

# 9.78 ACRE RESIDENTIAL DEVELOPMENT - CHURCHES, SCHOOLS ALLOWED

PALM AVE. & PARKSIDE LANE | SAN JACINTO, CA

- Three Conceptual Site Plans
- Existing General Plan: High Density Residential (HDR) (18-22 du/acre)
- Existing Zoning: Residential High Density (RH)



W Esplanade Ave

Parkside Lane

Vista Montana

Asking Price:  
**\$3,650,000**

**MATT WEAVER**

Principal

mweaver@lee-associates.com

760.448.2458

DRE # 01367183

**AL APUZZO**

President/Principal

aapuzzo@lee-associates.com

760.448.2442

DRE # 01323215

**ALEX GUDIM**

Associate

agudim@lee-associates.com

760.448.1368

DRE # 02030313

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

[www.leelandteam.com](http://www.leelandteam.com)

|   |                         |    |                         |
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## LOCATION OVERVIEW

The subject property is located on Palm Avenue and Parkside Lane in the City of San Jacinto, Riverside County, California. The site is approximately 9.78 acres and is identified as APN 435-190-55. It is located near existing residential neighborhoods, recreational amenities, and primary local roadways, providing strong connectivity and development potential.

## Property Location:

Located on Palm Avenue and Parkside Lane in San Jacinto, this development-ready site presents an excellent opportunity for residential builders and investors. The property includes three conceptual site plans—two for townhomes and one for condominiums. Ideally situated near major roadways, San Jacinto College, and established neighborhoods, the site offers strong connectivity and is well-positioned to meet growing housing demand in the area.

**Jurisdiction:** City of San Jacinto

**APN:** 435-190-55

**Total Acreage:** 9.78 Acres

**Fire Hazard Severity Zone:** Not in a High Fire Zone

**Existing Zoning:** Residential High Density (RH) ([Link to Zoning](#))

**Existing General Plan:** High Density Residential (HDR) ([Link to General Plan](#))

**Current Land Use:** Vacant Land

**Proposed Land Use:** Townhomes/Apartments, Duplexes, Clusters, School, Churches

**Max Density:** 18-22 du/acre

**Maximum Building Height:** 45ft

**School District:** San Jacinto Unified School District

**Services:**  
Water - City of San Jacinto Water Department  
Sewer - Eastern Municipal Water District (EMWD)  
Gas - Southern California Gas Company (SoCalGas)  
Electricity- Southern California Edison (SCE)  
Fire - Riverside County Fire Department  
Police - San Jacinto Police Department

**Asking Price:** **\$3,650,000**





**Monte Vista Middle School**  
(2.3 miles)



**De Anza Elementary School**  
(1.1 miles)



**Mountain View High School**  
(1.5 miles)



**San Jacinto High School**  
(1.9 miles)




**Valley-Wide Regional Park**  
(0.7 miles)

W 7th St

Avenida Del Rio

Vista Montana

Palm Ave

Parkside Lane



**San Jacinto City Museum**  
(0.7 miles)

**Soboba Casino Resort**  
(3.6 miles)

**Hyatt Elementary School**  
(2.5 miles)

**BURGER KING**  
**Starbucks**  
**DEL TACO**  
**REGAL**  
**STATER BROS. markets**

**BURGER KING**  
**Wendy's**  
**McDonald's**  
**Starbucks**  
**Walmart**  
**Walgreens**

**Valley-Wide Regional Park**  
(0.7 miles)



**W Esplanade Ave**

**Parkside Lane**

**Palm Ave**

**Avenida Del Rio**





**Renaissance Valley Academy  
- Springs Charter Schools**  
(0.4 miles)



**Rancho Viejo  
Middle School**  
(2.8 miles)

**W Esplanade Ave**

**Parkside Lane**

**Palm Ave**



**Valley-Wide  
Regional Park**  
(0.7 miles)



|                                                                                    | Project Name                     | Builder Name            | City        | Product Type | Typical Lot Size | Min Unit Size | Max Unit Size | Min \$/SF | Max \$/SF | Min Price | Max Price | Total Units Planned | Zip Code |
|------------------------------------------------------------------------------------|----------------------------------|-------------------------|-------------|--------------|------------------|---------------|---------------|-----------|-----------|-----------|-----------|---------------------|----------|
|    | Oliva at Siena                   | Taylor Morrison         | Winchester  | Attached     |                  | 1,497         | 1,843         | \$219.74  | \$339.41  | \$404,990 | \$508,100 | 157                 | 92596    |
|    | Towns                            | Taylor Morrison         | Winchester  | Attached     |                  | 1,658         | 1,695         | \$267.84  | \$282.46  | \$453,990 | \$468,320 | 124                 | 92596    |
|    | Canter at Morgan Crossing        | Centex Homes            | Hemet       | Detached     | 4,220            | 1,959         | 2,824         | \$174.93  | \$280.75  | \$493,990 | \$549,990 | 82                  | 92545    |
|    | Morgan Crossing/Baywood          | Pulte Homes             | Hemet       | Detached     | 4,356            | 2,316         | 3,337         | \$155.53  | \$260.79  | \$518,990 | \$603,990 | 68                  | 92545    |
|    | Soltera at McSweeney Farms       | Richmond American Homes | Hemet       | Detached     | 6,000            | 1,410         | 1,750         | \$277.14  | \$429.46  | \$484,990 | \$605,541 | 111                 | 92543    |
|    | Canterwood/Regal                 | Lennar                  | San Jacinto | Detached     | 5,400            | 1,459         | 2,583         | \$181.54  | \$378.69  | \$468,910 | \$552,510 | 92                  | 92582    |
|    | Esplanade                        | LGI Homes               | San Jacinto | Detached     | 6,600            | 1,316         | 2,483         | \$196.50  | \$460.41  | \$487,900 | \$605,900 | 95                  | 92582    |
|   | Kirby Estates                    | Monte Vista Homes       | San Jacinto | Detached     | 3,588            | 1,708         | 2,011         | \$233.71  | \$286.88  | \$469,990 | \$489,990 | 36                  | 92582    |
|  | Courts                           | Taylor Morrison         | Winchester  | Detached     | 2,850            | 1,846         | 2,375         | \$216.84  | \$300.64  | \$514,990 | \$554,990 | 128                 | 92596    |
|  | Juniper & Sycamore at Canterwood | D.R. Horton             | Winchester  | Detached     | 5,000            | 1,576         | 2,311         | \$255.73  | \$420.04  | \$590,990 | \$661,990 | 316                 | 92596    |
|  | Pradera Pointe/Express           | D.R. Horton             | Winchester  | Detached     | 3,600            | 1,342         | 2,384         | \$22.65   | \$439.64  | \$54,000  | \$590,000 | 210                 | 92596    |
|  | Rosa at Siena                    | Taylor Morrison         | Winchester  | Detached     | 5,700            | 2,021         | 3,008         | \$196.14  | \$373.89  | \$589,990 | \$755,635 | 135                 | 92596    |
|  | Sunstone/Indigo                  | Lennar                  | Winchester  | Detached     | 5,000            | 1,711         | 2,080         | \$243.94  | \$335.94  | \$507,390 | \$574,790 | 90                  | 92596    |
|  | Sunstone/Marquise                | Lennar                  | Winchester  | Detached     | 5,000            | 1,768         | 2,597         | \$222.02  | \$378.56  | \$576,589 | \$669,290 | 64                  | 92596    |

**Estimated Development Impact Fees  
Per Approximate 1,439 SF Townhome**

| Item                                         | Amount          |
|----------------------------------------------|-----------------|
| School Fee (\$5.17/SF)                       | \$7,440         |
| Government Services                          | \$345           |
| Flood Control Improvement (\$9,990/acre)     | \$544           |
| Traffic Signalization                        | \$1,496         |
| Water Capital Improvement                    | \$2,930         |
| City Sewer Fee                               | \$200           |
| Public Safety Facilities                     | \$377           |
| Park & Open Space Facilities                 | \$2,542         |
| Multi Species Habitat Conservation Plan      | \$827           |
| Community Amenities                          | \$532           |
| Drainage Facilities Fee                      | \$469           |
| Water Participation Charge (EMWD)            | \$7,498         |
| Sewer Participation Charge (EMWD)            | \$3,514         |
| Sewer Treatment Plant Capacity Charge (EMWD) | \$6,662         |
| SDCWA Capacity Fee- System*                  | \$6,501         |
| SDCWA Capacity Fee- Water Treatment          | \$182           |
| <b>APPROXIMATE TOTAL PER SFD</b>             | <b>\$42,059</b> |

\*Assumes ¾ inch meter.



## Site Summary

Site Area: ±9.8 Acres  
 Dwelling Units: 225 Units  
 Density: 23 Du/Ac

## 3 Story Apartments

| Plan   | Type       | Area    | #   |
|--------|------------|---------|-----|
| Plan 1 | 1 Bd, 1 Ba | 750 sf  | 45  |
| Plan 2 | 1 Bd, 1 Ba | 780 sf  | 30  |
| Plan 3 | 2 Bd, 2 Ba | 960 sf  | 60  |
| Plan 4 | 2 Bd, 2 Ba | 970 sf  | 30  |
| Plan 5 | 2 Bd, 2 Ba | 980 sf  | 45  |
| Plan 6 | 3 Bd, 2 Ba | 1170 sf | 15  |
| Total  |            |         | 225 |

## Parking Summary

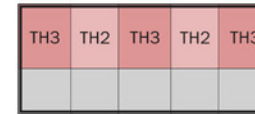
Parking Required:  
 225 Du x 2.25 Spaces = 506 Spaces

Parking Provided:  
 Garages: 210 Spaces  
 Driveways: 30 Spaces  
 Open Spaces: 266 Spaces  
 Total Parking: 506 Spaces (2.25 Unit)



# CONCEPTUAL SITE PLAN #2

Palm Ave. & Parkside Lane, San Jacinto, CA | 11



BUILDING TYPE I



BUILDING TYPE II



BUILDING TYPE III

## PROJECT DATA

Values are approximated for initial site planning purposes only

| Development Standards |                | San Jacinto, CA |
|-----------------------|----------------|-----------------|
| Jurisdiction          |                | RH              |
| Zoning Designation    |                | 22.00 DU/AC     |
| Max Density           |                | N/A             |
| Max F.A.R.            |                | 45 FT           |
| Max Height            |                |                 |
| Setbacks              | Building       | 25 FT           |
|                       | Front          | TBD             |
|                       | Corner         | N/A             |
|                       | Side           | 15 FT           |
| Parking Standards     | Rear           | 15 FT           |
|                       | Min Stall Size | 9X18            |
| Required Parking      | Drive Aisle    | 24 FT           |
|                       | Fire Lane      | 24 FT           |
|                       | Studio         | 1.00/DU         |
|                       | 1 Bed          | 1.25/DU         |
|                       | 2 Bed          | 1.50/DU         |
|                       | 3 Bed          | 2.00/DU         |
|                       | Guest          | 1.66/DU         |

| Development Summary   |            |         |
|-----------------------|------------|---------|
| Gross Site Area       | 423,904 SF | 9.73 AC |
| Stormwater Management | 0 SF       | @ 0%    |
| Net Site Area         | 423,904 SF | 9.73 AC |

|                  |             |
|------------------|-------------|
| Total Unit Count | 194 DU      |
| Total Parking    | 445 Stalls  |
| Avg. Unit Area   | 1,513 SF    |
| Site Density     | 19.94 DU/AC |

## Unit Tabulations

| Unit Types       | Net Area† | Unit Count | Total Net Area† | Unit Mix |
|------------------|-----------|------------|-----------------|----------|
| TH2 2 Bed 2 Bath | 1,460 SF  | 124 DU     | 181,040 SF      | 64%      |
| TH3 3 Bed 2 Bath | 1,606 SF  | 70 DU      | 112,420 SF      | 36%      |
| Total/Average    | 1,513 SF  | 194 DU     | 293,460 SF      | 100%     |

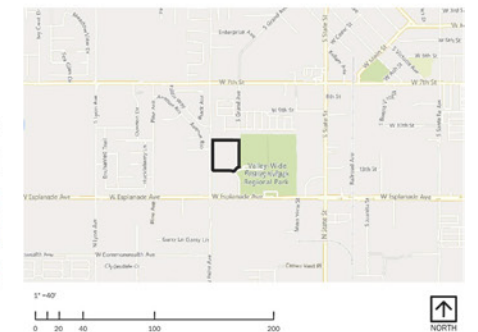
†Net area is measured to the exterior of frame walls. Balconies, patios, and balcony storage are not included.

| Parking Summary  |        |            |
|------------------|--------|------------|
| Parking Required | Studio | 0 Stalls   |
|                  | 1 Bed  | 0 Stalls   |
|                  | 2 Bed  | 186 Stalls |
|                  | 3 Bed  | 140 Stalls |
|                  | Guest  | 32 Stalls  |
|                  | Total  | 326 Stalls |

|                  |                 |                 |
|------------------|-----------------|-----------------|
| Parking Provided | Surface (Guest) | 59 Stalls       |
|                  | Garage          | 386 Stalls      |
|                  | Total           | 445 Stalls      |
|                  |                 | @2.29 Stalls/DU |

## Legend

- Garage
- 2 Bedroom
- 3 Bedroom
- Clubhouse



CLICK TO VIEW  
CONCEPTUAL  
SITE PLAN #2

## Executive Summary - Recommendations – For Sale



### Price

|                                  |                  |
|----------------------------------|------------------|
| Average base price               | \$389,578        |
| ● Price supporting incentive     | (\$21,427)       |
| ● Price impacting incentive      | \$0              |
| ● Average options (Bldr & Buyer) | \$19,479         |
| ● Average option credit          | \$0              |
| ● Average premiums               | \$3,896          |
| <b>Average net total price</b>   | <b>\$391,526</b> |



### Price Change

| 2025  | 2026  | 2027  | 2028         |
|-------|-------|-------|--------------|
| +3.0% | +3.4% | +3.8% | Not Forecast |



### Sales Per Month and Sell-Out

| 2025                    | 2026 | 2027             | 2028 |
|-------------------------|------|------------------|------|
| 0.00                    | 3.75 | 3.75             | 3.75 |
| <b>Sell Out 48 Mos.</b> |      | <b>June 2030</b> |      |



### Project

*Palm Avenue Site - For-Sale*  
San Jacinto, Riverside County, CA

|                           |                    |
|---------------------------|--------------------|
| <b>Homes</b>              | 180                |
| <b>Product Type</b>       | Townhomes          |
| <b>Product Detail</b>     | Alley-Loaded TH    |
| <b>Min Lot or Density</b> | 18/Acre            |
| <b>Home Size Range</b>    | 1,340 - 1,760 SqFt |
| <b>Average Home Size</b>  | 1,439 SqFt         |
| <b>Eff. Tax Rate</b>      | 2.00%              |
| <b>HOA/Month</b>          | \$250              |

#### Amenities:

Gate, clubhouse, pool/spa, dog park, park or turf areas, playground, covered BBQ grill area

#### Target Market:

First-time homebuyers

**Product.** The Subject townhome product is summarized in the Project Vision section of this report.

**Positioning.** JBREC recommendations position the Subject townhomes below the small-lot SFD communities in San Jacinto. The Subject will likely be the first townhome community in San Jacinto and will present a price advantage below the traditional SFD product offerings.

Note: Price forecasts are for the Riverside-San Bernadino market overall and are intended to provide market perspective. Each project may perform differently based on its unique attributes. The 2025 price forecast is for the entire year (Dec 2024-Dec 2025) most of that appreciation is likely yet to be realized. JBREC only forecasts through 2027.



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MARKET STUDY**

## Executive Summary - Recommendations – For Rent

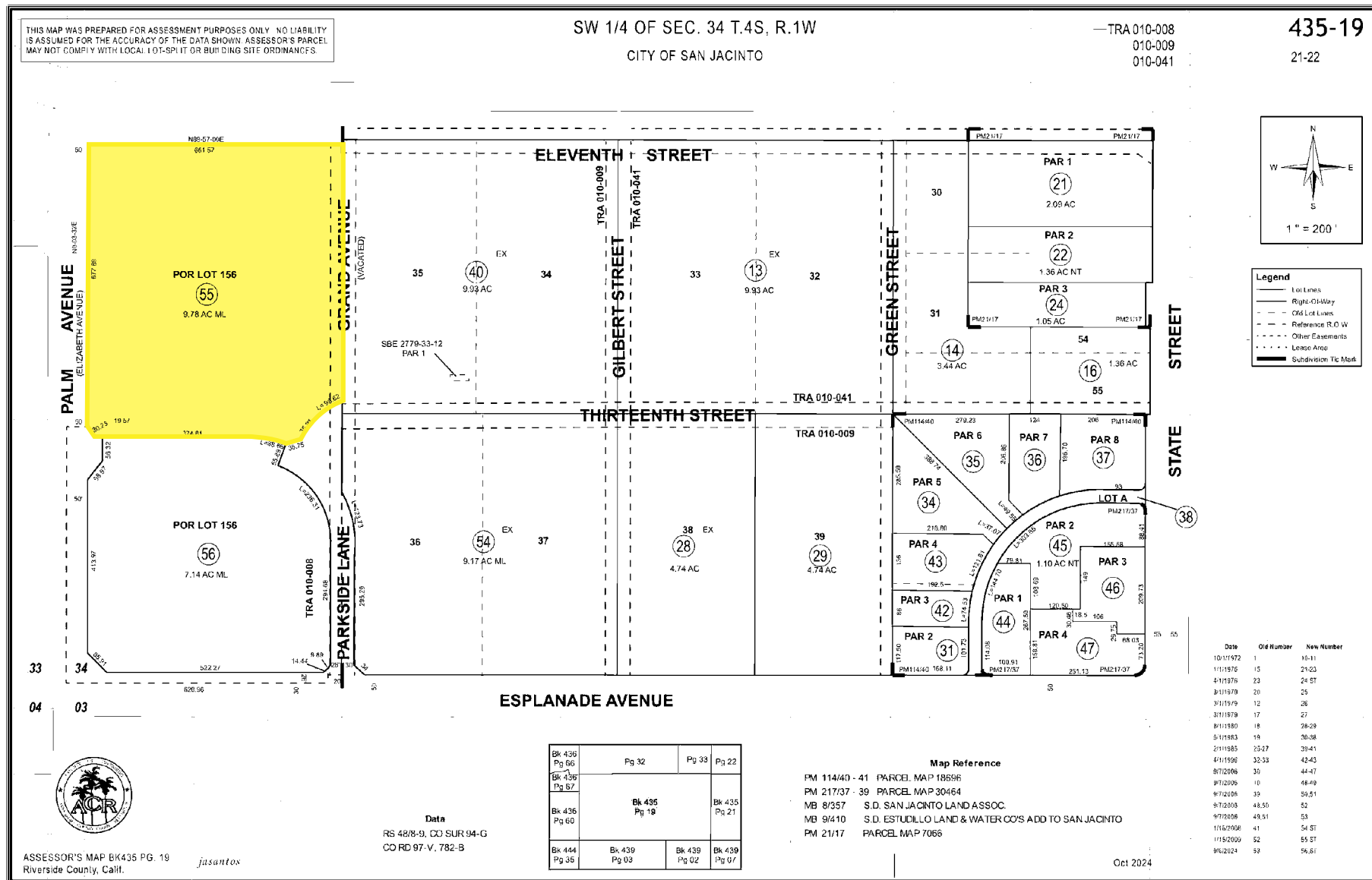
| Palm Avenue Site - For-Rent                                                                 |                                  | Subject A   |      |      |              |
|---------------------------------------------------------------------------------------------|----------------------------------|-------------|------|------|--------------|
|  Product   | Units                            | 180         |      |      |              |
|                                                                                             | Product Type                     | BTR-TH      |      |      |              |
|                                                                                             | Parking                          | 2-DAG       |      |      |              |
|                                                                                             | Unit SqFt Range                  | 1,340-1,760 |      |      |              |
|                                                                                             | Average Unit SqFt                | 1,439       |      |      |              |
|  Rates     | Avg Base Rent                    | \$2,753     |      |      |              |
|                                                                                             | Avg Base Rent/SF                 | \$1.91      |      |      |              |
|                                                                                             | • Avg Premium                    | \$41        |      |      |              |
|                                                                                             | • Avg Concession                 | (\$97)      |      |      |              |
|                                                                                             | Avg Total Eff. Rent              | \$2,697     |      |      |              |
|                                                                                             | Avg Total Eff. Rent/SF           | \$1.87      |      |      |              |
|                                                                                             | • Avg Mandatory Fees             | \$125       |      |      |              |
|  Lease-up | Avg Total Eff. Rent + Mand. Fees | \$2,822     |      |      |              |
|                                                                                             | Leases/Mo.                       | 7           |      |      |              |
|                                                                                             | Lease Up (Mos)                   | 25          |      |      |              |
|                                                                                             | Stabilization                    | 95%         |      |      |              |
|  Rent Δ  | Stabilization Date               | Jul-28      |      |      |              |
|                                                                                             |                                  |             |      |      |              |
|                                                                                             |                                  | 2025        | 2026 | 2027 | 2028         |
|                                                                                             |                                  | 2.7%        | 3.7% | 4.1% | Not Forecast |

**BTR-Townhome.** The Subject Build-to-Rent ("BTR") townhome product is summarized in the Project Vision section of this report.

**Positioning.** JBREC recommendations position the Subject on a similar trendline as Maple at Starling Place and above Lighthouse Townhomes. The Subject 3- and 4-bedroom units are recommended as smaller than same bedroom plans at Maple at Starling Place. The Subject is positioned below Tricon Menifee on a total effective rent basis.

Note: Rental forecasts are for the Riverside-San Bernadino market overall and are intended to provide market perspective. Each project may perform differently based on its unique attributes. The 2025 price forecast is for the entire year (Dec 2024-Dec 2025) most of that appreciation likely has yet to be realized. JBREC currently only forecasts through 2027.

 **CLICK HERE FOR FULL MARKET STUDY**



## 1 MILES



**12,000**  
POPULATION



**3,485**  
HOUSEHOLDS



**\$96,059**  
AVE INCOME



**403**  
BUSINESSES

## 3 MILES



**108,105**  
POPULATION



**35,403**  
HOUSEHOLDS



**\$82,016**  
AVE INCOME



**2,434**  
BUSINESSES

## 5 MILES



**173,594**  
POPULATION



**57,569**  
HOUSEHOLDS



**\$87,864**  
AVE INCOME



**3,458**  
BUSINESSES

# 9.78 ACRE RESIDENTIAL DEVELOPMENT - ZONED UP TO 22 DU/ ACRE

PALM AVE. & PARKSIDE LANE | SAN JACINTO, CA



## MATT WEAVER

*Principal*

[mweaver@lee-associates.com](mailto:mweaver@lee-associates.com)

760.448.2458

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