

# THE MAGNET AT SAN JACINTO

SEC RAMONA EXPWY  
& STATE ST  
SAN JACINTO, CA

## PROPERTY HIGHLIGHTS

- NEW SHOPPING CENTER COMING SOON
- ANCHOR, PAD & SHOP SPACE FOR LEASE
- POSITIONED IN THE HEART OF THE SAN JACINTO/HEMET RETAIL CORRIDOR
- DIRECTLY ACROSS FROM THE NEW VILLAGE AT SAN JACINTO SHOPPING CENTER ANCHORED BY STATER BROS, CARL'S JR AND MANY OTHERS
- EXCELLENT DRAW CREATED BY THE NEWLY CONSTRUCTED SOBOBA CASINO
- EXCELLENT ACCESS & UNPARALLELED EXPOSURE TO 49,087 CARS PER DAY
- RESIDENTIAL ACTIVITY IN THE HEMET/SAN JACINTO TRADE AREA CONSISTS OF 39,461 UNITS IN DEVELOPMENT PROCESS (TOTALING A 59% INCREASE IN POPULATION UPON FULFILLMENT)
- IDEAL OPPORTUNITY FOR RESTAURANTS, FAST FOOD, HOTEL, FITNESS CENTER, BANKS, DRUG STORES, CHILD CARE, PET SUPPLY, THEATER, FURNITURE STORE, OR OTHER RETAIL/RESTAURANT USES

DEMOGRAPHICS	1 mile	3 mile	5 mile
2025 Est. Population	12,938	55,969	135,776
2030 Proj. Population	12,900	55,600	134,689
Adj. Daytime Demos.	5,153	26,767	73,418
Average HH Income	\$97,451	\$92,135	\$84,824

## TRAFFIC COUNTS

49,087 CPD

W Ramona Expy. & State Street  
\*Source: City of San Jacinto 2022 Traffic Study

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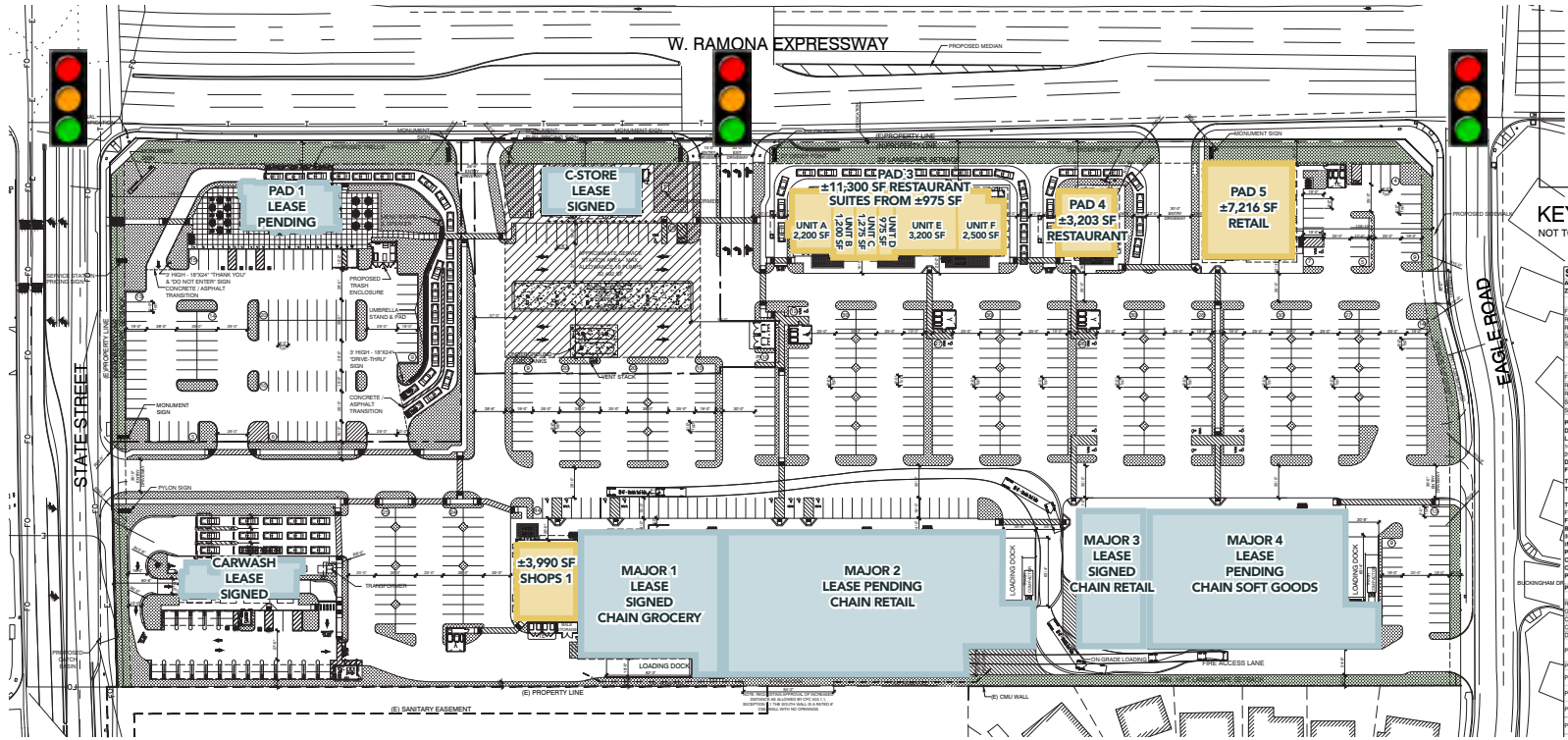


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CONCEPTUAL SITE PLAN



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,938	55,969	135,776
AVERAGE HOUSEHOLD INCOME	\$97,451	\$92,135	\$84,824
TOTAL EMPLOYEES	899	8,033	24,184

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SAN JACINTO CITY PROFILE

THE  
MAGNET

AT SAN JACINTO

SEC RAMONA EXPLUY & STATE ST | SAN JACINTO, CA

city profile

POPULATION

60,888 <sup>\*DERRIGO</sup>

87,265 <sup>\*DERRIGO</sup>  
PROJECTED BUILD-OUT  
BUILD-OUT OF ALL ACTIVE RESIDENTIAL UNITS

44,099 DAYTIME  
POPULATION

31.4 MEDIAN AGE

6.6% ANNUAL GROWTH  
YEAR-OVER-YEAR



economic  
DEVELOPMENT

4th <sup>FASTEST</sup>  
% GROWING CITY  
BY PERCENTAGE IN  
RIVERSIDE COUNTY

RESIDENTIAL  
COST OF LIVING / INCOME

\$480,500  
MEDIAN HOME PRICE  
SRCAR | FEB 2025

15,855  
NO. OF HOUSEHOLDS  
ESRI

\$95,261  
AVERAGE HH INCOME  
ESRI

\$75,239  
MEDIAN HH INCOME  
ESRI

RESIDENT DEMAND



RETAIL  
\$345 MILLION

FOOD SERVICE  
\$60.5 MILLION



HOME TO  
SOBOBA  
CASINO  
RESORT  
2M ANNUAL VISITORS

TRADE AREA  
POPULATION

1 MILE 17,189  
3 MILES 85,078  
5 MILES 163,401  
30 MIN DRIVE 413,276



Education

SJUSD

10,173 Students  
90.7% Grad Rate

48% POPULATION  
SOME COLLEGE /  
COLLEGE DEGREE

MSJC

17,000+ Students

AFFORDABLE - ACCESSIBLE	
FINANCIAL AID AWARDS:	SCHOLARSHIP AWARDS:
COST PER UNIT: \$146	\$26.3 million / \$215,004

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SAN JACINTO RESIDENTIAL DEVELOPMENT

*Residential*

DEVELOPMENT



NEW SFR FINALS  
**1,735**  
2017-CURRENT



APPROVED TRACT MAPS  
**7** SINCE 2017  
**17** TOTAL ACTIVE MAPS



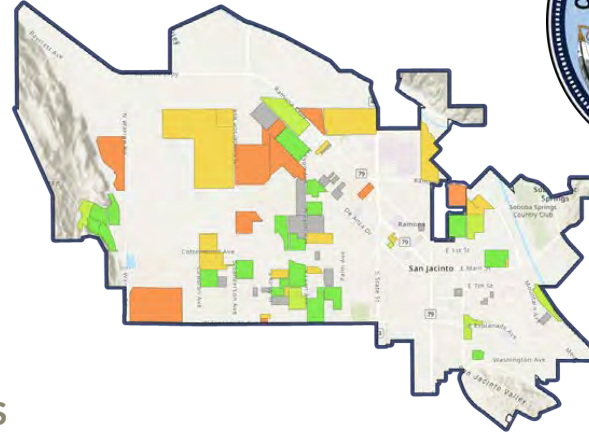
**22** COMPLETED TRACT MAPS  
Since 2/2017



**5** TRACT MAPS UNDER CONSTRUCTION



**7** NEW TRACT MAPS  
(Tract Maps Under Entitlement Review):  
**~2,950 UNITS**



STATUS  
■ New Tentative Tract  
■ Approved Tract Map  
■ Building in Process  
■ Completed  
■ Expired

NEW RESIDENTIAL *coming* SOON:

**424**  **MCLEISH RANCH**  
LYON/DEANZA

**600**  **LGI HOMES**  
ESPLANADE/ WARREN RD

**633**  **430 TOWNHOMES**  
**CHACON FARMS**  
CAWTON/7TH

**249**  **ESPLANADE COLLECTION**  
COMMONWEALTH/HEWITT

**191**  **RANCHO DE ALAMO**  
CAWTON/COTTONWOOD

TOTAL NEW UNITS: 2,097

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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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