

±9.46 ACRE

ACRE RETAIL/OFFICE DEVELOPMENT

Pads & Shop Space
Available for Sale or Lease

SWQ San Jacinto Street &
Commonwealth Avenue
San Jacinto, CA



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RETAIL/OFFICE
DEVELOPMENT

Swg San Jacinto Street &
Commonwealth Ave
San Jacinto, CA

Nick Earle

nearle@catalystretail.com
DRE# 01916982

Nick Corbell

ncorbell@catalystretail.com
DRE# 01932821



 (951) 395-0000

 www.catalystretail.com



38605 Calistoga Dr, Suite 150
Murrieta, CA 92563

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PROPERTY FEATURES

- Join: 7-Eleven, and Sonic
- Ground Lease, Build-to-suit or Pad Sale Available
- Strong Traffic Counts
- Great Street Signage Available (25' Pylon Sign)
- Busy Retail Corridor
- Different Site Plan Configurations Available
- Excellent Co-Tenancy
- Signalized Intersection Being Installed Across from Walmart Center

TRAFFIC COUNTS

14,914 CPD

W. Esplanade Ave

15,654 CPD

S San Jacinto Ave

*Source: Regis Online



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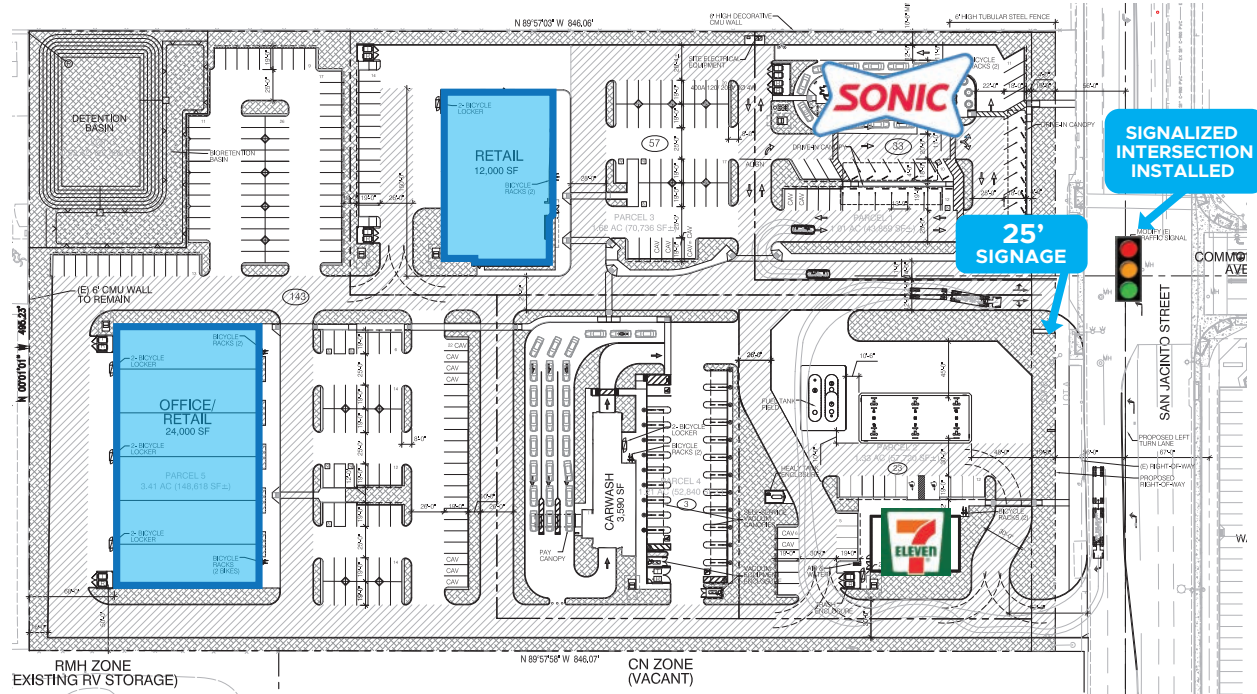


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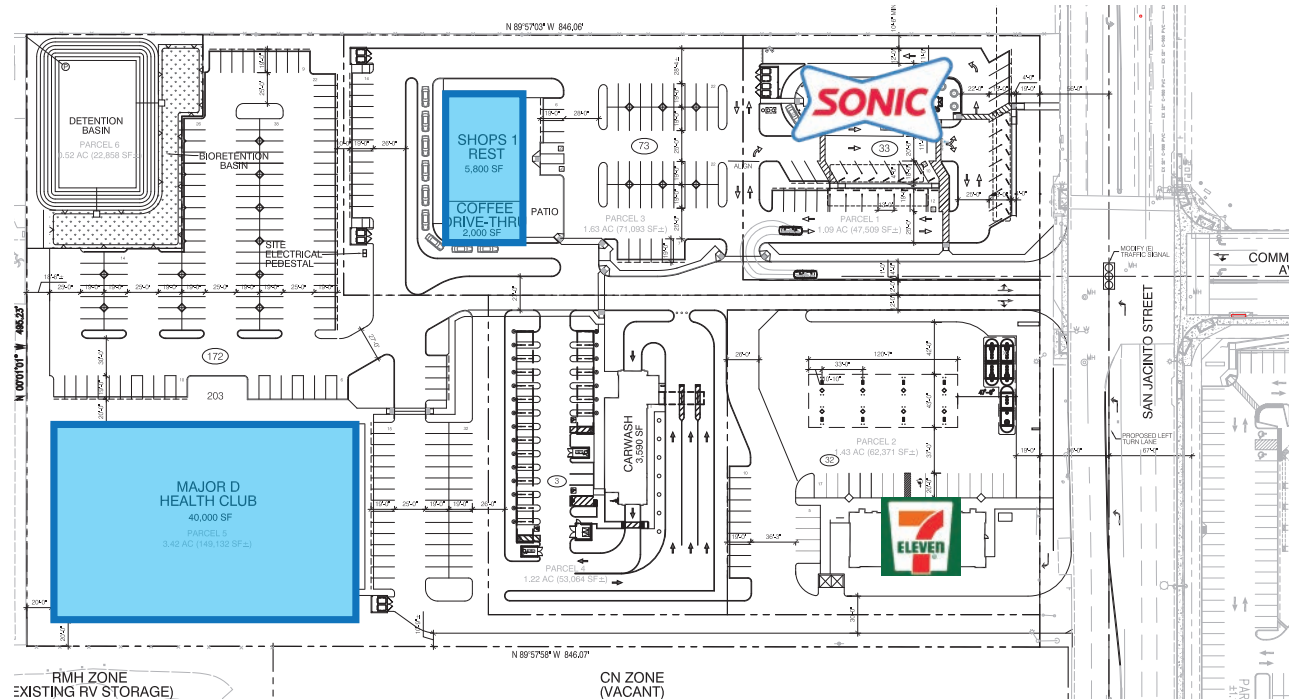
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PROPOSED SITE PLAN



ALTERNATE SITE PLAN



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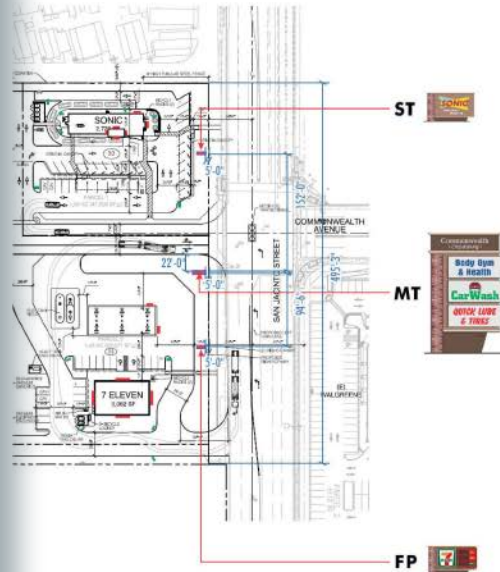
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SIGNAGE



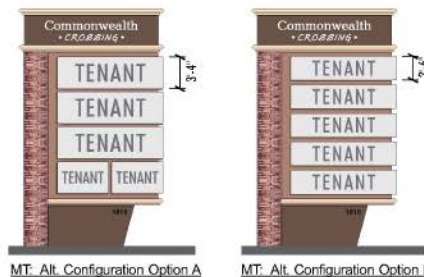
Multi-Tenant Sign (Primary):

Fabricated aluminum sign, dbl. faced.
Internally illuminated with L.E.D.s
Tenant panel are routed out alum. and
backed with acrylic.
Tenant colors per brand standards.
Sign colors and materials to match project.
Internal steel post & subframing shall be
per engineering, pending approval.

Notes:

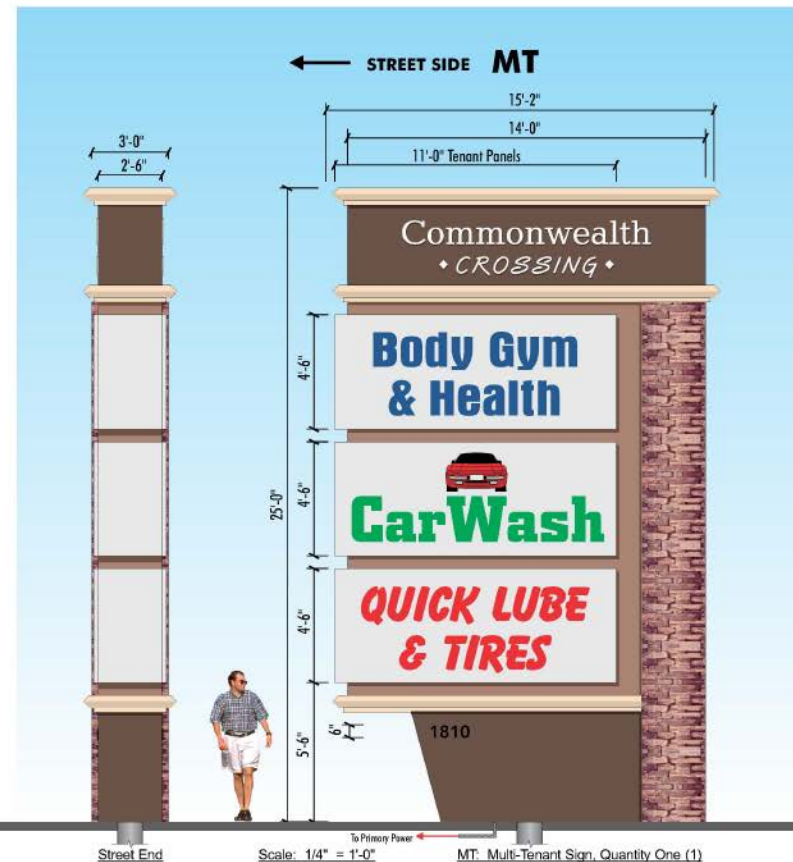
Owner/Developer reserves the right to
reconfigure tenant panels provided that
the overall square footage of the sign
area is not increased.

All signage shall be in compliance
with applicable City of San Jacinto, CA
codes.



ALL COMPONENTS TO BE APPROVED
ALL SIGNS TO BE LISTED

Multi-Tenant Sign "MT" (Primary Project Sign)



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Located at the base of the **San Jacinto mountains** and adjacent to the San Jacinto River, the City of San Jacinto has much to offer residents and businesses alike.

As the oldest incorporated city in Riverside county, you'll find an eclectic combination of the old and the new.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	13,882	117,644	166,149
 MEDIAN HOUSEHOLD INCOME	\$47,256	\$47,861	\$51,370
 HIGH SCHOOL DEGREE OR HIGHER	2,722	24,787	35,586
 GRADUATE DEGREE OR HIGHER	1,044	9,671	14,891
 TOTAL EMPLOYEES	3,725	22,062	29,223
 TOTAL BUSINESSES	572	2,867	3,572

