

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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TED RIVENBARK

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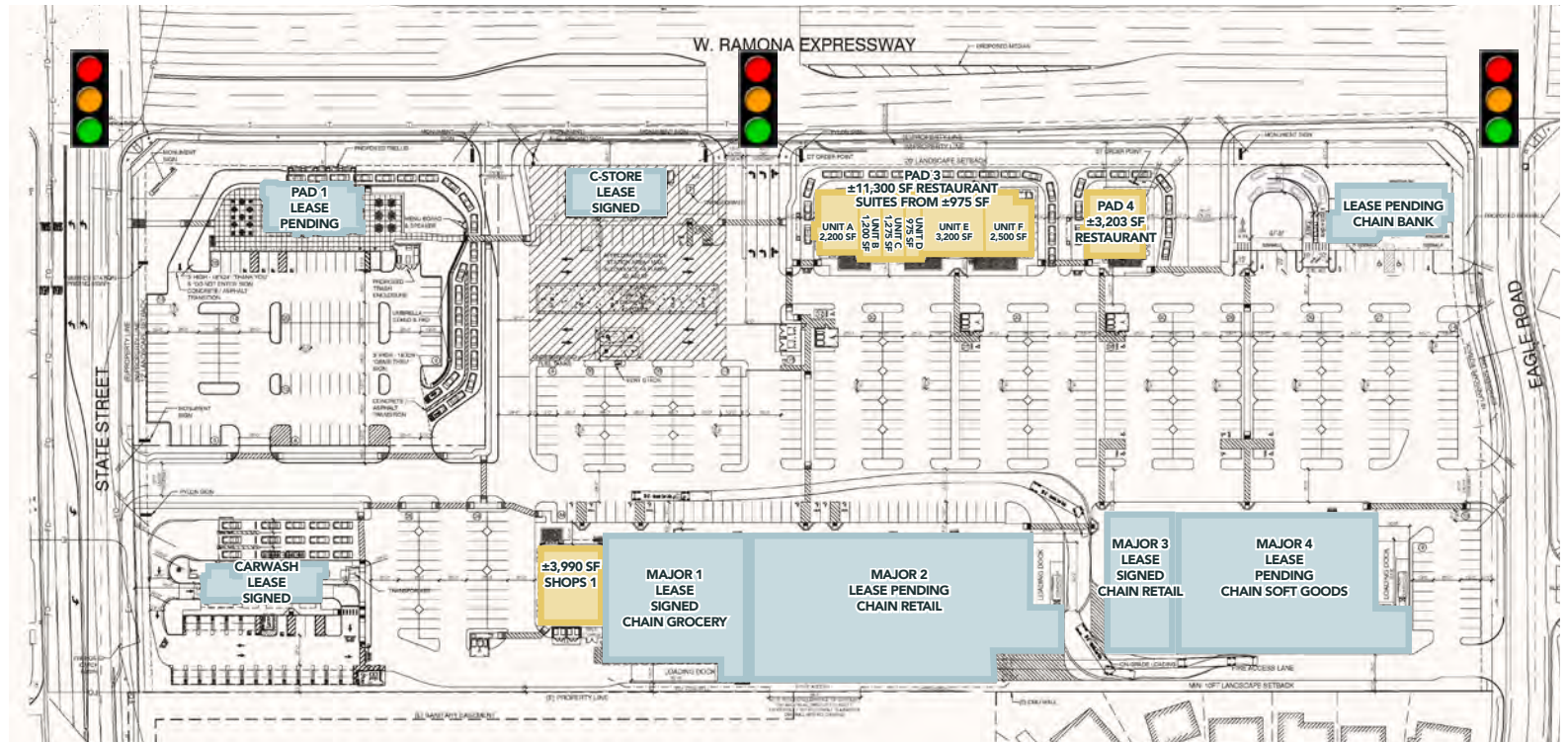
DRE# 01247098



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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



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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NEIGHBORING AMENITIES



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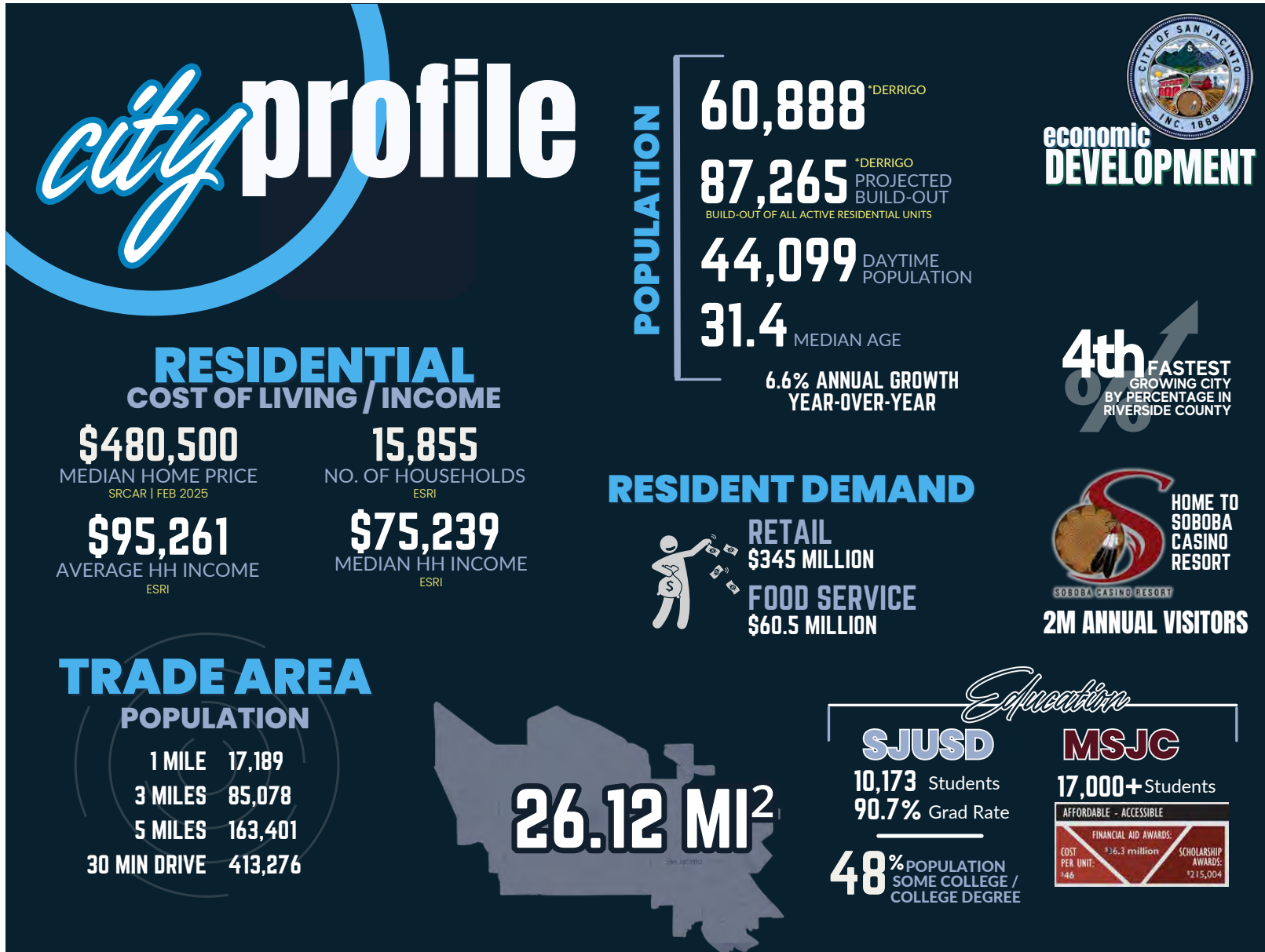
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SAN JACINTO CITY PROFILE



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



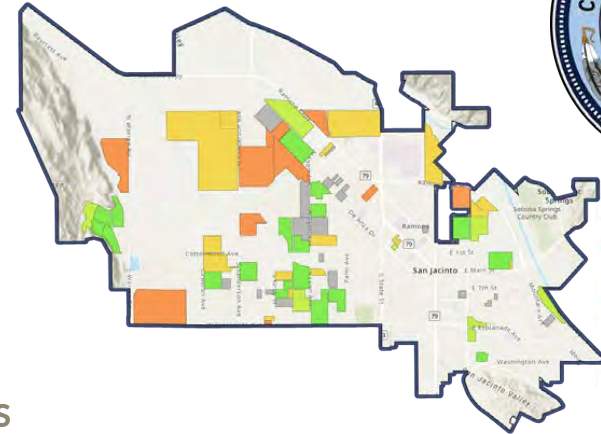
5

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 **CHACON FARMS**
CAWTON/7TH

249 **ESPLANADE COLLECTION**
COMMONWEALTH/HEWITT

191 **RANCHO DE ALAMO**
CAWTON/COTTONWOOD

TOTAL NEW UNITS: 2,097

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