

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

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com
DRE# 01269887

TED RIVENBARK

951.445.4512

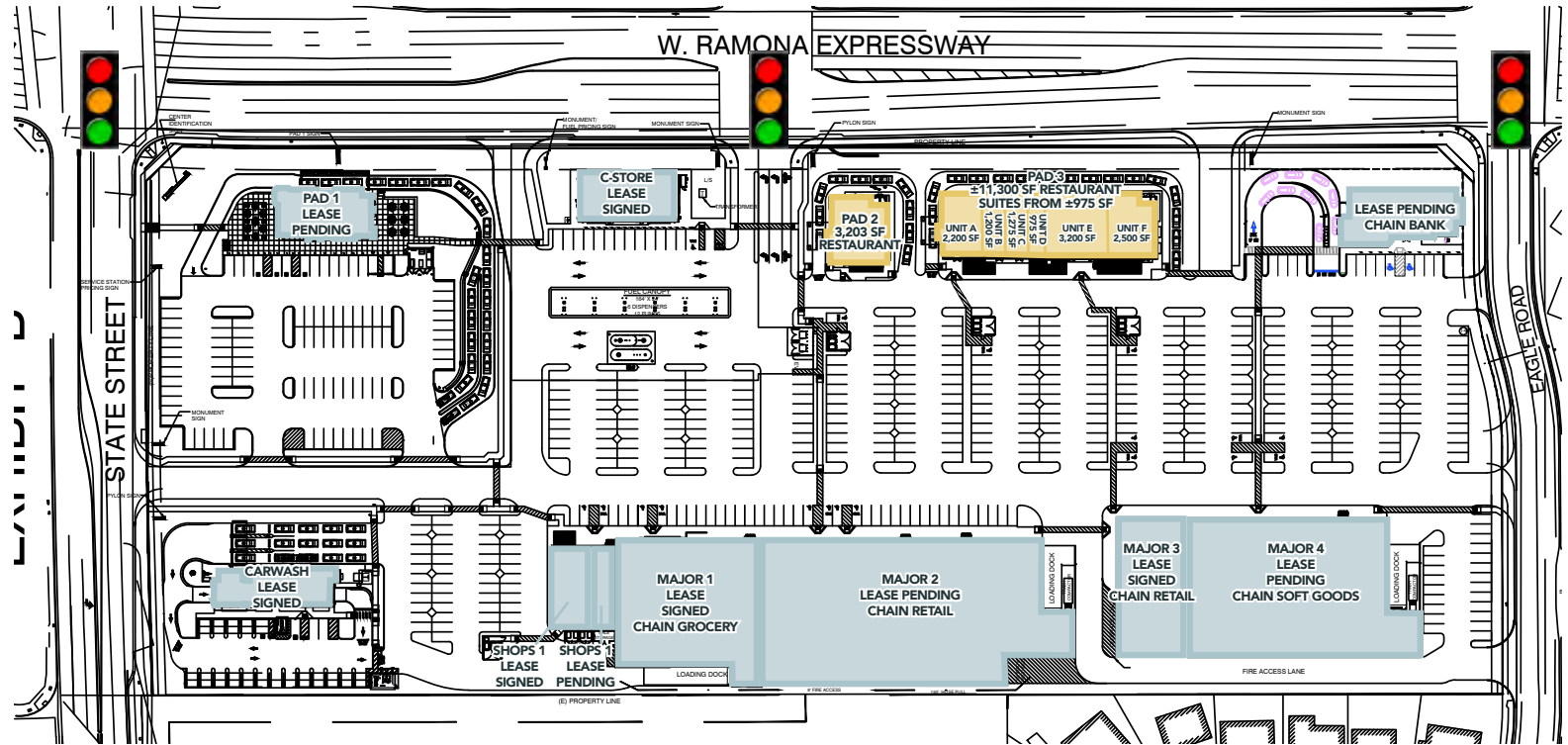
trivenbark@leetemecula.com
DRE# 01247098



THE MAGNET AT SAN JACINTO

SEC RAMONA EXPWY & STATE ST | SAN JACINTO, CA

CONCEPTUAL SITE PLAN



BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE# 01269887

TED RIVENBARK

951.445.4512

trivenbark@leetemecula.com

DRE# 01247098

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

SEC RAMONA EXPWY & STATE ST | SAN JACINTO, CA

951.445.4515

951.445.4512



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

[illegible]

THE
MAGNET
AT SAN JACINTO
SEC RAMONA EXPLWY & STATE ST | SAN JACINTO, CA

SAN JACINTO CITY PROFILE

city profile

POPULATION

60,888 ^{*DERRIGO}

87,265 ^{*DERRIGO}
PROJECTED
BUILD-OUT
BUILD-OUT OF ALL ACTIVE RESIDENTIAL UNITS

44,099 DAYTIME
POPULATION

31.4 MEDIAN AGE

6.6% ANNUAL GROWTH
YEAR-OVER-YEAR



4th FASTEST
GROWING CITY
BY PERCENTAGE IN
RIVERSIDE COUNTY

RESIDENTIAL COST OF LIVING / INCOME

\$480,500
MEDIAN HOME PRICE
SRCAR | FEB 2025

15,855
NO. OF HOUSEHOLDS
ESRI

\$95,261
AVERAGE HH INCOME
ESRI

\$75,239
MEDIAN HH INCOME
ESRI

RESIDENT DEMAND



RETAIL
\$345 MILLION

FOOD SERVICE
\$60.5 MILLION



2M ANNUAL VISITORS

TRADE AREA POPULATION

1 MILE 17,189
3 MILES 85,078
5 MILES 163,401
30 MIN DRIVE 413,276



Education

SJUSD

10,173 Students
90.7% Grad Rate

MSJC

17,000+ Students

AFFORDABLE - ACCESSIBLE

FINANCIAL AID AWARDS:	SCHOLARSHIP AWARDS:
COST PER UNIT: \$16	\$16.3 million
	\$215,004

48% POPULATION
SOME COLLEGE /
COLLEGE DEGREE

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

TED RIVENBARK
951.445.4512
trivenbark@leetemecula.com
DRE# 01247098

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

SAN JACINTO RESIDENTIAL DEVELOPMENT

Residential

DEVELOPMENT



NEW SFR FINALS

1,735

2017-CURRENT



APPROVED TRACT MAPS

7 SINCE 2017

17 TOTAL ACTIVE MAPS



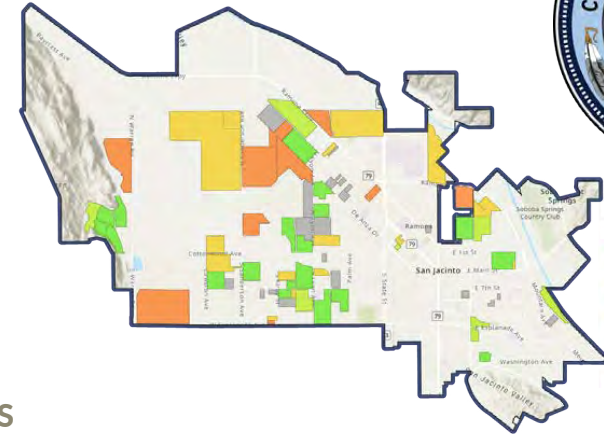
22 COMPLETED TRACT MAPS
Since 2/2017



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

633 430 TOWNHOMES
CHACON FARMS
CAWTON/7TH

249 ESPLANADE
COLLECTION
COMMONWEALTH/HEWITT

191 RANCHO DE ALAMO
CAWTON/COTTONWOOD

TOTAL NEW UNITS: 2,097

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

TED RIVENBARK
951.445.4512
trivenbark@leetemecula.com
DRE# 01247098

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