

±4.19 AC Sanderson Avenue & 7th Street

COMMERCIAL DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- Hard Signalized Corner
- ±4.19 Acres – Ideal for Fuel & C-Store Development
- 18,650 Vehicles Per Day
- Surrounded by Thousands of New Homes Approved & Under Construction
- Minutes from Proposed 7M SF Industrial Development
- Commercial General (CG) Zoning
- Excellent Visibility & Multiple Access Points
- Large Parcel Capable of Fuel, QSR & Pad Development
- Existing Single Family Home



San Jacinto, California



Table of Contents

01 PROPERTY OVERVIEW

- 03 Executive Summary
- 04 Aerial Map
- 05 Incoming/Proposed Development Map
- 06 Drone Photos
- 07 Assessor’s Map

02 MARKET OVERVIEW

- 08 Surrounding Retail & Public Works
- 09 Lake Elsinore Overview
- 10 Riverside County Overview

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Executive Summary

PROPERTY FACTS

- LOCATION: San Jacinto, Riverside County, CA
- APN's: 432-270-019
- TOTAL SITE AREA: 4.19 Acres
- TRAFFIC COUNTS: 18,650 CPD Sanderson Ave
- ZONING: Commercial General
- GENERAL PLAN: Commercial

PROPERTY OVERVIEW

Positioned at the highly visible northwest corner of Sanderson Avenue and W. 7th Street, this ±4.19-acre commercial development opportunity offers one of the premier undeveloped corners in the rapidly expanding San Jacinto Valley. The flat, rectangular parcel features exceptional frontage along one of the area's primary north-south corridors and benefits from a hard signalized intersection with approximately 18,650 vehicles per day.

The property is strategically located in the path of growth, surrounded by existing neighborhoods and thousands of newly approved and under-construction residential units. In addition, the site sits just minutes from the proposed 7 million square foot industrial development along Sanderson Avenue, positioning it to capture both daily commuter traffic and a growing employee base.

With ample acreage, excellent visibility, and full commercial zoning, the property is well suited for a wide variety of retail developments, with particular appeal for a modern fuel station, convenience store, quick-service restaurant, drive-thru concepts, automotive services, and complementary retail uses. Water and sewer service are available through Eastern Municipal Water District.

ZONING

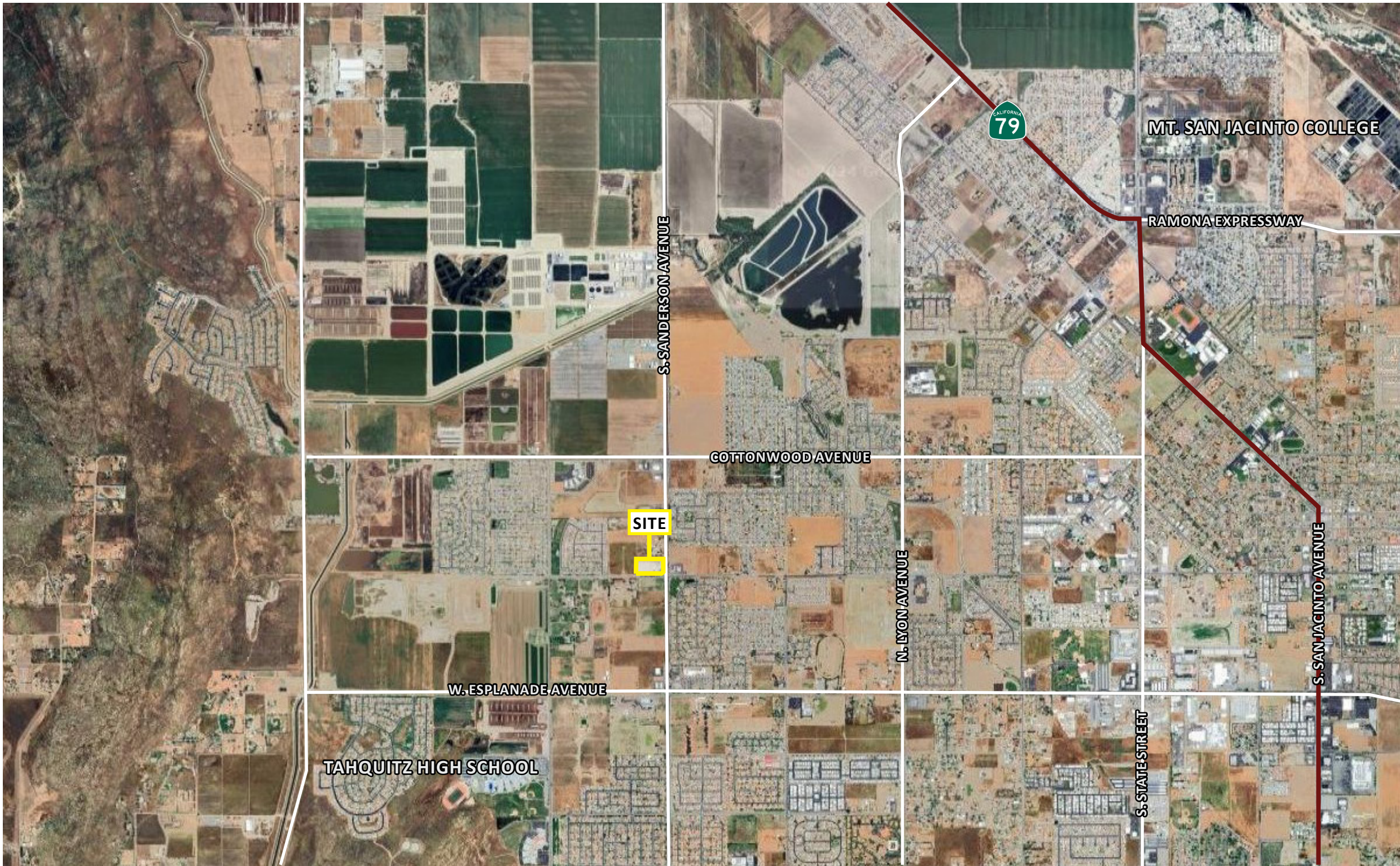
San Jacinto's CG (Commercial General) zoning is intended for a wide range of retail, office, restaurant, entertainment, service, and auto-oriented businesses that serve the broader community. It is typically located along major roads and commercial corridors and allows higher-intensity commercial activity than neighborhood commercial zones. Development in CG areas must comply with city standards for parking, landscaping, signage, setbacks, and building design, and some uses may require a Conditional Use Permit (CUP) or site plan approval. This zoning is consistent with the General Plan land use designation.



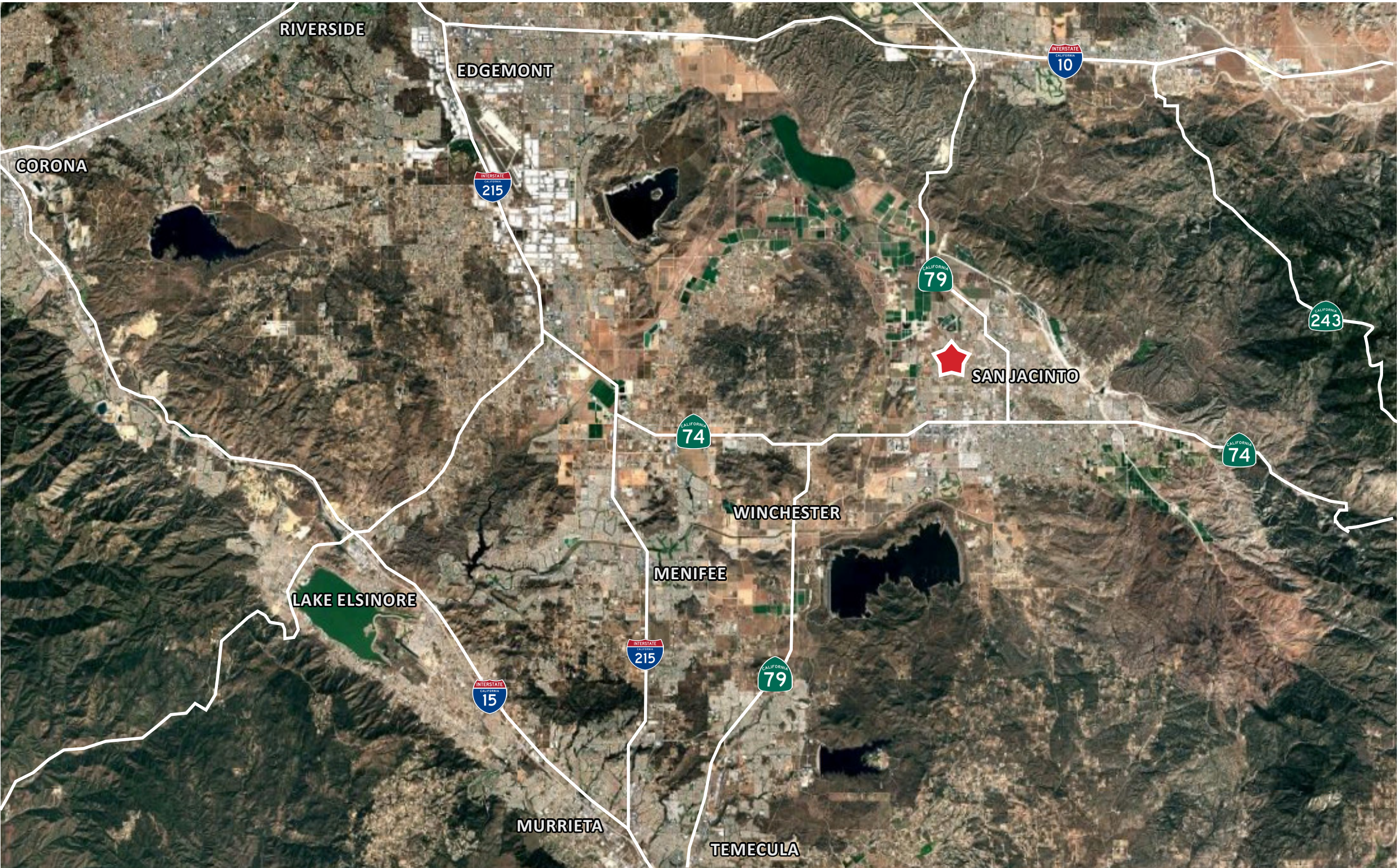
Incoming/Proposed Development Map



Aerial Map



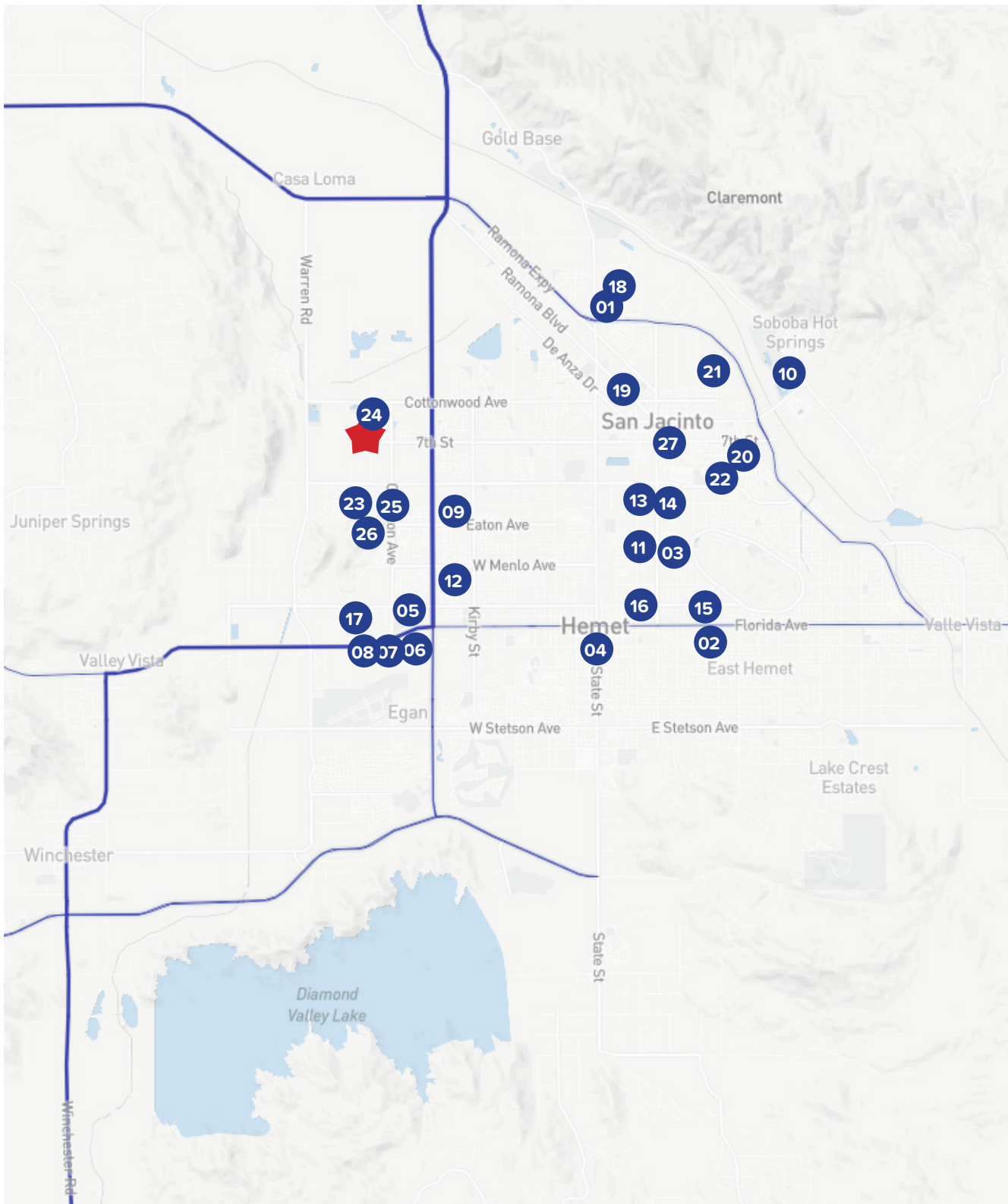
Aerial Map



PROPERTY OVERVIEW



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.

2026 Summary

Population	56,174
Households	15,180
Median Age	31.9
Median Household Income	\$80,647
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.

Source: cbcblueprint.com

2026 Summary

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



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