

# Fully Improved Retail Center For Sale or Ground Lease

SWC OF SANDERSON AVENUE AND COTTONWOOD AVENUE

**PURCHASE INDIVIDUAL PADS OR ALL AVAILABLE 7.86 NET ACRES**

- Fully Improved Site, Ready for Immediate Development
- Hard Signalized Corner
- 35,324 Cars Per Day- Cottonwood / Sanderson
- Located on Hemet / San Jacinto's main North- South Thoroughfare
- Thousands of New Roof Tops under construction
- Developer Friendly Terms Offered



San Jacinto, California

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# Executive Summary

## PROPERTY OVERVIEW

Located in the heart of San Jacinto in the County of Riverside, these developed retail pads are ready for user development. Perfect for fast food, restaurants, banks, grocer, or any other retail development. The property sits adjacent to an existing CVS, AutoZone, and Shell Gas Station.

The site has approximately 461 feet of frontage on Sanderson Ave and 255 feet of frontage on Cottonwood Ave with traffic counts of 35,324 Cars Per Day on Sanderson Ave. The property is less than 3 miles to Florida Ave/Hwy 74 and will be less than one mile from Hwy 79 once the Hwy 79 realignment is completed. The property is within a 2 mile radius of two new home communities, Pacific Mosacio by Pacific Communities and The Cove by KB Homes, with several more new home sites currently under development including 161 lots with an approved TTM immediately adjacent to the subject property.

## PROPERTY FACTS

- LOCATION: San Jacinto, Riverside County, CA
- TOTAL SITE AREA: 7.86 Net Acres
- APN: 432-270-020
- ENTITLEMENTS: Q1 2026 - Anticipated Approval
- PROPERTY CONDITION: Improved Retail Pads
- ZONING: CG
- GENERAL PLAN: Community Commercial

## PRICING

Parcel	For Sale	Ground Lease
Pad 1: 1.13 AC	\$837,000	\$1.11 / SF
Pad 3: ±0.80 AC	\$697,000	\$1.30 / SF
Pad 4: ±0.79 AC	\$688,000	\$1.30 / SF
Market: +/-2.58 AC	\$1,686,000	\$0.98 / SF
Shops: +/-1.83 AC	\$1,196,000	\$0.98 / SF

## ZONING

The CG zone is applied to areas appropriate for general commercial and daily shopping needs of a broad market area. The CG zone may allow a wide range of retail sales and business, professional, and personal services that are accessible to transit corridors. This zone allows a maximum floor area ratio (FAR) of 0.40. The CG zone is consistent with the Community Commercial land use designation of the General Plan.



# Conceptual Site Plan



# TENTATIVE PARCEL MAP NO. 38549

## SCHEDULE "E"

### CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

P23-003

**GENERAL NOTES**

**LEGAL DESCRIPTION**

1. THAT PORTION OF THE NORTHEAST ONE-QUARTER OF FARM LOT 150 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK B, PAGE 37 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

BEING PARCEL "A" OF CERTIFICATE OF COMPLIANCE NO. 06-02, APPROVED BY THE CITY OF SAN JACINTO ON NOVEMBER 8, 2006, A COPY OF WHICH RECORDED NOVEMBER 20, 2006 AS INSTRUMENT NO. 2006-0856637, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FARM LOT 150, BEING ALSO THE CENTERLINE INTERSECTION OF SANDERSON AVENUE AND COTTONWOOD AVENUE;

THENCE NORTH 89° 55' 15" WEST ALONG THE NORTH LINE OF SAID LOT 150 AND THE CENTERLINE OF SAID COTTONWOOD AVENUE, A DISTANCE OF 887.20 FEET;

THENCE SOUTH 00° 05' 06" WEST, A DISTANCE OF 950.90 FEET;

THENCE SOUTH 89° 54' 54" EAST, A DISTANCE OF 76.19 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 330.00 FEET;

THENCE EASTERLY ALONG SAID TANGENT CURVE, A DISTANCE OF 102.23 FEET, THROUGH A CENTRAL ANGLE OF 18° 26' 37" TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 270.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 18° 31' 42" WEST;

THENCE EASTERLY ALONG SAID REVERSE CURVE, A DISTANCE OF 86.63 FEET, THROUGH A CENTRAL ANGLE OF 18° 26' 37" TO THE END OF SAID REVERSE CURVE, BEING 80.00 FEET NORTHERLY OF AND AT RIGHT ANGLES TO THE NORTH LINE OF THAT PARCEL OF LAND GRANTED TO CROWN GENERAL BAPTIST CHURCH CORPORATION, BY DEED RECORDED MARCH 30, 2000, AS INSTRUMENT NO. 116781, OFFICIAL RECORDS;

THENCE SOUTH 89° 53' 54" EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 531.76 FEET;

THENCE NORTH 49° 18' 40" EAST, A DISTANCE OF 38.30 FEET TO A POINT, 61.00 FEET WEST OF AND AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 150 AND THE CENTERLINE OF SAID SANDERSON AVENUE;

THENCE SOUTH 89° 56' 43" EAST, A DISTANCE OF 61.00 FEET TO SAID EAST LINE AND SAID CENTERLINE;

THENCE NORTH 00° 03' 17" EAST ALONG SAID EAST LINE AND SAID CENTERLINE, A DISTANCE OF 956.91 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION LYING WITHIN PARCEL MAP NO. 35888-1 RECORDED IN BOOK 228, PAGE 71 THROUGH 73, INCLUSIVE, OF PARCEL MAPS, OFFICIAL RECORDS.

ALSO EXCEPTING ANY PORTION LYING WITHIN PARCEL MAP 35888-2 RECORDED IN BOOK 227, PAGE 68 THROUGH 70, INCLUSIVE, OF PARCEL MAPS, OFFICIAL RECORDS.

2. **TOTAL ACREAGE:**  
14.63 ACRES GROSS; 13.35 ACRES NET

3. **NUMBER OF PARCELS:** 7

4. **MINIMUM PARCEL SIZE:** PARCEL 5 0.98 AC.

5. **EXISTING ZONING:** COMMERCIAL GENERAL - CG

6. **PROPOSED ZONING:** NO CHANGE

7. **EXISTING LAND USE:** VACANT

8. **PROPOSED LAND USE:** SHOPPING CENTERS/SELF-STORAGE

9. **EXISTING LAND USE DESIGNATION:** COMMERCIAL

10. **PROPOSED LAND USE DESIGNATION:** COMMERCIAL

11. **METHOD OF SEWAGE DISPOSAL:** PUBLIC SEWER

12. **UTILITIES:**  
WATER - EASTERN MUNICIPAL WATER DISTRICT  
SEWER - EASTERN MUNICIPAL WATER DISTRICT  
GAS - SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC - SOUTHERN CALIFORNIA Edison  
TELEPHONE - VERIZON CABLE - VERIZON

13. **SCHOOL DISTRICT:** SAN JACINTO UNIFIED SCHOOL DISTRICT

14. **ASSESSORS PARCEL NO.:** 432-270-020

15. **SITE ADDRESS:** N/A

16. **2014 THOMAS BROS. GUIDE:** 810, E-2 & F-2

17. **PLOT PLAN PREPARED:** AUGUST 4, 2022

18. **OCCUPANCY:** N/A

19. **POLICY AREA:** N/A

20. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS.

21. THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.

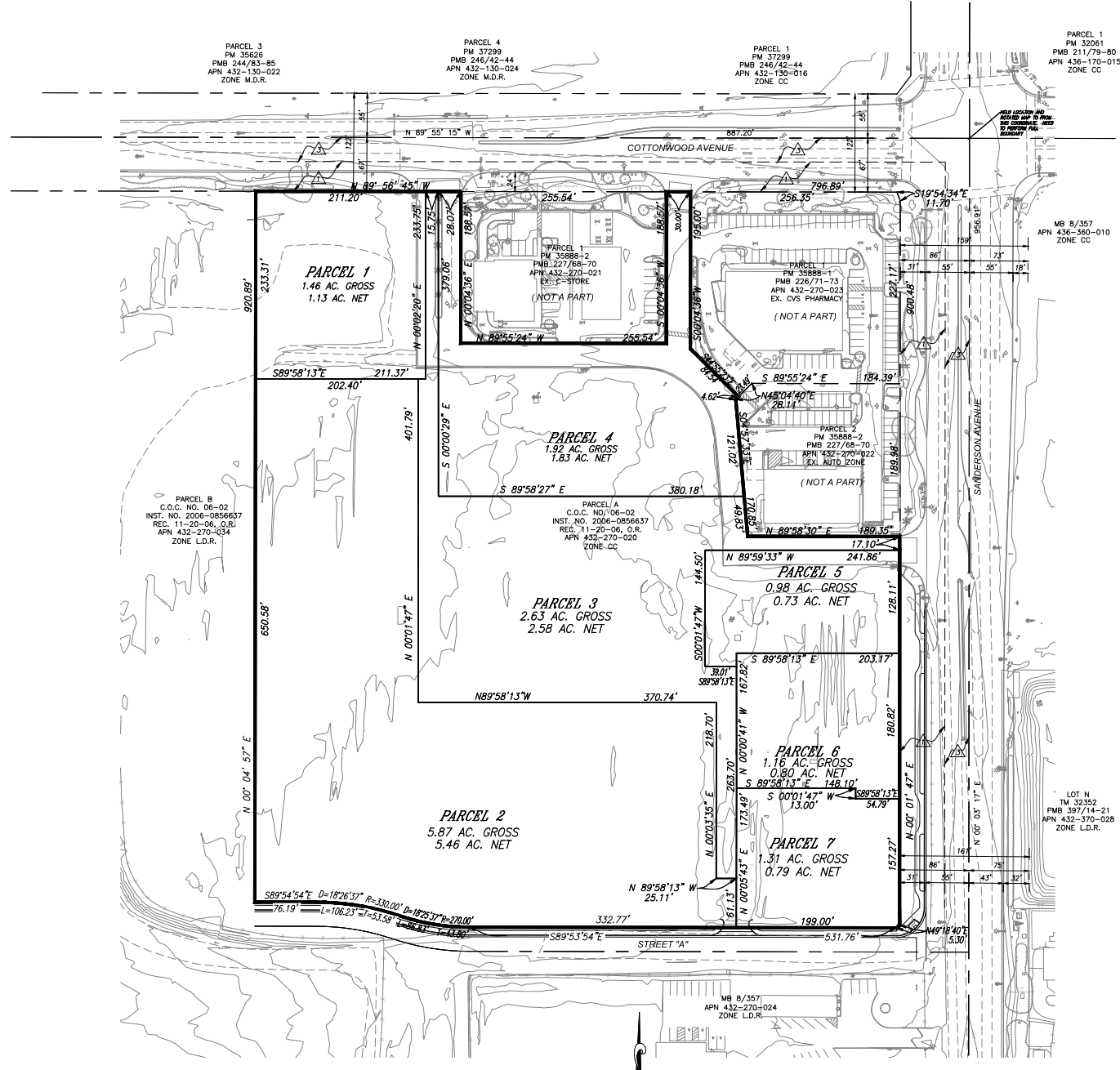
22. TOPO SOURCE: AEROTECH MAPPING, INC., FLOWN TOPO 7-15-2020

23. THIS PROPERTY IS SUSCEPTIBLE TO SUBSIDENCE.

24. THIS PROPERTY LIES OUTSIDE OF THE FLOODPLAIN

25. THIS PROPERTY HAS A HIGH PALEONTOLOGY SENSITIVITY (HIGH B)

26. THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A" - THE COUNTY SERVICE AREA (CSA) DESIGNATION OF THIS



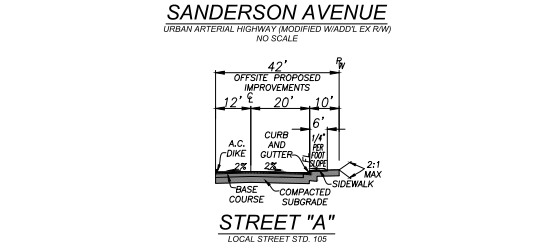
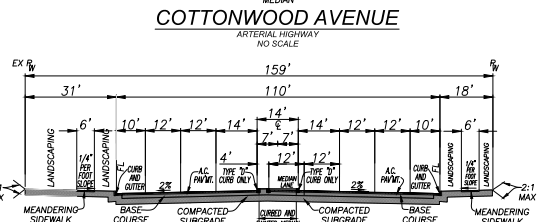
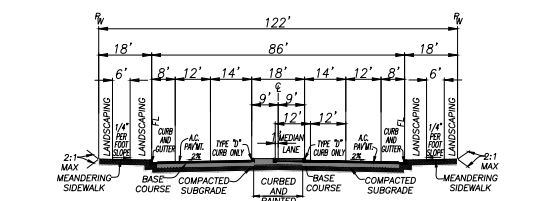
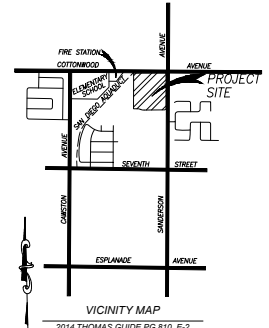
**OWNER:**  
GENIUS, L.P.  
442 PARK BLVD, SUITE 103  
SAN DIEGO CA, 92116

**ARCHITECT:**  
VALLI ARCHITECTURAL  
27405 PUERTA REAL SUITE 235  
MISSION VIEJO, CA, 92691  
PHONE: 949-813-4191  
EMAIL: info@valliarch.com

**ARCHITECT:**  
GK PIERCE ARCHITECTS  
3 OVERTURE  
ALISO VIEJO, CA, 92656  
PHONE: 949-344-2710  
FAX: 949-344-2720

**DEVELOPER:**  
RANCON GROUP  
41381 KALMA ST. SUITE 200  
MURRIETA, CA, 92562  
PHONE: 951-300-2380

**ENGINEER:**  
4M ENGINEERING AND DEVELOPMENT, INC.  
41835 ENTERPRISE CIRCLE N-SUITE B  
TEMECULA, CA, 92590  
PHONE: 951-296-3466  
EMAIL: info@4med.net

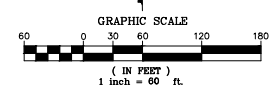


**ABBREVIATIONS**  
AC ..... ACRES  
APN ..... ASSESSORS PARCEL NUMBER  
C.C. ..... COMMUNITY COMMERCIAL CENTERLINE  
C&G ..... CURB AND GUTTER  
ELEV ..... ELEVATION  
EX ..... EXISTING  
FH ..... FIRE HYDRANT  
FL ..... FLOWLINE  
FS ..... FINISH SURFACE  
L.D.R. ..... LOW DENSITY RESIDENTIAL  
M.D.R. ..... MEDIUM DENSITY RESIDENTIAL  
MH ..... MANHOLE  
O.R. ..... OFFICIAL RECORD  
PL ..... PROPERTY LINE  
PM ..... PARCEL MAP  
PO ..... PROFESSIONAL OFFICES  
PP ..... POWER POLE  
RW ..... RIGHT-OF-WAY  
SD ..... STORM DRAIN  
SF ..... SQUARE FEET  
SS ..... SANITARY SEWER  
WL ..... WATER LINE

**SYMBOLS LEGEND:**  
10-35 ..... EXISTING MAJOR CONTOURS  
..... EXISTING MINOR CONTOURS  
..... BOUNDARY LINE  
..... PROPOSED PARCEL LINES  
..... EXISTING PARCEL LINES  
..... CENTERLINE  
..... PROPOSED EASEMENT LINE  
..... EXISTING EASEMENT LINE  
..... EXISTING WATER  
..... EXISTING SEWER  
..... EXISTING TELEPHONE  
..... EXISTING ELECTRICAL  
..... EXISTING GAS  
..... EXISTING TELEVISION

**EASEMENT NOTES**

- △ AN EASEMENT FOR SEWAGE TRANSMISSION AND COLLECTION FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1976 AS INSTRUMENT NO. 3780 OF OFFICIAL RECORDS, NOT PLOTTABLE
- △ AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2006, AS INSTRUMENT NO. 2006-068484, OF OFFICIAL RECORDS.
- △ A RIGHT OF WAY OVER A STRIP OF LAND, 30.00 FEET WIDE, ON EACH SIDE OF THE SECTION AND QUARTER SECTIONS LINES FOR ROAD OR DITCHES OR PIPES FOR CONDUCTING AND DISTRIBUTING WATER.



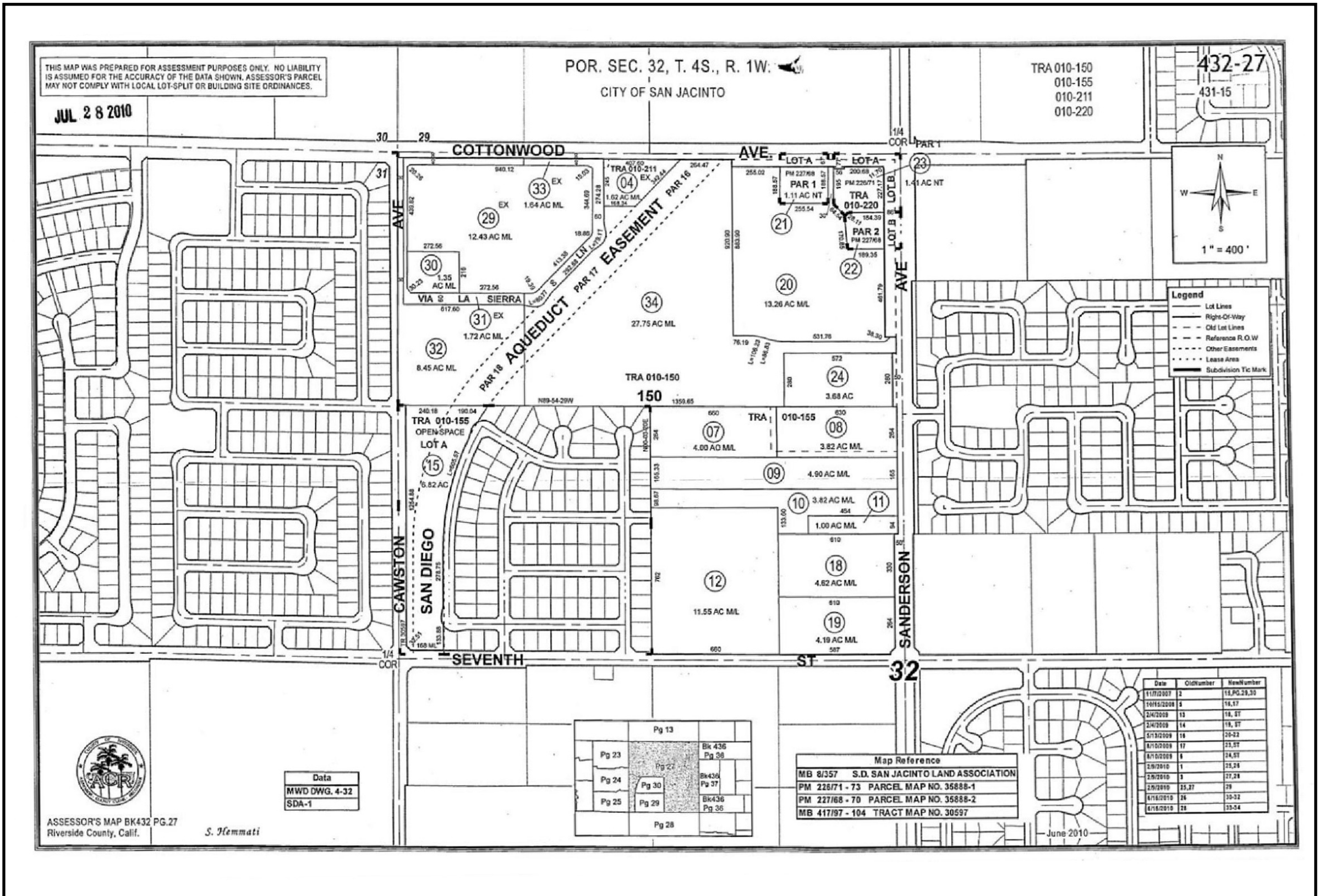
NO.	DATE	REVISION

**OWNER / APPLICANT:**  
GENIUS, L.P.  
VACANT LAND  
SAN JACINTO, CA, 92582

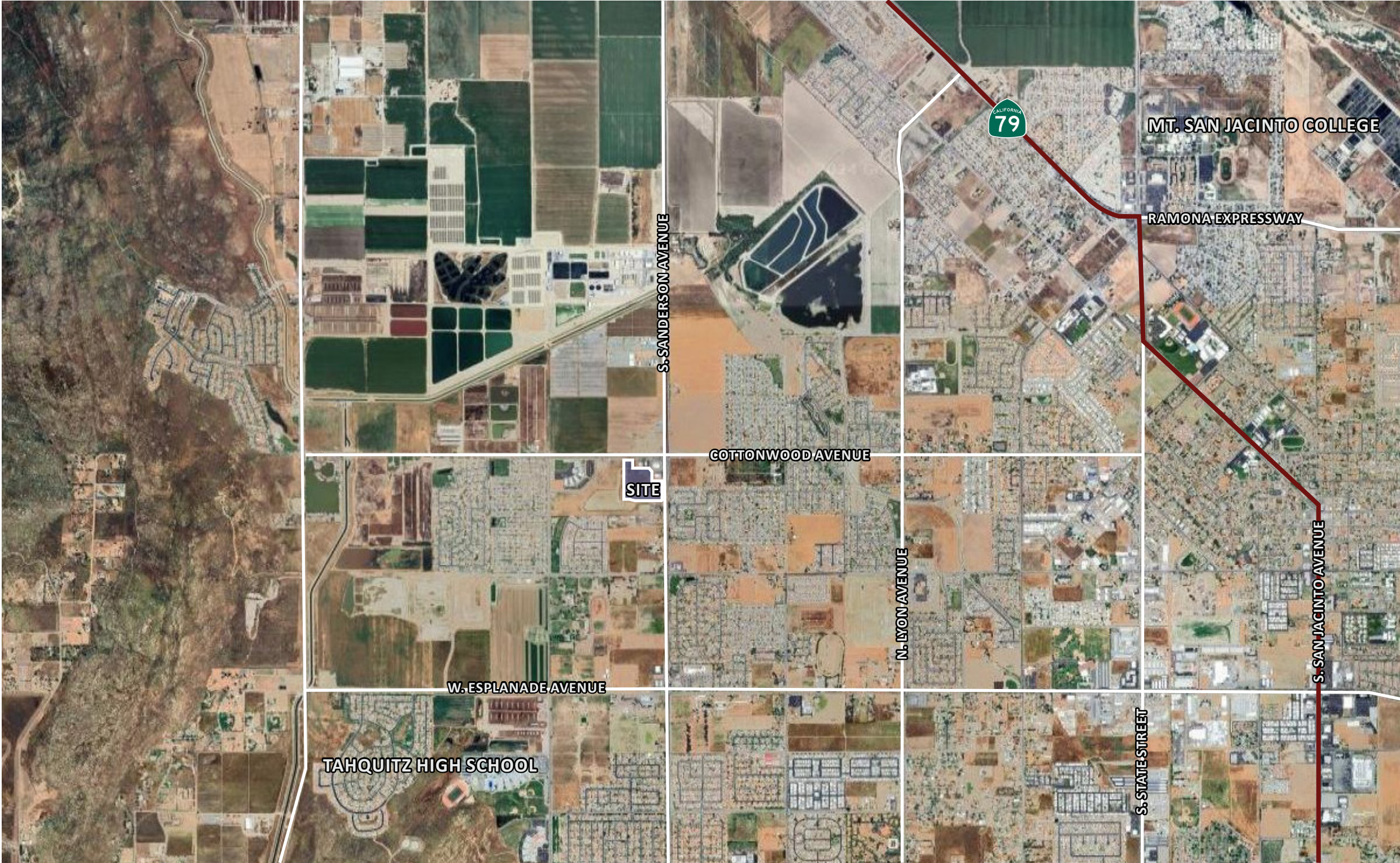
**ENGINEER:**  
  
4M ENGINEERING AND DEVELOPMENT, INC.  
41835 Enterprise Circle N - Suite B  
Temecula, California 92590  
TEL: (951) 296-3466  
NIRK R. WEIDERS R.C.E. 06558

# Assessor's Map

## PROPERTY OVERVIEW



# Aerial Map

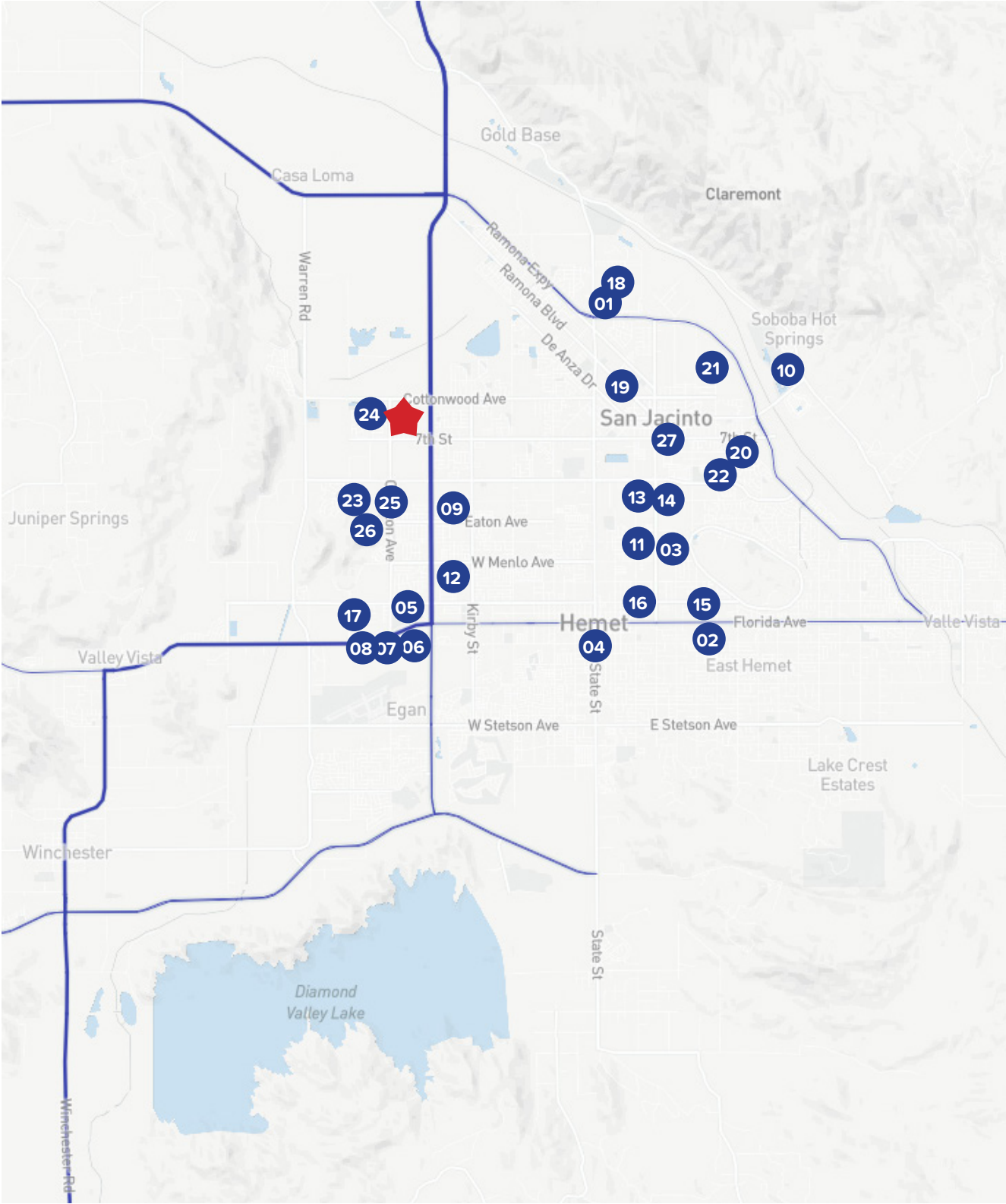


# Property Photos

[↓ Click here for more drone photos](#)



# 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

## 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

## ENTERTAINMENT

- 10 Saboba Casino and Resort
- 11 Lowes Custom Golf
- 12 Colonial Golf & Country Club

## GOVERNMENT FACILITIES

- 27 San Jacinto City Hall

## 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

# 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 km<sup>2</sup>) and has a population of approximately 4 million.[3] 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: [cbcbblueprint.com](http://cbcbblueprint.com)

Census 2010 Summary	
Population	2,189,641
2021 Summary	
Population	2,416,961
Households	770,508
Median Age	35.9
Median Household Income	\$63,474
Average Household Income	\$86,589
2025 Summary Est.	
Population	2,530,637
Households	808,687



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