

+/-1.33 Acres • Proposed RCFE Project (74 BEDS)

San Jacinto, CA



Development Land For Sale



COLDWELL BANKER
COMMERCIAL
LAND TEAM

Contents

01 PROPERTY OVERVIEW

- 04 Executive Summary
- 06 Site Plan
- 08 Drone Photos
- 16 Property Video

02 MARKET OVERVIEW

- 20 Aerial
- 21 Surrounding Retail & Public Works
- 22 San Jacinto Overview
- 23 Riverside County Overview

Property Overview

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Executive Summary

PROPERTY OVERVIEW

The offering consists of a prime 1.33-acre ($\pm 57,935$ SF) development parcel located in San Jacinto. The site is zoned Medium-High Density Residential and is in process of obtaining a Conditional Use Permit (CUP) for a proposed 74-bed Residential Care Facility for the Elderly (RCFE).

Significant entitlement progress has been made, reducing upfront soft-cost exposure for the next developer.

This is an excellent opportunity for assisted living developers and senior housing investors seeking a partially advanced entitlement project in Riverside County's growing senior market.

PROPERTY FACTS

LOCATION: San Jacinto, Riverside County, CA

TOTAL SITE AREA: ± 1.33 Acres

APNs: 434-110-022 & 434-123-008

ZONING: Medium-High Density Residential

PROPOSED USE: 74-Resident RCFE

UTILITIES: Water & Sewer Available/Provided

TOPOGRAPHY: Flat

ENTITLEMENT STATUS

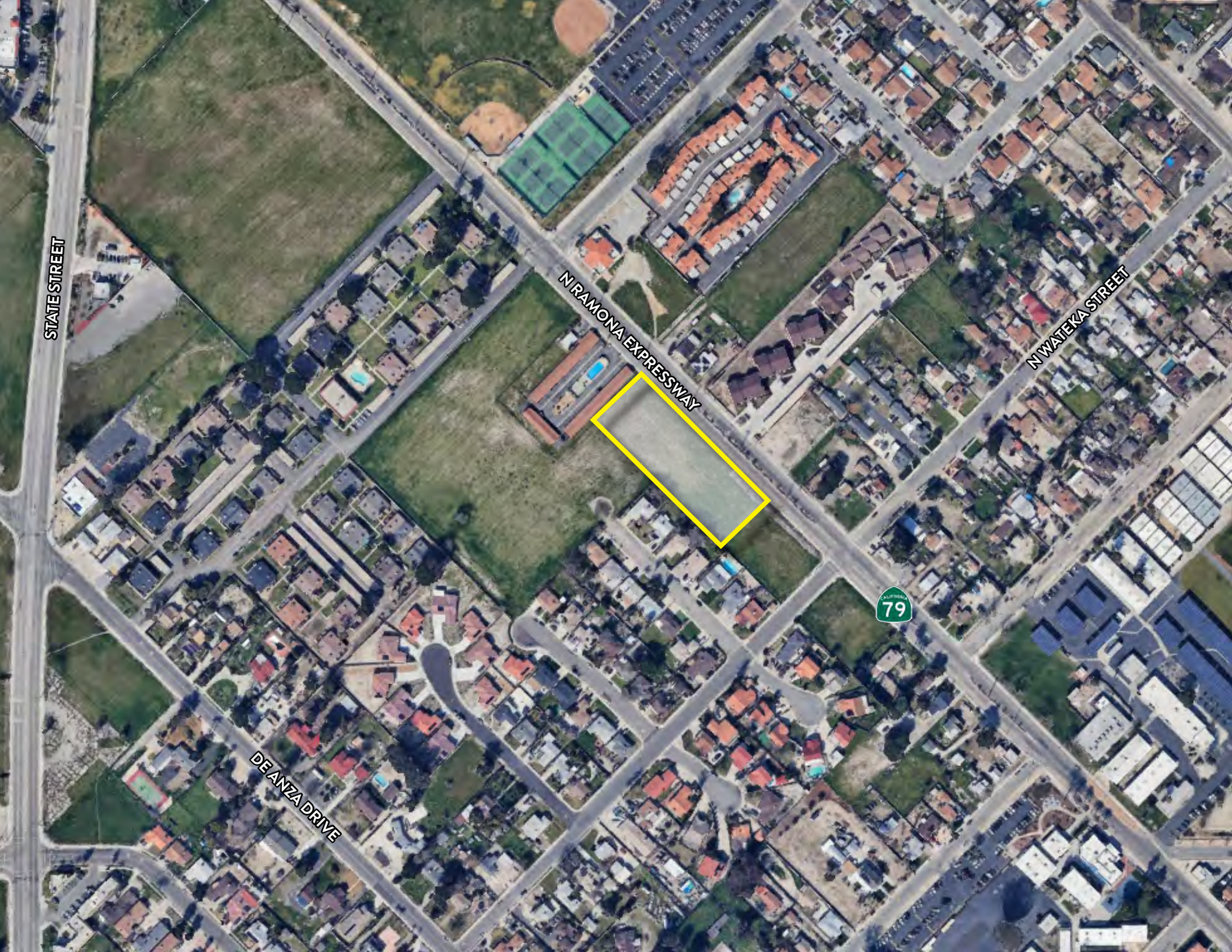
- CUP application submitted; in process with the City
- WQMP application fees paid (processing underway)
- Lot Line Merger fees paid (application in progress)
- SPDR fees paid (application in progress)
- Development coordination initiated with City

PROJECT DOCUMENTS

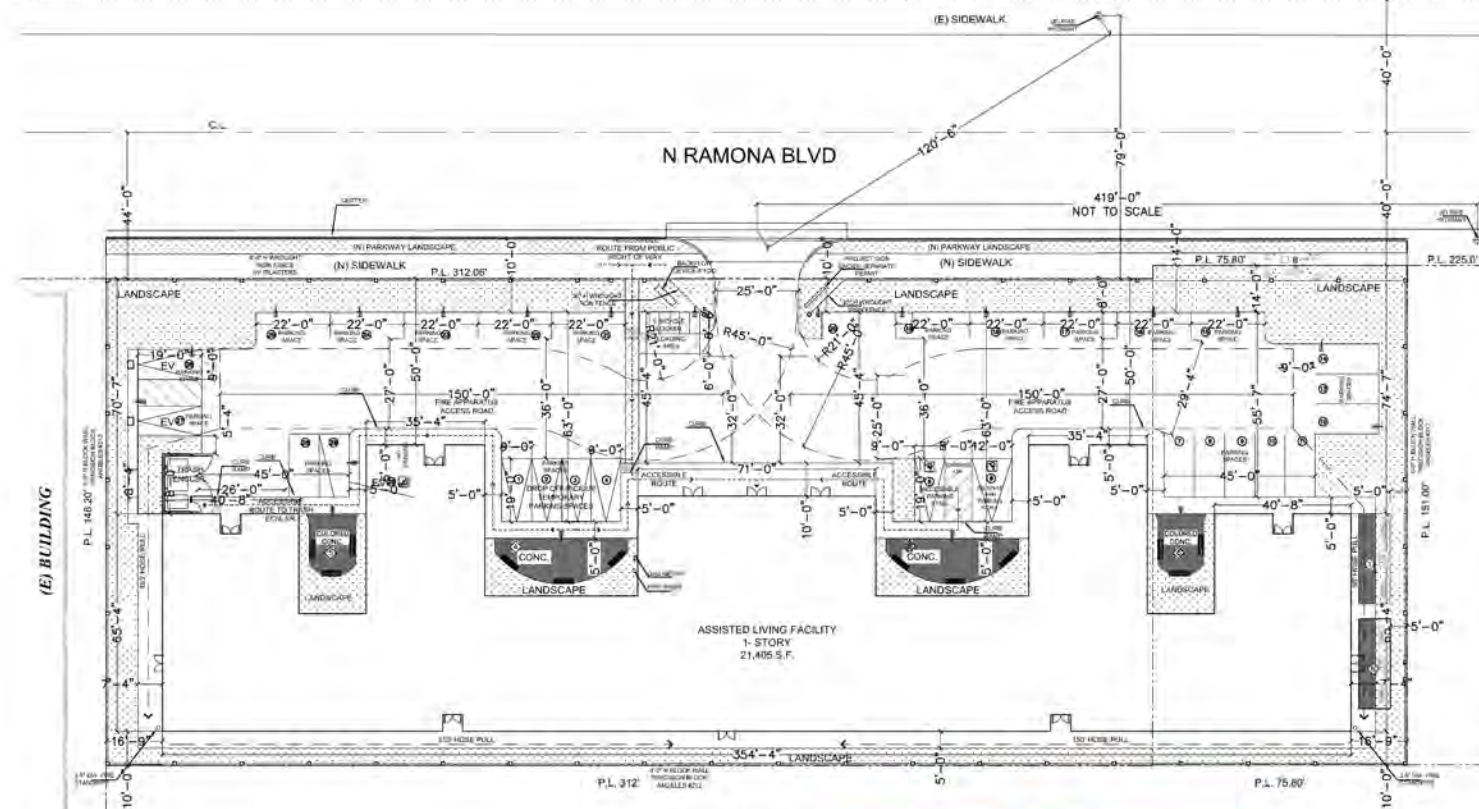
All project documents can be provided upon request.

ASKING PRICE

\$650,000



Site Plan



PROPOSED SITE PLAN
SCALE: 1/200

INDOOR & OUTDOOR RECREATION AREA ANALYSIS

REQUIRED MIN. 10% OF THE SITE AREA	5,855.6 S.F.
◇ OUTDOOR AREA	253 S.F.
◇ OUTDOOR AREA	603 S.F.
◇ OUTDOOR AREA	789 S.F.
◇ OUTDOOR AREA	789 S.F.
◇ OUTDOOR AREA	603 S.F.
◇ OUTDOOR AREA	253 S.F.
◇ INDOOR AREA	2,586 S.F.
TOTAL PROVIDED RECREATION AREA	5,856 S.F.

LOT COVERAGE:
 BUILDING COVERAGE: 21,405 / 58,558 = 36.56 %
 LANDSCAPE COVERAGE: 11,608 / 58,558 = 19.82 %
 PARKING LOT COVERAGE: 17,146 / 58,558 = 29.28 %

NOTE:
 NIGHT-TIME LIGHTING IS REQUIRED FOR PARKING AREAS.

Accessible Parking Notes:

DOUBLE RMS= (34 ROOMS) (68 RESIDENTS)
 SINGLE RMS= (6 ROOMS) (6 RESIDENTS)
 TOTAL RESIDENTS= 74

PARKING FOR CAREGIVERS = 74 / 10 = 8 SPACES
 EMPLOYEE PARKING = 10 SPACES
 REQUIRED DROP-OFF PARKING = 74 / 7 = 11 SPACES

TOTAL REQUIRED VEHICLE PARKING = 29 SPACES
 PROVIDED VEHICLE PARKING = 29 SPACES

*REQUIRED BIKE PARKING SPACES= 29/10 = 3 SPACES

STANDARD	24 SPACES
ACCESSIBLE	1 (ACCESSIBLE)
ELEC. VEHICLE	2 (STANDARD) & 1 (ACCESSIBLE)
VAN	1 (ACCESSIBLE)
BIKE	3 SPACES



Accessible Parking Notes:

Detail each required accessible parking space according to the following:

- Parking spaces must be located so that the disabled are not compelled to walk or wheel behind parked cars other than their own. [CBC Section 11B-502.7.1]
- the conforming curb ramp along the path of travel from the accessible parking space and public way to the entrance of the building/tenant space.
 - Detail for curb ramp, Detail 4 Sheet A-9.4
- Show the following signage: [CBC 11B-502.6]
 - Accessible parking space identification on a pole or wall
 - "Van Accessible" sign on each van accessible parking stall
 - A warning sign at the entrance to the parking area from the street regarding unauthorized vehicles that not use the designated accessible parking spaces.
 - On the pole/wall sign, ADD a sign stating: "\$250 minimum fine"
 - The border of the access aisle shall be painted blue.
 - Details 1.2&3 Sheet A-9.4

FIRE DEPARTMENT NOTES

- PROVIDE A MINIMUM UNOBSTRUCTED WITH OF 26 FEET EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1.
- THE REQUIRED FIRE FLOW FOR A SINGLE PRIVATE ON-SITE FIRE HYDRANT AT THIS LOCATION IS 1,250 GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE APPENDIX B.
- THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANTS IS 1,250 GALLONS PER MINUTE AT 20 PSI. EACH ON-SITE HYDRANT MUST BE CAPABLE OF FLOWING 1,250 GALLONS PER MINUTE AT 20 PSI WITH ANY TWO HYDRANTS FLOWING SIMULTANEOUSLY. INSTALL (1) ON-SITE PUBLIC FIRE HYDRANT. LOCATION: PROPOSED ON-SITE HYDRANT LOCATION IS ACCEPTABLE AS SHOWN.
- ALL HYDRANTS SHALL MEASURE 6"x4"x2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503, OR APPROVED EQUAL. HYDRANTS SHALL BE INSTALLED PER SPECIFICATION OF THE LOS ANGELES COUNTY WATER ORDINANCE NO.7834, (TITLE 20) UTILITY MANUAL, SECTION 4.0 TO 4.6.
- VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAIN SERVICEABLE THROUGHOUT CONSTRUCTION.
- PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER PAMPHLET #13, #13D, #231 OR #231C WHICH EVER IS APPLICABLE.
- THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE BUILDING CODE, 904.3.1.1.
- A KEY BOX SHALL BE PROVIDED AND MAINTAINED AT THE MAIN ENTRANCE/EXIT, IN ACCORDANCE WITH FIRE CODE 306, AND AS SET FORTH IN THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 5.
- ON-SITE PROTECTION FACILITIES (I.E. HYDRANTS, SPRINKLER SYSTEM, ETC.) SHALL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. TITLE 24, 1004.2.
- WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, 1004.6.
- THE MEANS OF EGRESS AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
- EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OF FIRE EXIT HARDWARE. BUILDING CODE 1008.1.10 FIRE CODE 1008.1.10.
- INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH BUILDING CODE 803 AND TABLE 803.9 FIRE CODE SEC. 803 TABLE 803.3.
- CURTAINS, DRAPES, AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NONCOMBUSTIBLE. BUILDING CODE 806.1 FIRE CODE 807.
- A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP A OCCUPANCIES HAVING AN OCCUPANT LOAD OF 300 OR MORE. BUILDING CODE 907.2.1 SUBMIT PLANS TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 907.2.1.
- ACTIVATION OF THE FIRE ALARM IN GROUP A OCCUPANCIES WITH AN OCCUPANT LOAD OF 1,000 OR MORE SHALL INITIATE A SIGNAL USING AN EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM IN ACCORDANCE WITH NFPA 72. BUILDING CODE 907.2.1.1 SUBMIT PLANS TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 907.2.1.1.
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
- ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 3-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503.
- ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1.
- PLANS SHOWING UNDERGROUND PIPING, FIRE DEPARTMENT CONNECTION, OR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.
- THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY THE FIRE DEPARTMENT REPRESENTATIVE. NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 901.5, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.



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Revised By: [Blank]

No.	Description	Date
1	REVISION	7/7/2025

SITE PLAN



Project No: PROJ25-0148
 Use: USE25-0085
 Date: 3-20-2025
 Drawn By: RH

Sheet: A-1.0

Scale: As indicated











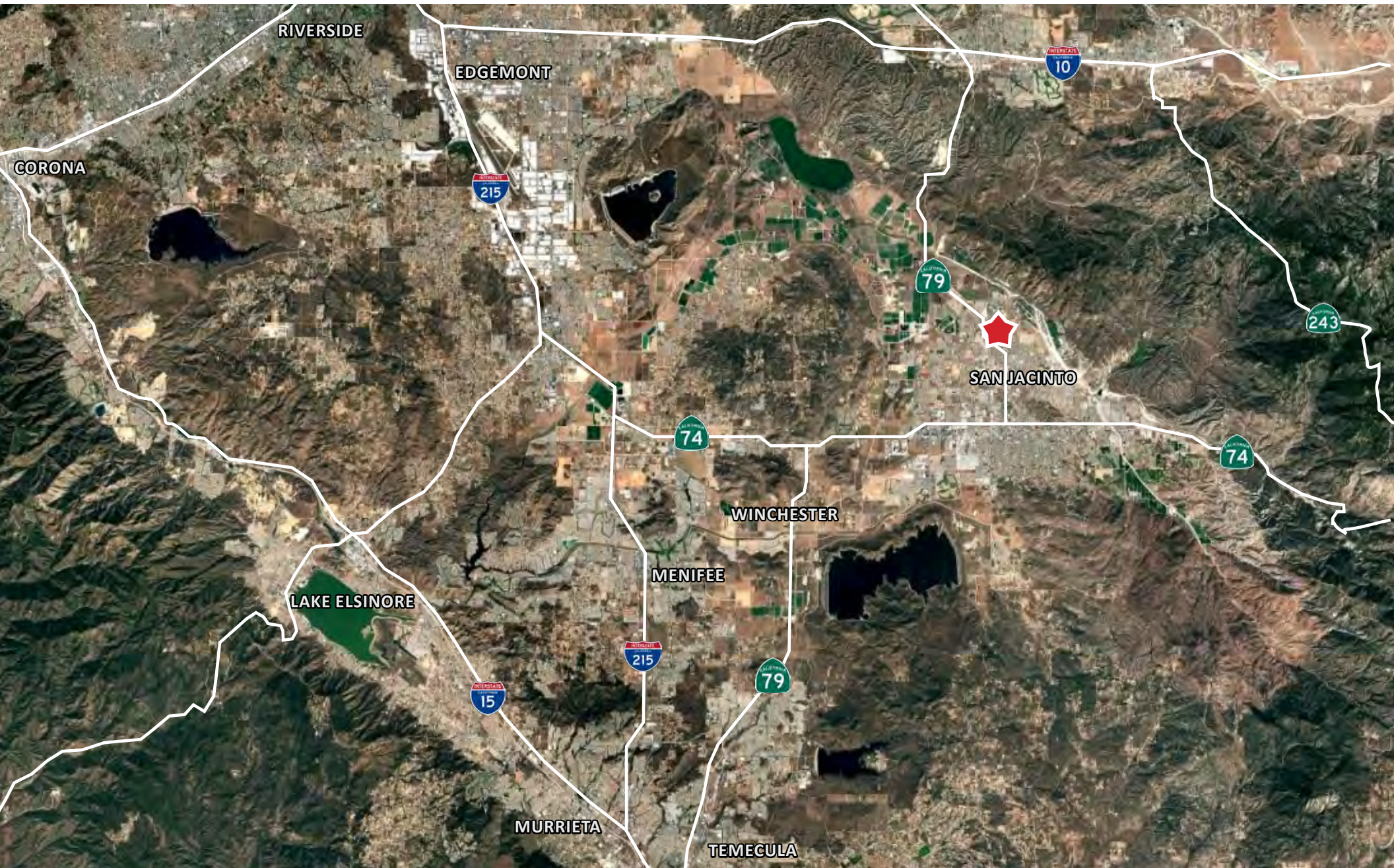
Fly Over Video



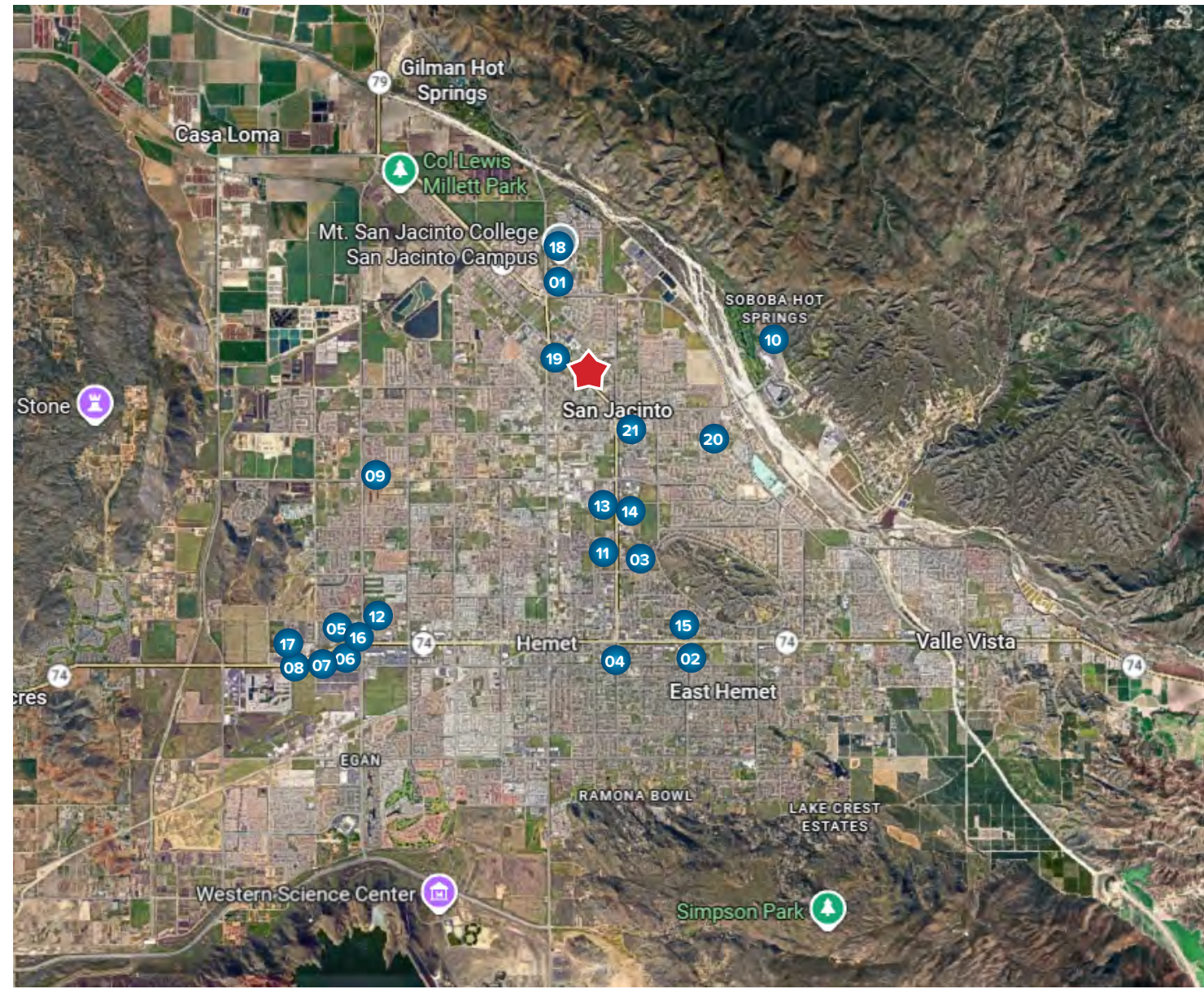


Market Overview

Aerial



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 Esplanade Shopping Center
- ENTERTAINMENT**
 - 10 William Heise County Park
 - 11 Volcan Mountain County Preserve
 - 12 Palomar Mountain Observatory
- 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
- GOVERNMENT**
 - 21 San Jacinto City Hall

Location Overview

SAN JACINTO OVERVIEW

San Jacinto is a city in Riverside County, located in Southern California's San Jacinto Valley. It sits east of Hemet, California and about 30 miles southeast of Riverside, California. The city lies at the base of the scenic San Jacinto Mountains.

San Jacinto is one of the oldest communities in Riverside County, founded in the early 1870s. Agriculture—especially dairy and farming—played a major role in its early economy. Over time, it has evolved into a primarily residential city serving the surrounding valley.

San Jacinto combines historic roots, affordable living, and access to outdoor recreation, making it an appealing option for those seeking a quieter Southern California lifestyle.

What it's known for

- Quiet, suburban atmosphere with a small-town feel
- Popular with families, retirees, and commuters
- Surrounded by mountains, open space, and desert landscapes

Nearby Attractions

- Soboba Casino Resort – gaming, restaurants, entertainment, and a golf course
- Mt. San Jacinto State Park – hiking, camping, and mountain scenery
- Soboba Springs Golf Course – scenic 18-hole course

2025 Summary

Population	56,174
Households	15,180
Median Age	31.9
Median Household Income	\$80,647
Average Household Income	\$91,812



RIVERSIDE COUNTY OVERVIEW

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.

2025 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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