


OFFERING MEMORANDUM



Commercial/Industrial Development Site | San Jacinto, CA

 **\$1,118,620**
Asking Price

 **3.2± Acres**
Land Size

 **Signalized**
Intersection

Jerry Palmer
CA License # 01442207
(951) 541-1935
Jerry@BraxtonWoods.com



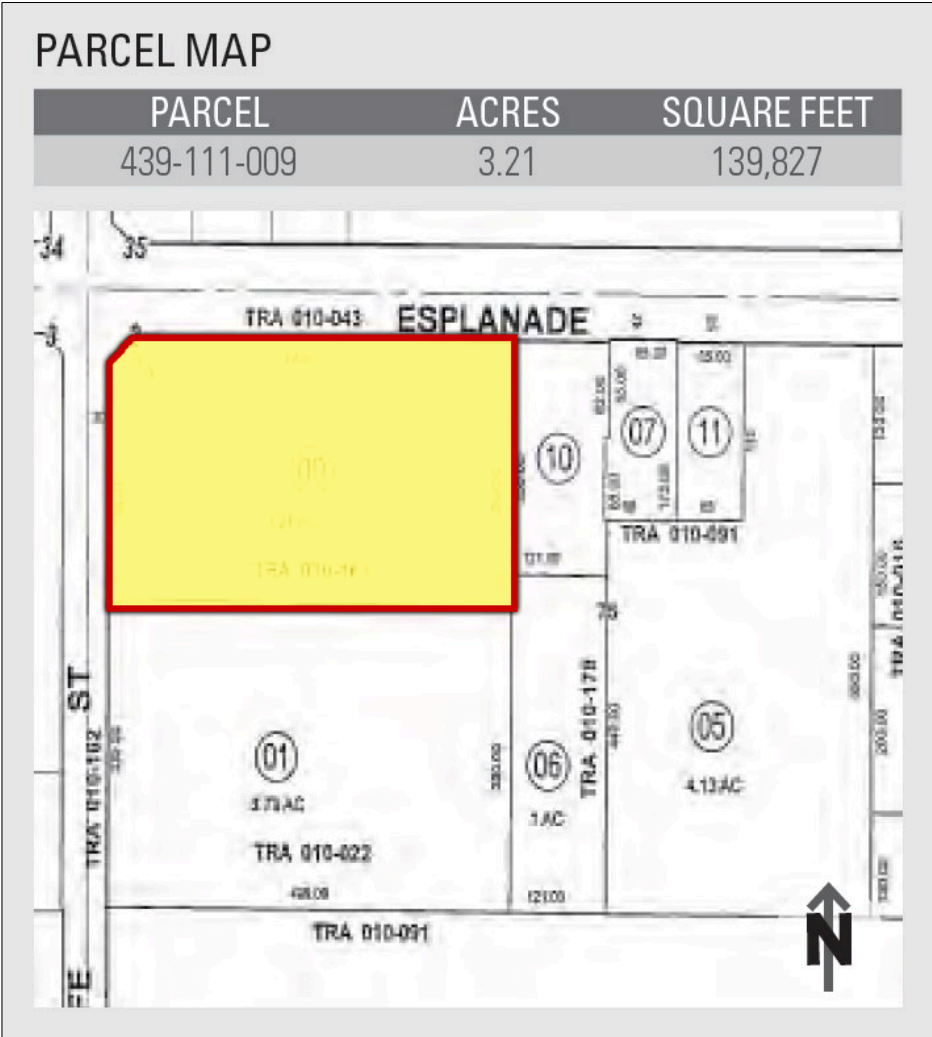
Executive Summary

Braxton Woods has been selected as the exclusive broker to offer for sale a Development Pad (the “Property”), located in San Jacinto, California. The property consists of approximately 3.21 acres of land, zoned Industrial Light (IL), one of the city’s most flexible zoning districts now also allowing for multiple cannabis uses as well. Sidewalks, curbs and gutters are already in place on street fronting sides.

The Property is ideally positioned at the signalized, hard corner intersection of W. Esplanade Avenue and S. Santa Fe Avenue (24,200 combined vehicles per day) W. Esplanade is one of the most traveled east/west streets in the San Jacinto market, making for an ideal property location. The subject property is located within close proximity to many national/credit tenants including: Walmart Supercenter, Stater Bros., Cardenas, Regal Cinemas, Rite Aid and Autozone. There are more than 167,000 permanent residents with an average household income higher than \$64,000 within 5 miles of the subject property. Additionally, the trade area is supported by more than 31,000 daytime employees within a 5 mile radius.

Property Specifications

Address	SEC S. Santa Fe Avenue and Esplanace Avenue San Jacinto, CA
County	Riverside
Land	±3.21 Acres
Zoning	Industrial Light (IL)
APN	439-111-009



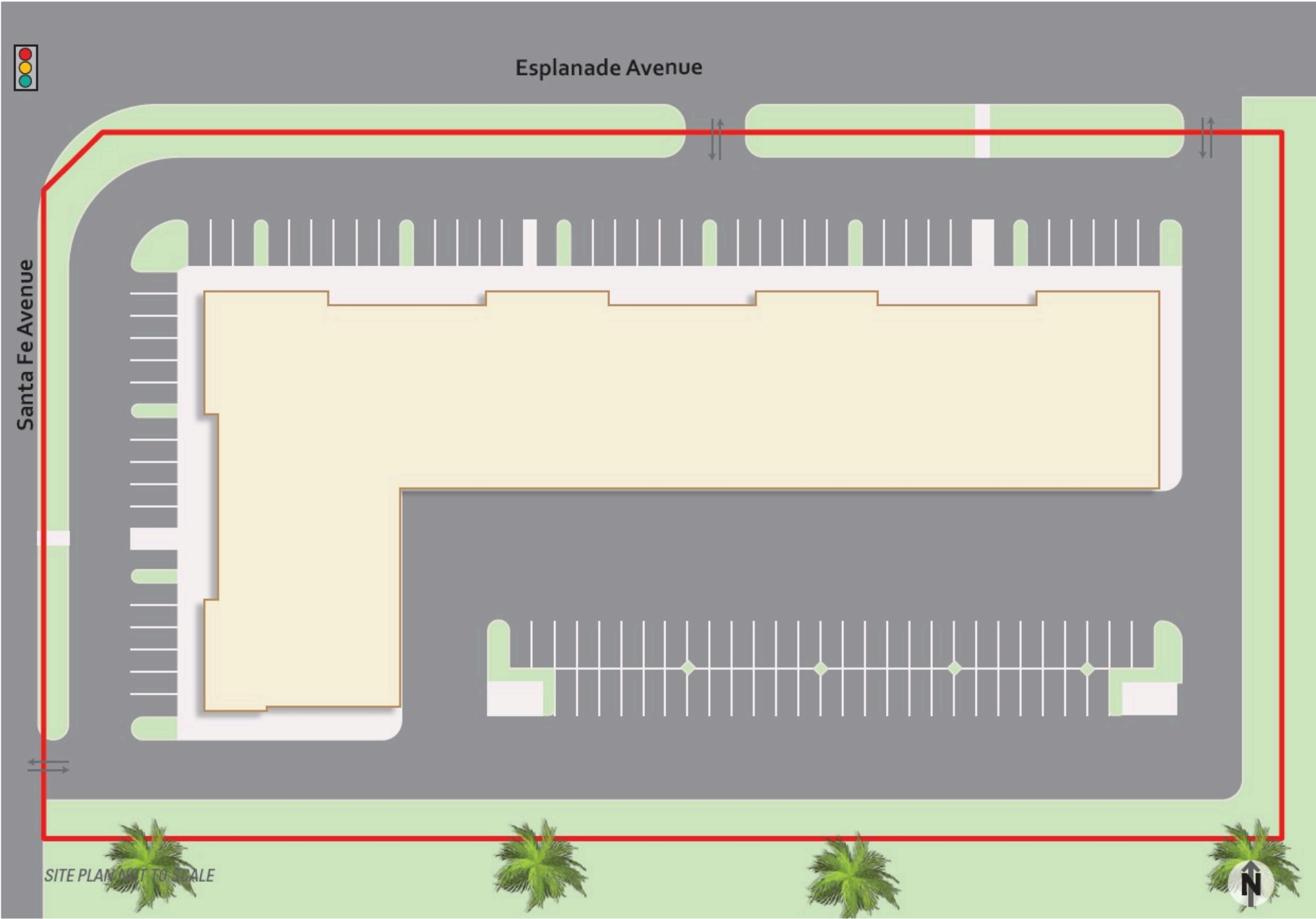
Financial Summary

Price:	\$1,118,620
Price PSF:	±\$8.00

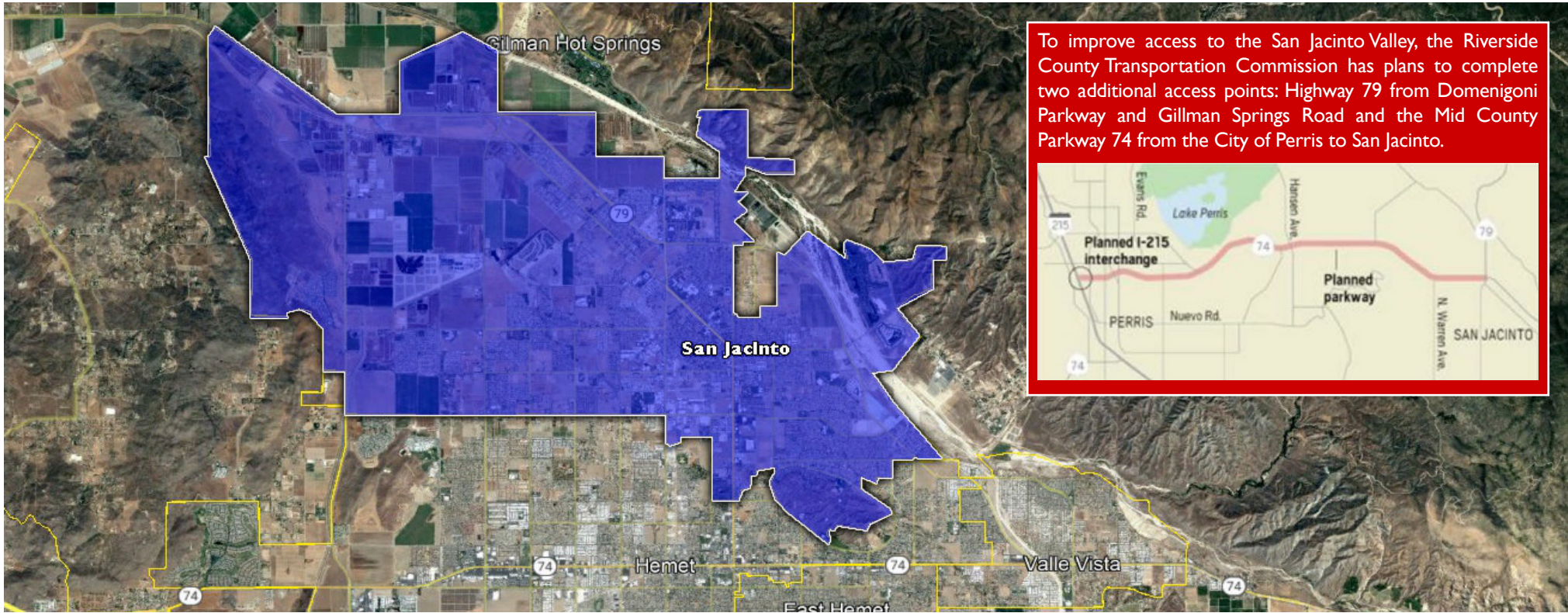


Exclusively Listed by: Jerry Palmer (DRE# 01442207) | (951) 541-1935 | jerry@braxtonwoods.com
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Potential Site Plan (Not Submitted)



City of San Jacinto Overview



To improve access to the San Jacinto Valley, the Riverside County Transportation Commission has plans to complete two additional access points: Highway 79 from Domenigoni Parkway and Gillman Springs Road and the Mid County Parkway 74 from the City of Perris to San Jacinto.



THE CITY OF SAN JACINTO: The City of San Jacinto, with a growing population of over 57,000, is in the northern portion of the San Jacinto Valley in Riverside County, southern California. San Jacinto City covers over 30 square miles of the valley floor and is just 12 miles south of the Banning/Beaumont Valley (roughly 83,000 people). The region is 12 miles east of Menifee, 17 miles north of the Temecula Wine Country, and 44 miles west of Palm Springs and other desert cities. As a growing community to western Orange County and Northern San Diego County, San Jacinto is home to over 16,400 housing units, the Mt. San Jacinto Collete, San Jacinto High School (approx 2,741 students) and the Soboba Casino, which attracts roughly 2.4 million annual visitors (per Pacer.ai).

In addition to an established population base, San Jacinto has substantial growth potential including numerous residential projects in the development pipeline. The City of San Jacinto is poised to grow with a strong economy while having over 5,367 residential units in the development pipeline. Residential activity is occurring throughout the City (*an additional 18,687 people or a 32.5% increase in population at build out of all currently active units*).

Source: City of San Jacinto - Derrigo Demographic Studies - 2022

ECONOMY: 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, it is an eclectic combination of old and new.

San Jacinto has a diverse business and job base that includes the manufacturing sector as well as the non-manufacturing sectors of agriculture, retail, and other support services. Principal manufacturing products include electronic components, mobile homes, casting, and parts assembly. Retail, service and medical providers are also valued industries. The area's labor force includes professional, skilled, and semi-skilled workers. Expanding commercial opportunities in San Jacinto has been a major City focus over the last several years. San Jacinto offers excellent retail sites, fast track development processing, strong demand statistics, and a continually growing population base that makes the City very attractive to retailers and other commercial users.

San Jacinto Super Block commercial area, at San Jacinto and Esplanade, continues to attract new development. Current businesses include State Bros., Aldi, Rite Aid, Metro Theater, Powerhouse Gym, Starbucks, and Burger King.