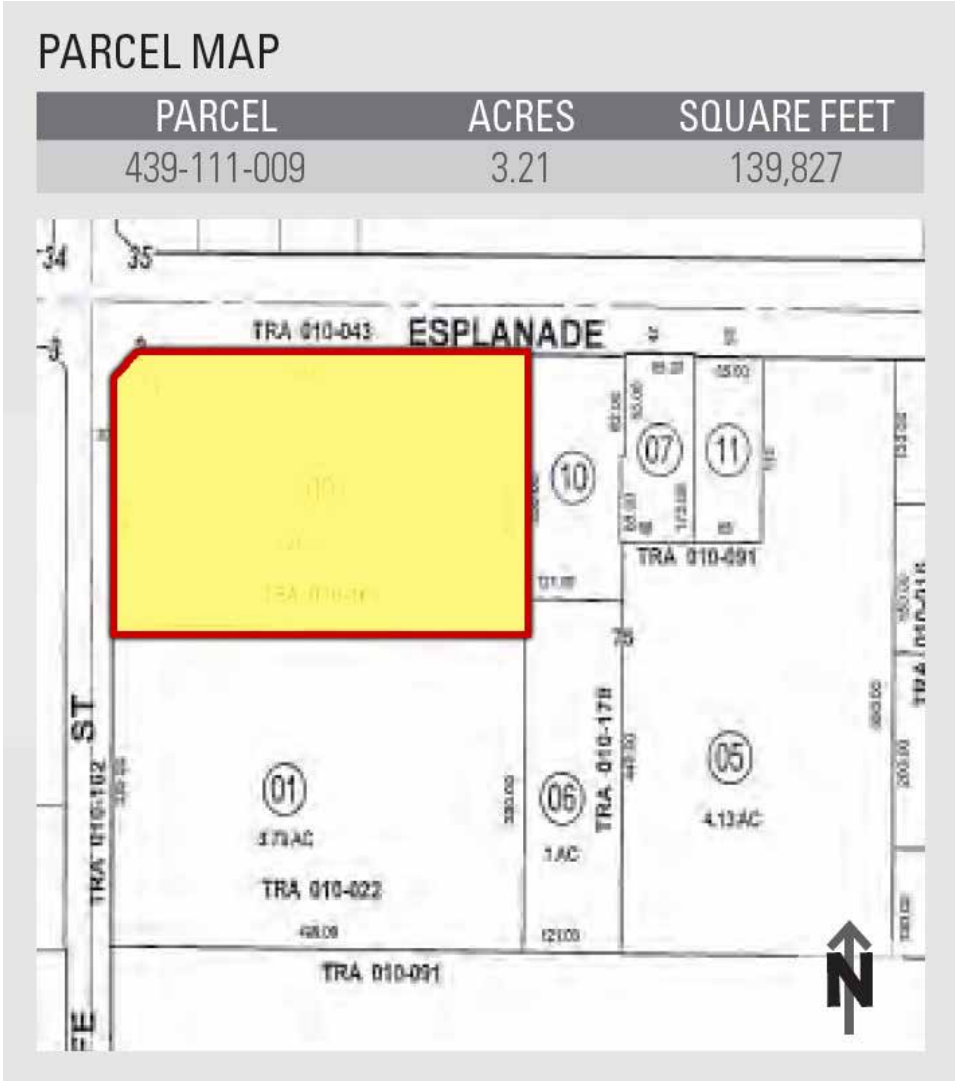
The Property is ideally positioned at the signalized, hard corner intersection of W. Esplanade Avenue and S. Santa Fe Avenue (24,200 combined vehicles per day) W. Esplanade is one of the most traveled east/west strees in the San Jacinto market, making for an ideal property location. The subject property is located within close proximity to many national/credit tenants including: Walmart Supercenter, Stater Bros., Cardenas, Regal Cinemas, RiteAid 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

PARCEL	ACRES	SQUARE FEET
439-111-009	3.21	139,827



Investment Highlights

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)

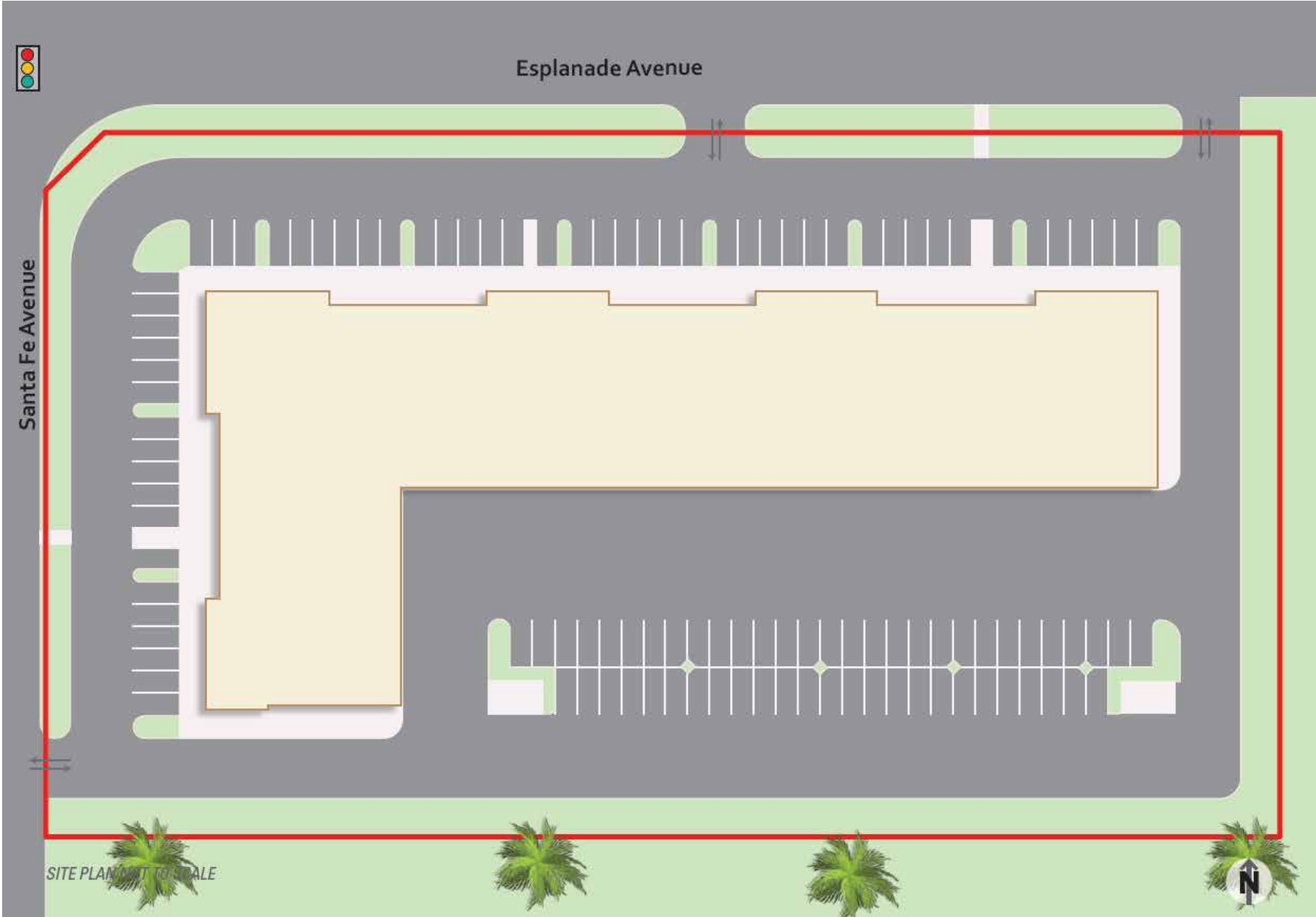
Commerical Schools	Maintenance & Repair Services
Building/Landscape Material Sites	RV Sales
Farm Supply and Feed Store	Vehicle Rentals
Banks and Financial Services	Vehicle Maintenance/Repair/Installation
Medical Offices, Clinocs and Urgent Care	Catering Services
Business/Professional Office	Equipment 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)

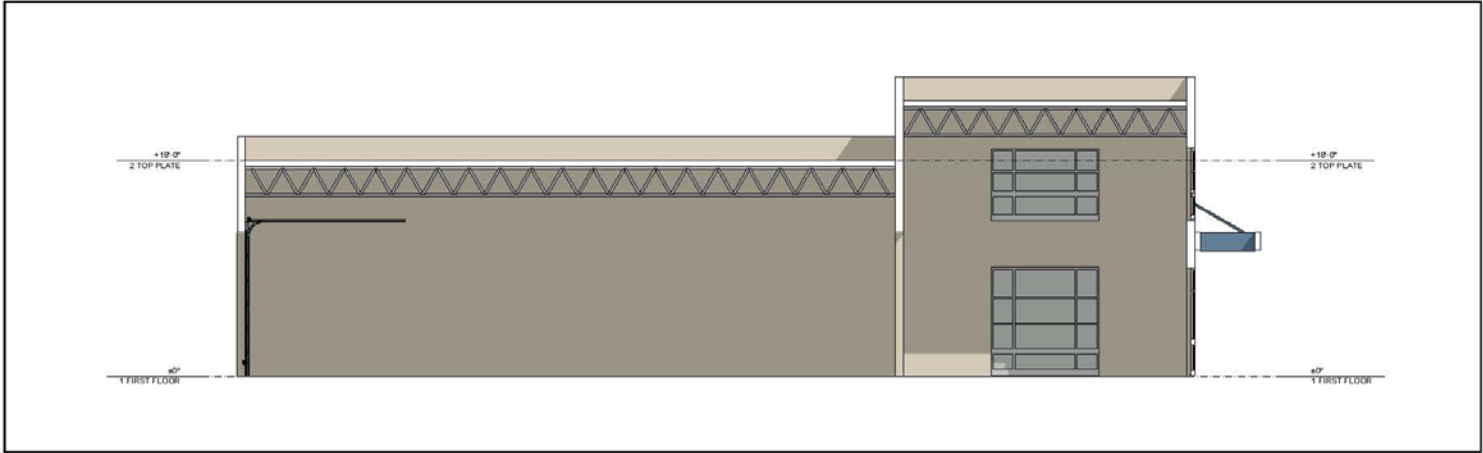
Food Service - On-site Alcohol {M}	Vehicle Towing & Storage {M}
Indoor Recreational Facility {C}	Vehicle Storage {M}
Agricultural Processing & Distribution {C}	Outdoor Storage {M}
Contractor/Construction Storage Yard {C}	Equipment Rental - Outdoor Storage {M}
Warehouse/Wholesale & Distribution {M}	



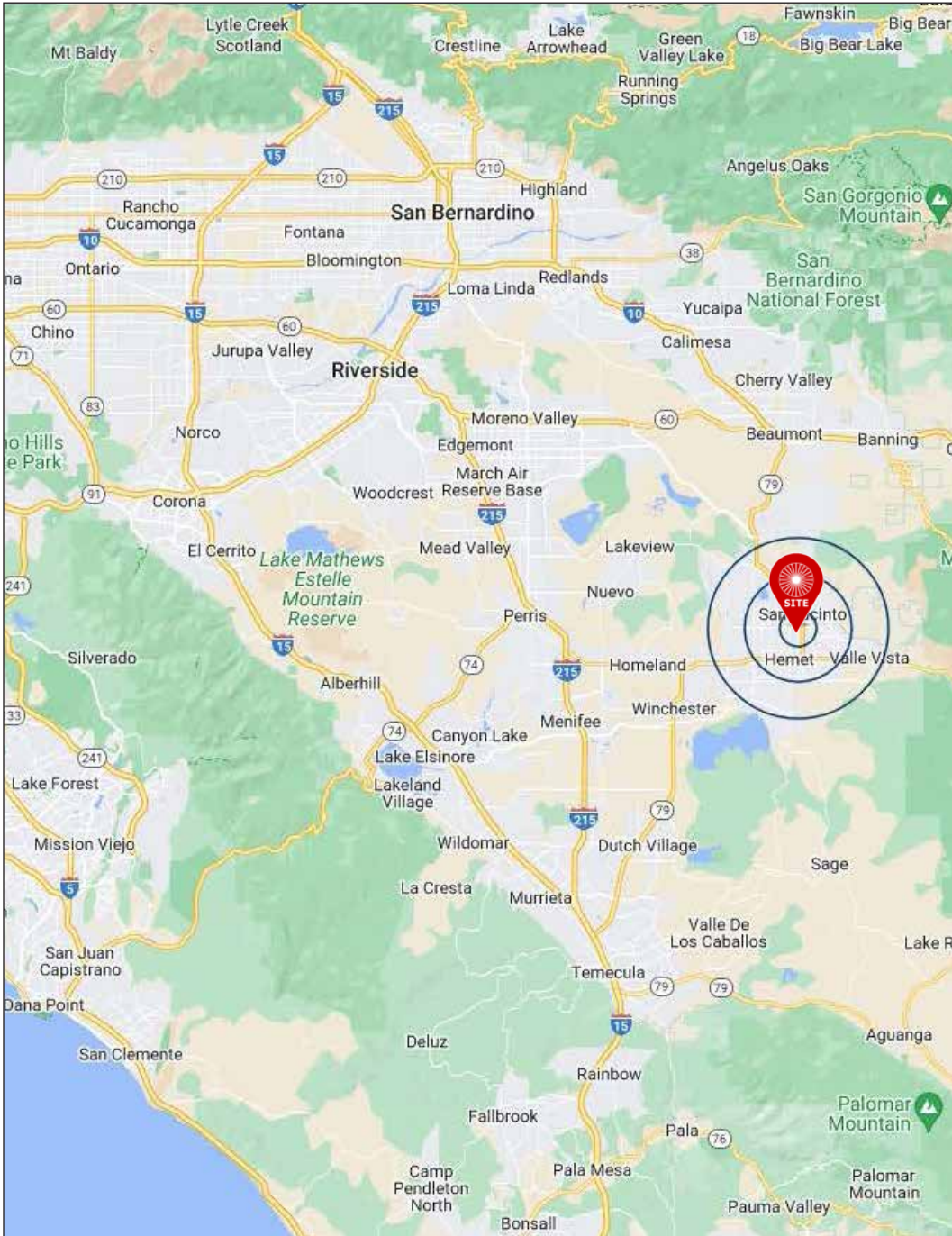
Potential Site Plan (Not Submitted)







Demographics & Traffic



Demographic Profile

Population	1 Mile	3 Mile	5 Mile
2022 Population	15,017	112,115	167,062
2027 Population Projection	16,124	119,469	177,848
Annual Growth Rate 2010 - 2022	1.6%	1.1%	1.0%
Annual Growth Rate 2022 - 2027	1.5%	1.3%	1.3%

Income	1 Mile	3 Mile	5 Mile
Average Household Income	\$51,466	\$59,694	\$64,833

Business	1 Mile	3 Mile	5 Mile
Businesses	695	3,048	3,993
Employees	4,317	22,572	31,140

Consumer Spending	1 Mile	3 Mile	5 Mile
Total Spending	\$123,808,929	\$1,066,585,264	\$1,687,527,863

Source: CoStar 2022

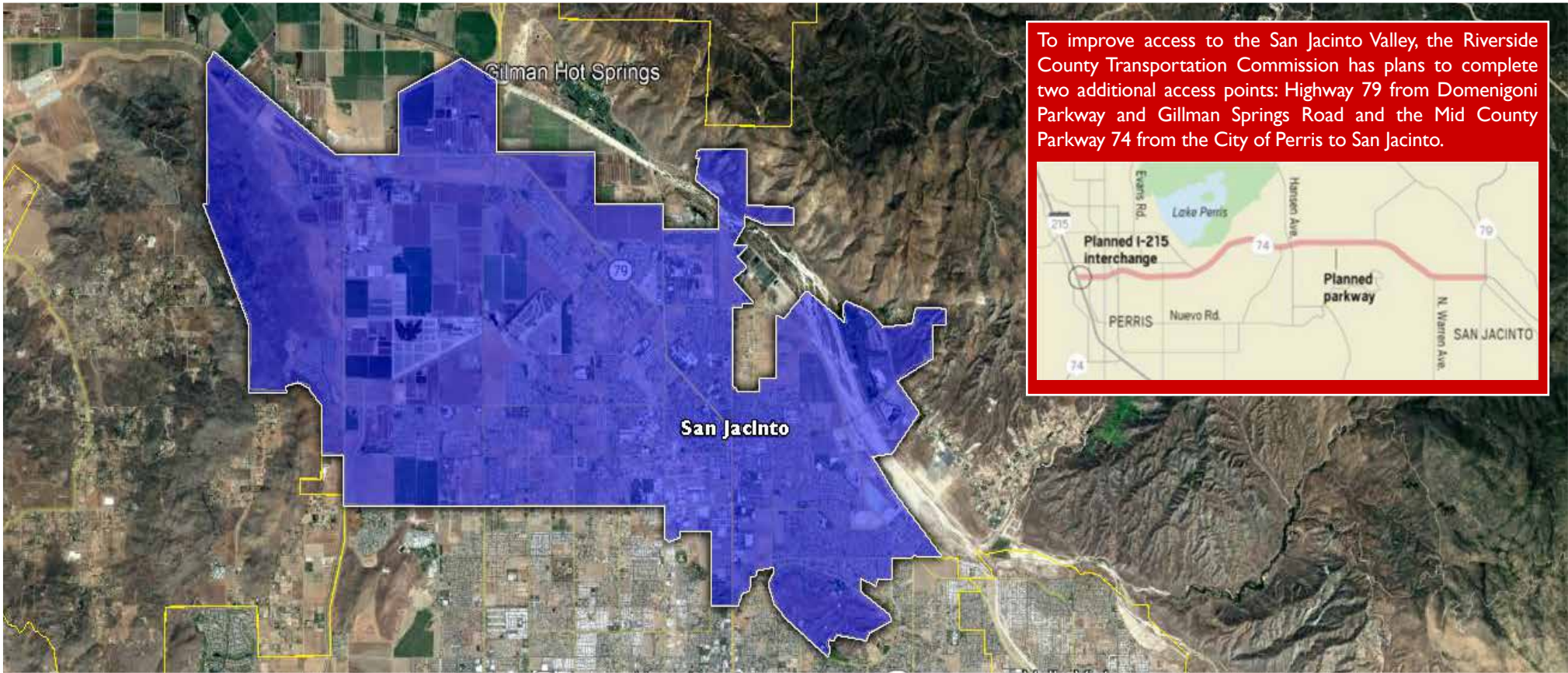
Traffic Summary

W. Esplande Avenue at S. Santa Fe Avenue	19,011
S. Santa Fe Avenue at W. Esplanade Avenue	4,800

Source: CoStar 2022



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.



SAN JACINTO

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



Lifestyle
WORTH LIVING



Annual GROWTH RATE
6.6% Year OVER YEAR



\$524M Retail Sales LEAKAGE

177,756 Population TRADE AREA



Home to Soboba Casino Resort & Golf Course



12

New SHOPPING 12 NEW Retail Developments



New RESIDENTIAL **1000+** IN 36 MONTHS



4 NEW Manufacturing & Distribution Companies



\$54,593 ANNUAL Median HOUSEHOLD INCOME



Mt. San JACINTO COLLEGE **27,000+** STUDENTS



\$475,000

Median Home PRICE

City of **SAN JACINTO**

