

Special Purpose

IN THE HEART OF DOWNTOWN SAN JACINTO

Social Event Hall

INVESTMENT OPPORTUNITY

- ❖ 2-Star Lodge/Meeting Hall
- ❖ Building Size: 4,394 sqft GBA, 1-Story
- ❖ Built in 1946
- ❖ No. of Buildings: 1
- ❖ Cap Rate: 6.2% [actual] 10.07 [proforma]
- ❖ Vacancy [Rate 0%]: Owner-Occupied
- ❖ Land Size: 10,263sqft (0.24 ac)
- ❖ Market: Inland Empire, Suburban
- ❖ Submarket:
 - ❖ Beaumont
 - ❖ Hemet
 - ❖ Inland Empire East



JEREMIE TAVISOLA

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O.M. and all material

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According to Derrigo Studies, Inc. (2025, pg. 1), a land development consulting firm, The City of San Jacinto is experiencing unprecedented opportunities in commercial, retail, and industrial development projects.

The City has received approximately 14 million square feet of industrial/commercial project space submittals which will soon rise along San Jacinto Avenue, Esplanade Avenue, and surrounding areas.

The neighborhood is likewise experiencing expansion of approximately 7,532 additional residential units, which expects a population growth by 26,537 or 43.9% rise.

Transportation Infrastructure development projects in the SR-79 Realignment (Domenigoni Parkway – Gilman Springs Road), and Mid County Parkway (SR-74) Realignment (Perris – San Jacinto) are spearheaded by the Riverside County Transportation Commission (RCTC), enhancing the regional access through these two major projects.

The City of San Jacinto was established in 1870, considered to be one of the oldest communities located in the northeast side of Riverside County, and just 40-miles west from Palm Springs. The City cover 26.4 square miles area, strategically located 10 miles south of the Interstate 10 freeway in Beaumont, 17 miles north of Temecula's wine country, and 10 miles southeast of Moreno Valley (Derrigo, 2025, pg. 2).



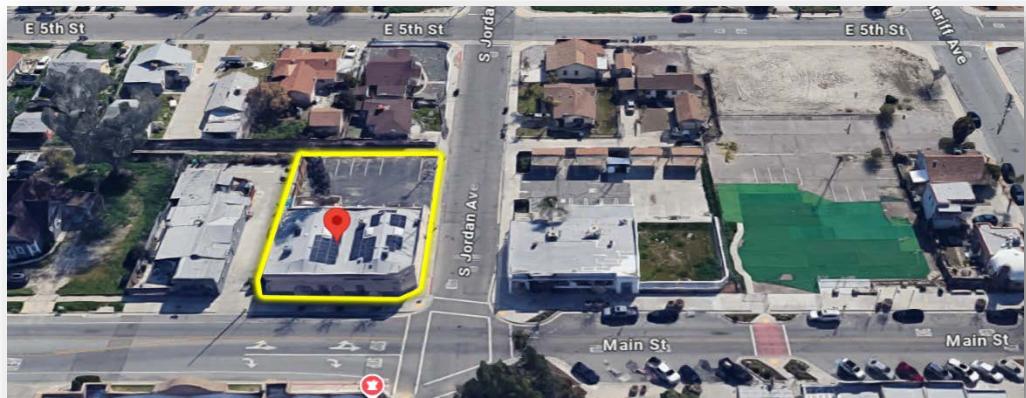
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Location: **300 E. Main Street, San Jacinto CA 92583**
SUBJECT PROPERTY is in the Heritage neighborhood of the City, pinned on the south side of Main Street (-x- Jordan Ave.) approx. 741 ft (226m) east of SR-79 San Jacinto Ave.; Approx 1.75 miles (2.79km) Southwest of Soboba Casino Resort; 1.3 miles (1.98km) north of Walmart Supercenter; and 1.3 miles (2.11km) south of W. Ramona Expressway

Jurisdiction: **County of Riverside, City of San Jacinto**
APN Nos#: **437-073-031, 437-073-032**
Acreage: **0.50AC (21,911sqft) | 159' x 137' dimension**
Zoning: **DV (Downtown Village)**
Topography: **Flat (verify with the City)**
Amenities: **Signage, Air Conditioning, Smoking Room, Waiting Room, Wheelchair Accessible, Bar, Kitchen, Sound System,**
Location Type: **Suburban**
Construction: **Wood Frame**
Class: **C**
Year Built: **1946**
Stories: **1**
Buildings: **1**
Rent Type: **Market**
Walk Score: **73 (Bike Score of 60)** most errands accomplished on foot
Markets: **Inland Empire California**
Submarket: **Beaumont, Hemet, Inland Empire East cluster**
Price: **\$985,000 (\$95.98 per sqft of land area)**



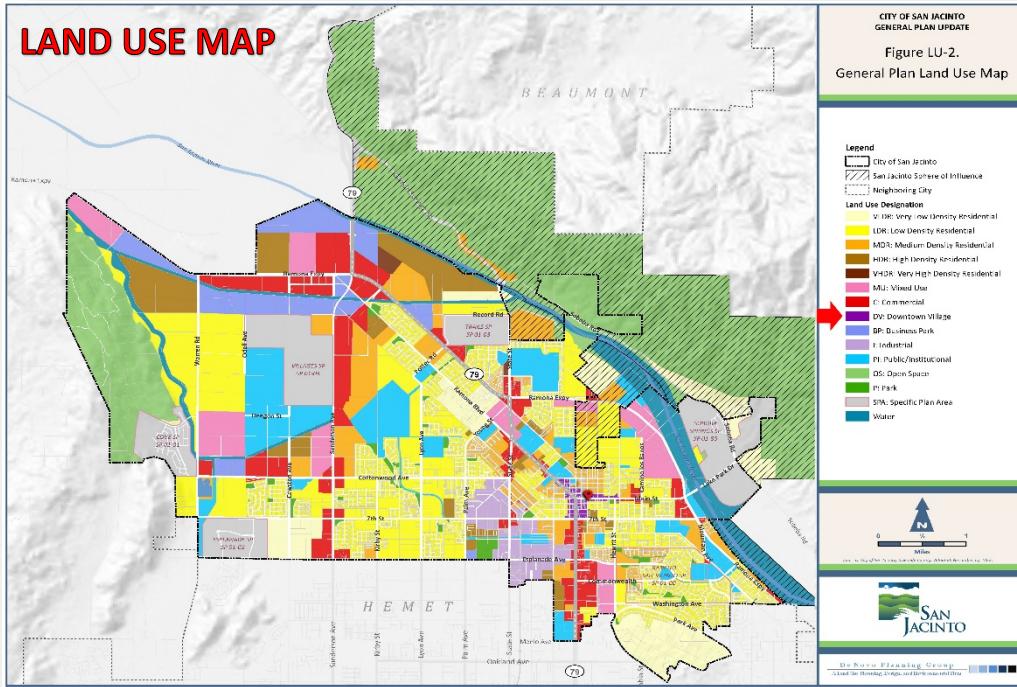


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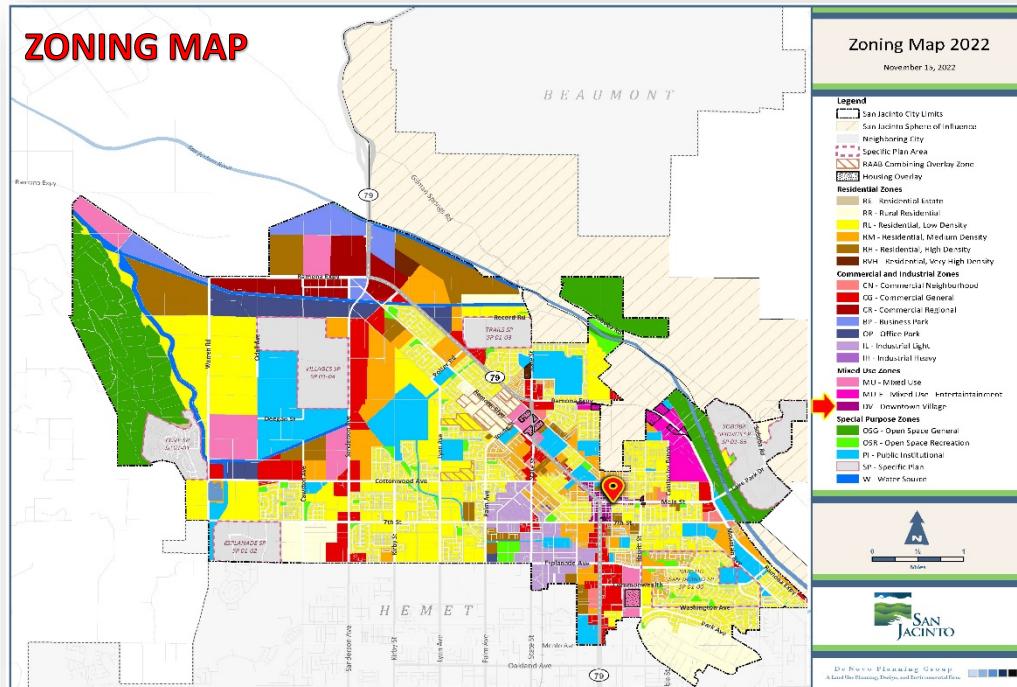
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LAND USE MAP



ZONING MAP





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HALL #1





Bar Section



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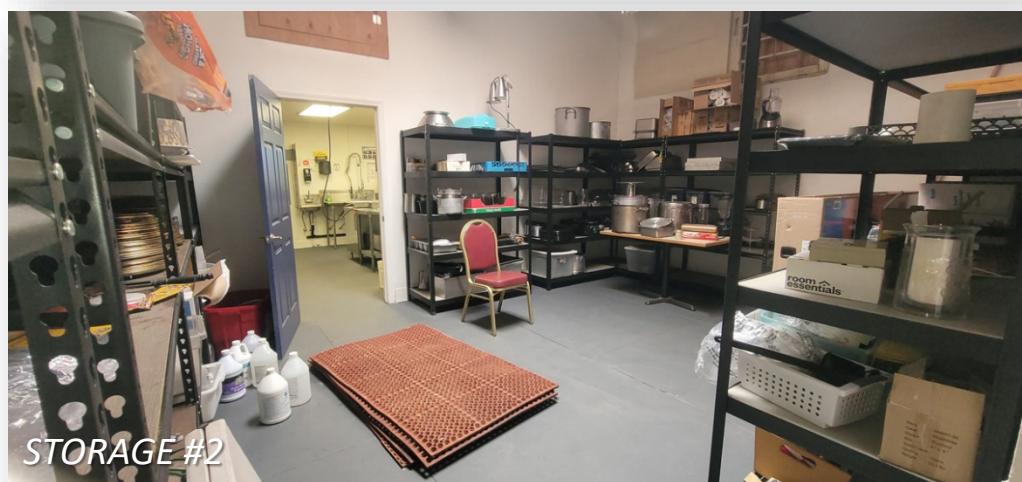


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KITCHEN



STORAGE #2



Waiting Room



Smoking Room



OFFICE



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Kitchen Extension



Bathroom #2



Storage #1



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Perspective View of Office, Storage #2, Kitchen from Waiting Room



Perspective View from Kitchen: access to Storage and Kitchen Extension



Perspective View: Front of Subject Property



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N1/2 SE1/4 NW1/4 SEC. 35, T.4S., R.1W.

POR. RO. SAN JACINTO VIEJO

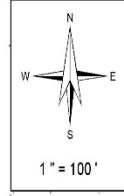
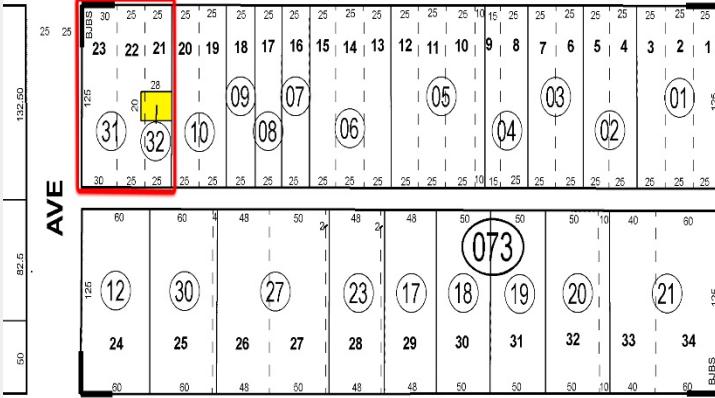
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437-07

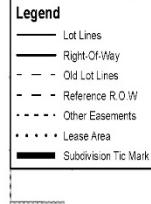
21-2
21-2-1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

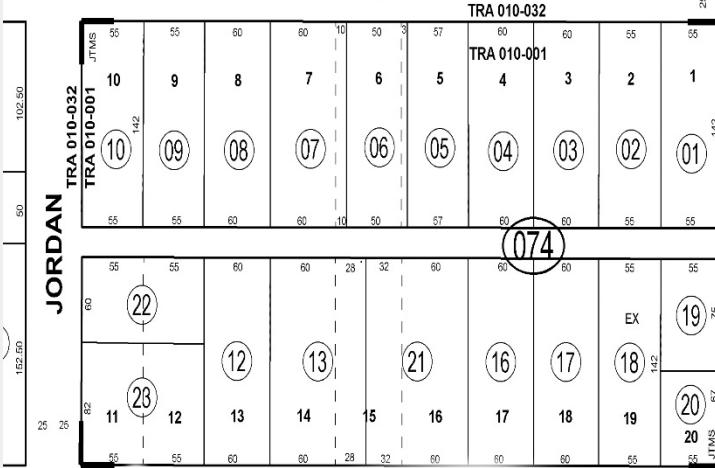
MAIN ST



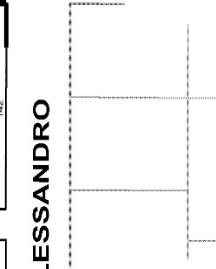
AVE



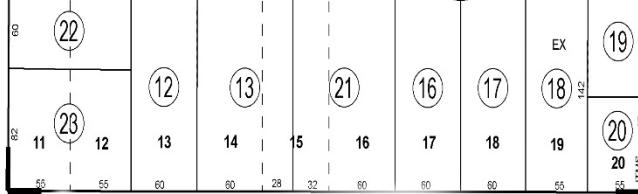
5TH ST



ALESSANDRO



JORDAN



Pg 05

ASSESSOR'S MAP BK437 PG. 07

Riverside County, Calif.

jasantos

Pg 06

Pg 07

Pg 17

Pg 09

Pg 08

Map Reference *

MB 2/97 S.D. B.J. BLACKBURN'S SUB.
MB 4/255 S.D. JOHN T. MEAD'S SUB.
MB 7/329 S.D. MAP OF TOWN OF SAN JACINTO

Data * MB 8/357 S.D.

Aug 2016

Date *	Old Number *	New Number *
1/25/1972	072-2	9,10
6/5/1973	073-16	22,23
10/1/1974	074-2	11,12
1/1/1975	072-2	13
1/1/1975	072-3	14
11/1/1975	074,14,15	21
12/1/1975	073-14	24,25
2/1/1976	071-1	15
2/1/1976	071-5	16
2/1/1976	071-6	17
2/1/1976	071-14	18
2/1/1976	071-9	19
2/1/1976	071-10	20
2/1/1976	071-11	21
2/1/1976	071-7	22
2/1/1976	071-13	23
2/1/1976	071-4	24
2/1/1976	071-8	25
7/1/1976	073-13,25	26
12/1/1976	073-26,22,24	27
5/1/1977	073-26	28,29
8/1/1977	073-28,29	30
10/1/1980	074-11	22,23
5/1/1984	071-812	26
10/6/2016	075-6	9,10
10/6/2016	075-49	11



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Daytime Employment Report

5 Mile Radius

Industry	# of Businesses	# of Employees
TOTAL	4,400	30,492
Retail & Wholesale	587	4,293
Hospitality & Food Service	317	4,113
Real Estate, Renting, Leasing	225	1,009
Finance & Insurance	224	988
Information	57	684
Scientific & Technology Svcs	285	1,407
Management of Companies	7	21
Healthcare & Social Assistance	1,357	7,475
Educational Services	83	3,125
Public Administration & Sales	69	1,138
Arts, Entertainment, Recreation	70	760
Utilities & Waste Mgmt	121	611
Construction	247	1,104
Manufacturing	89	977
Agriculture, Mining, Fishing	30	225
Other Services	632	2,562



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POPULATION

	Growth	1 Mile Radius	3 Mile Radius
2029 Projection	5.66%	17,765	92,861
2024	2.28%	16,813	87,915
Median Age		32	34.40
Average Age		34.20	36.30
2024 by Race		16,813	87,915
2024 Hispanic Origin		11,993 (71.33%)	53,341 (60.67%)
Civilian Employed		6,071 (48.30%)	34,413 (51.13%)
Civilian Unemployed		552 (4.39%)	2,548 (3.79%)
Civilian Non-Labor Force		5,934 (47.21%)	30,175 (44.84%)
Armed Forces		12 (0.10%)	163 (0.24%)
Married		2,065	11,649
Married (No Children)		1,071	6,281
Married (with Children)		994	5,368
High School, no diploma		3,161 (29.56%)	12,292 (21.07%)
High School graduate		3,209 (30.01%)	17,774 (30.47%)
Some College, no degree		3,062 (28.63%)	18,767 (32.18%)
Associate Degree		532 (4.97%)	2,739 (4.70%)
College Degree		502 (4.69%)	4,527 (7.76%)
Advanced Degree		228 (2.13%)	2,227 (3.82%)



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POPULATION

	1 Mile Radius	3 Mile Radius
2024 by Occupation	10,903	62,678
Real Estate & Finance	74 (0.68%)	1,323 (2.11%)
Professional & Management	1,566 (14.36%)	10,909 (17.40%)
Public Administration	208 (1.91%)	1,666 (2.66%)
Education & Health	1,120 (10.27%)	7,657 (12.22%)
Services	1,428 (13.10%)	7,869 (12.55%)
Information	43 (0.39%)	454 (0.72%)
Sales	1,086 (9.96%)	6,562 (10.47%)
Transportation	92 (0.84%)	228 (0.36%)
Retail	1,004 (9.21%)	4,917 (7.84%)
Wholesale	217 (1.99%)	649 (1.04%)
Manufacturing	623 (5.71%)	3,054 (4.87%)
Production	1,318 (12.09%)	6,712 (10.71%)
Construction	992 (9.10%)	4,479 (7.15%)
Utilities	451 (4.14%)	3,387 (5.40%)
Agriculture & Mining	150 (1.38%)	606 (0.97%)
Farming, Fishing, Forestry	170 (1.56%)	437 (0.70%)
Other	361 (3.31%)	1,769 (2.82%)
2024 Travel Time to Job	5,917	32,192
<30 Minutes	2,728 (46.10%)	14,487 (45.00%)
30-60 Minutes	1,997 (33.75%)	10,158 (31.55%)
60+ Minutes	1,192 (20.15%)	7,547 (23.44%)



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POPULATION

	1 Mile Radius	3 Mile Radius
2024 by Household Size	4,762	27,161
1-Person Household	907 (19.05%)	6,230 (22.94%)
2-Person Households	1,065 (22.36%)	6,858 (25.25%)
3-Person Households	766 (16.09%)	3,924 (14.45%)
4-Person Households	777 (16.32%)	4,057 (14.94%)
5-Person Households	569 (11.95%)	2,847 (10.48%)
6-Person Households	345 (7.24%)	1,724 (6.35%)
7+ Person Households	333 (6.99%)	1,521 (5.60%)
2024 Average Household Size	3.30	3.10
2029 Projection	5,101	28,751
2024 Estimate	4,833	27,293
Growth 2024-2029	5.55%	5.34%
2024 Average HH Income	\$58,751	\$70,002
2024 Median HH Income	\$44,736	\$52,272

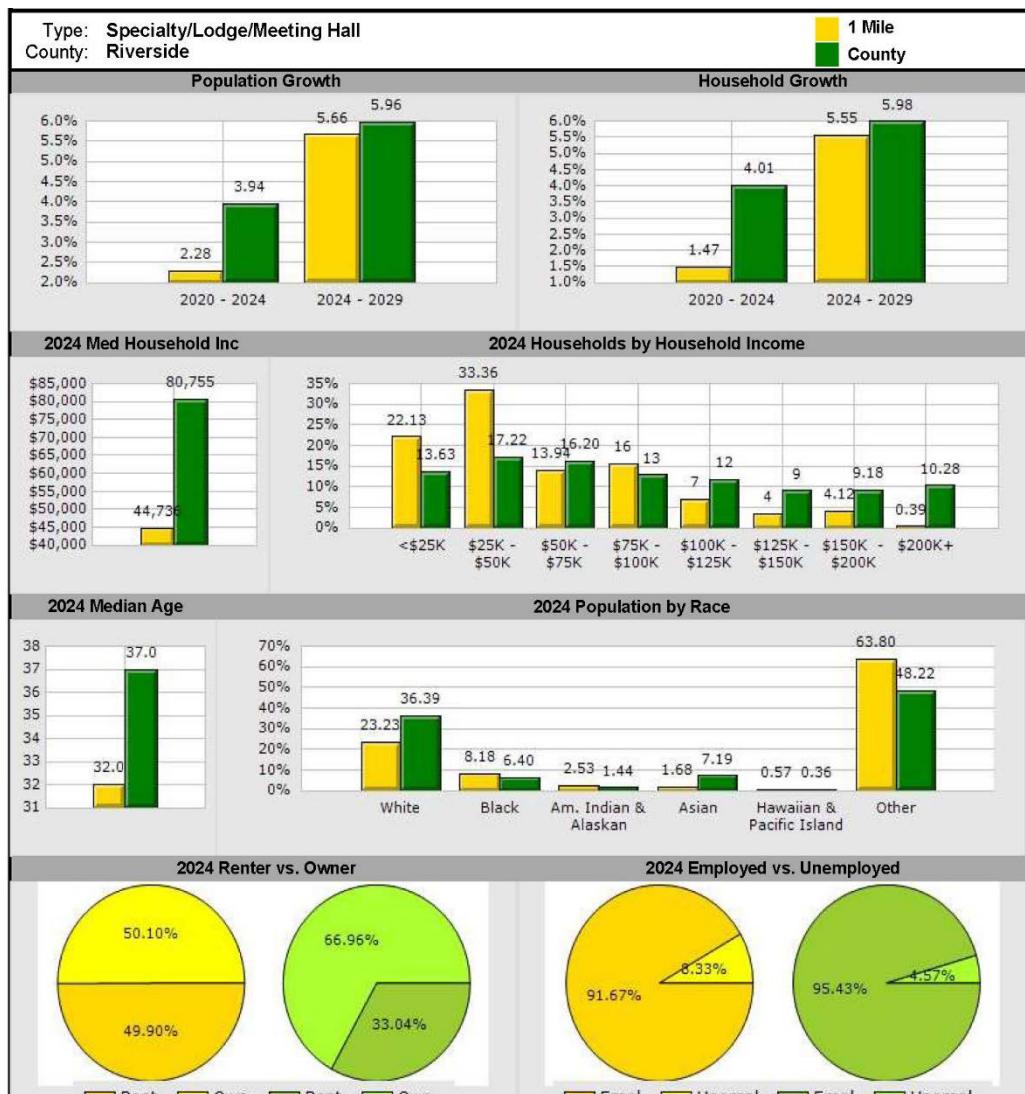
HOUSING

	1 Mile Radius	3 Mile Radius
Owner-Occupied	2,422 (50.11%)	15,585 (57.10%)
Renter-Occupied	2,412 (49.91%)	11,708 (42.90%)
1-Unit	3,331 (76.50%)	18,711 (77.99%)
2-4 Units	490 (11.25%)	1,977 (8.24%)
5-19 Units	262 (6.02%)	1,240 (5.17%)
20+ Units	271 (6.22%)	2,064 (8.60%)
2024 Median Home Value	\$238,020	\$289,325
2024 Median Year Built	1982	1985



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PROJECTIONS

1 Mile Radius

3 Mile Radius

2029 POPULATION	17,765	92,861
Growth 2024-2029	5.55%	5.34%

Traffic Count Report

300 E Main St, San Jacinto, CA 92583

Building Type: **Specialty**

Class: -

RBA: **4,994 SF**

Typical Floor: **4,394 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Main St	S Jordan Ave	0.01 E	2025	3,973	MPSI	.03
2 E Main St	S Jordan Ave	0.01 E	2024	3,970	MPSI	.03
3 S San Jacinto Ave	E 6th St	0.02 S	2025	15,004	MPSI	.17
4 S San Jacinto Ave	E 6th St	0.02 S	2024	14,994	MPSI	.17
5 S San Jacinto Ave	E 2nd St	0.02 S	2024	7,094	MPSI	.22
6 S San Jacinto Ave	E 2nd St	0.02 S	2025	7,010	MPSI	.22
7 E 7th St	Alessandro Ave	0.02 E	2024	8,520	MPSI	.25
8 E 7th St	Alessandro Ave	0.02 E	2025	8,419	MPSI	.25
9 W Main St	S Estudillo Ave	0.02 E	2025	2,781	MPSI	.29
10 W Main St	S Estudillo Ave	0.02 E	2024	2,779	MPSI	.29

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San Jacinto

COMMERCIAL DEVELOPMENT PROJECT STATUS:

VII
TRADE AREA &
DEMOGRAPHICS

PROJECT	STATUS
Commonwealth Crossings	Commonwealth & San Jacinto Ave.
Retail Pad Office/Retail/Gym/Hotel Opportunity Approved Carwash Pad	Available Available For Sale / Lease
Soboba Crossroads	Ramona Expressway & Main Street
Gas Station & Convenience Store Retail Pad 1 (15k sqft)	Approved Under Construction
San Jacinto Commerce Center	Sanderson Avenue
8.1M SQFT Industrial Space	In Plan Check
Cottonwood Commons	Cottonwood & Sanderson Ave.
Arco AM/PM / Car Wash/Drive Thru Retail / Drive Thru Drive Thru	Under Construction Approved / Available Available
Rancho Estudillo Plaza	7th Street & Sanderson Ave.
7-Eleven Quick Quack Carwash & McDonalds Additional Large Retails Pads	OPEN In Plan Check In Plan Check/Available
KPC Promenade	Ramona Expressway & Main Street
Hotel Beyond Market & Gas Station Retail / Drive Thru / Restaurant	Approved/Available In Plan Check Approved / Available
The Magnet Shopping Center	Ramona Expressway & State Street
Burlington + Additional Big Box Retail Raising Canes + Additional Drive Thrus	In Plan Check / Available In Plan Check / Available
Other Projects Around Town	Various Locations
Dutch Bros Coffee Popeyes Louisiana Chicken Walmart Garden Center	Grading Grading Waiting on Occupancy
Various Other Locations Are Available	tmagner@sanjacintoca.gov

COMPLETED

Heimark Distribution Center
Class Leasing
The Habit Burger
Tommy's Carwash
Roadrunner Express - Soboba
7-Eleven (Sanderson Avenue)
Dollar Tree (Sanderson)
Bank of Hemet - Relocation

7-Eleven (San Jacinto Avenue)
Sonic Drive Thru
Dunkin' Donuts
Baskin Robbins/31 Flavors
Del Taco - Façade Update
El Pollo Loco - Façade Update
Jersey Mike's Subs
Super WalMart Fuel Station



Lifestyle
LUXURY LIVING

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Rental Income & Expenses

UNIT	Br/Ba SqFt.	ACTUAL	PROFORMA	PROFORMA @ MARKET
A	3/2 1200sf	\$15,942.86	\$16,800.00	\$32,200.00
B	1/1 525sf	\$11,220.00	\$11,592.00	\$19,140.00
C	1/1 525sf	\$14,645.14	\$14,768.00	\$19,140.00
D	1/1 525sf	\$14,940.00	\$14,940.00	\$19,140.00
E	1/1 650sf	\$17,511.43	\$17,940.00	\$20,340.00
F	1/1 650sf	\$13,200.00	\$13,420.00	\$20,340.00
G	1/1 650sf	\$10,251.43	\$13,455.00	\$20,340.00
H	1/1 650sf	\$15,128.57	\$15,450.00	\$20,340.00
I	1/1 650sf	\$15,840.00	\$15,840.00	\$20,340.00
J	1/1 650sf	\$13,200.00	\$13,640.00	\$20,340.00
K	1/1 650sf	\$12,805.71	\$13,020.00	\$20,340.00
L	1/1 650sf	\$11,494.29	\$11,655.00	\$20,340.00
M	1/1 650sf	\$16,800.00	\$17,220.00	\$20,340.00
N	1/1 650sf	\$11,880.00	12,276.00	\$20,340.00
O	1/1 650sf	\$15,540.00	\$15,927.00	\$20,340.00
P	1/1 650sf	\$18,622.29	\$19,278.00	\$20,340.00
GROSS RENT		229,021.71	237,221.00	335,700.00
Other Income				
<i>Laundry</i>		717.35	717.35	---
GROSS INCOME		229,739.06	237,938.35	335,700.00
EXPENSES				
<i>Property Taxes</i>		3,490.76	3,490.76	50,397.12
<i>Insurance</i>		4,995.00	4,995.00	4,995.00
<i>Electricity</i>		4,376.09	4,376.09	4,376.09
<i>Water</i>		3,068.04	3,068.04	3,068.04
<i>Trash</i>		1,674.00	1,674.00	1,674.00
<i>Permits</i>		250.00	250.00	250.00
<i>Repairs/Maintenance</i>		8,877.50	8,877.50	8,877.50
<i>Management Fee (5% of EGI)</i>		11,486.95	11,896.92	16,785.00
<i>Reserves / Replacements</i>		22,973.91	23,793.84	33,570.00
TOTAL EXPENSES		61,192.25	62,422.14	123,992.75
NET OPERATING INCOME		\$ 168,546.81	\$ 175,516.00	\$211,707.00



JEREMIE TAVISOLA

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300 E. Main St., San Jacinto CA 92583

PRICE	\$985,000.00	
Down Payment	\$985,000.00	
Gross Leasable Area	4,994sf	
Price per SF	\$369.80	
CAP Rate - Actual	6.20%	
CAP Rate – Proforma	10.07%	
CAP Rate – Proforma @Market	10.07%	
Lot Size	10,263sqft	
Year Built	1946	
Taxes (2024)	\$0.41/SF	
Opportunity Zone	YES	
Parking Ratio	12 Spaces	2.4 per 1,000sqft



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O.M. and all materials

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