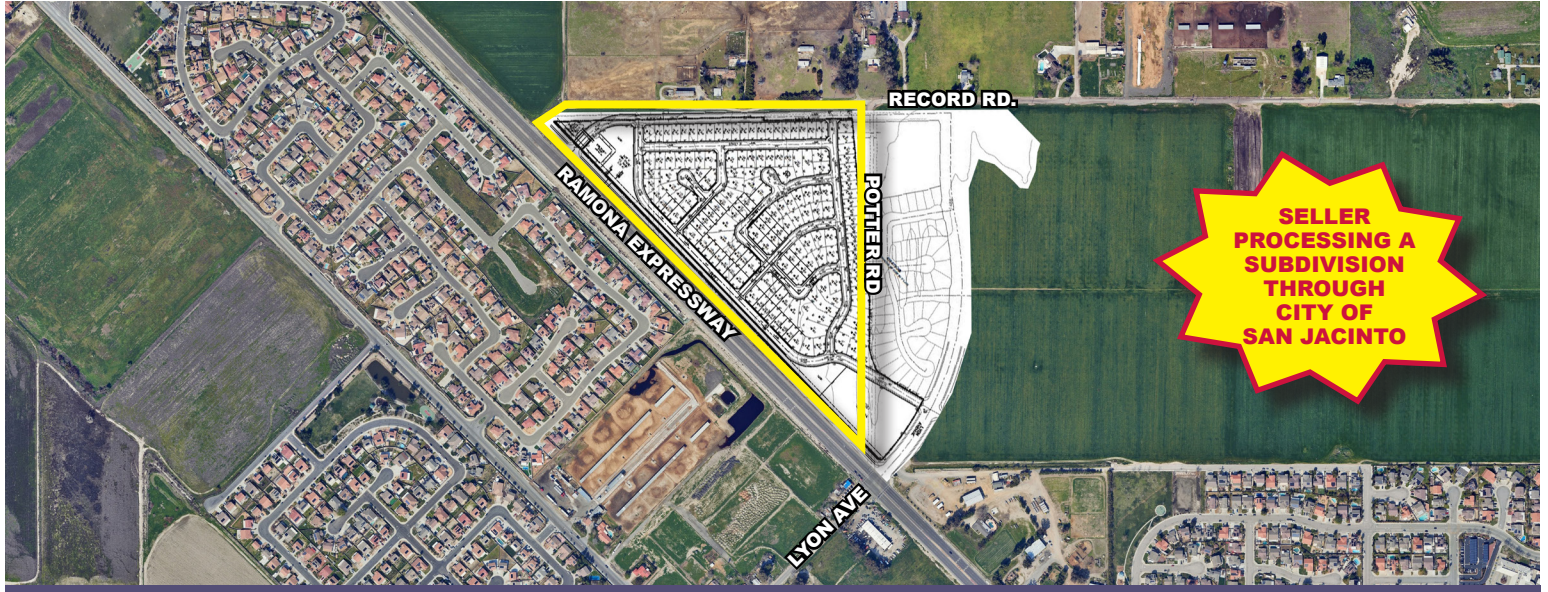


# EXCELLENT DEVELOPMENT OPPORTUNITY

# FOR SALE

## MIXED-USE DEVELOPMENT

### NWC RAMONA EXPY & LYON AVE. SAN JACINTO, CA



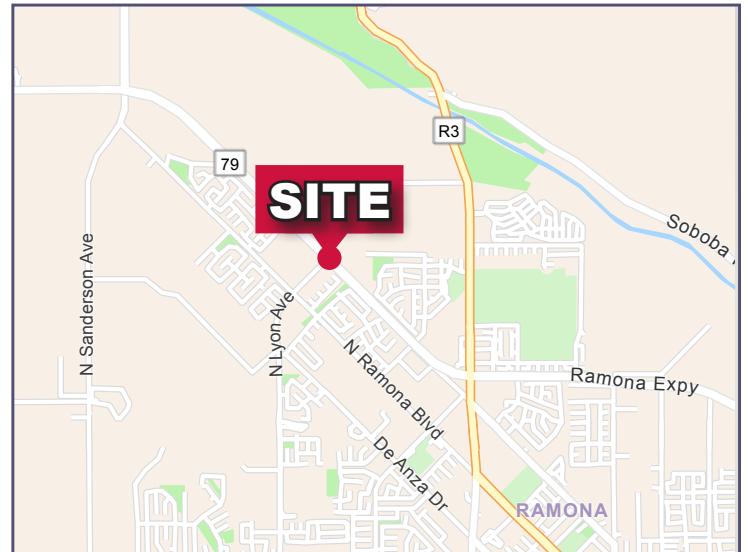
### FEATURES:

- Approximately 42.78 acres gross
- Signalized intersection at Ramona Expressway & Lyon Avenue
- Located in strong, emerging traffic corridor
- APN 436-070-006 & 018
- Zoning: Call for zoning information

Tentative map in process  
(subject to change – not approved)

- a. ±157 residential lots (subject to change)
- b. Commercial lot at intersection of Lyon Avenue & Ramona Expressway (±3.6 acres-subject to change)
- c. Two (2) Open Space/Water Quality Mitigation Lots

**ASKING PRICE:**  
**\$7,500,000**



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population:	3,964	35,782	95,967
Daytime Population:	1,459	15,694	55,113
Avg. Household Income:	\$129,712	\$107,063	\$91,242

Source: Regis

### TRAFFIC COUNTS

**17,869 CPD**

Ramona Expressway  
Source: Regis



**Rosenthal & Excell**  
Commercial Real Estate Services, Inc.

1600 East Florida Ave., Suite 110  
Hemet, CA 92544  
Office: (951) 658-2559 • Fax: (951) 658-7690  
hrge@rosenthalexcell.com

**For More Information Contact:**

**Guy W. Excell** or  
**Howard B. Rosenthal**  
**(951) 658-2559**

DRE #01138381

**EXCELLENT DEVELOPMENT OPPORTUNITY**

**FOR  
SALE**

**MIXED-USE DEVELOPMENT**

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SAN JACINTO, CA**



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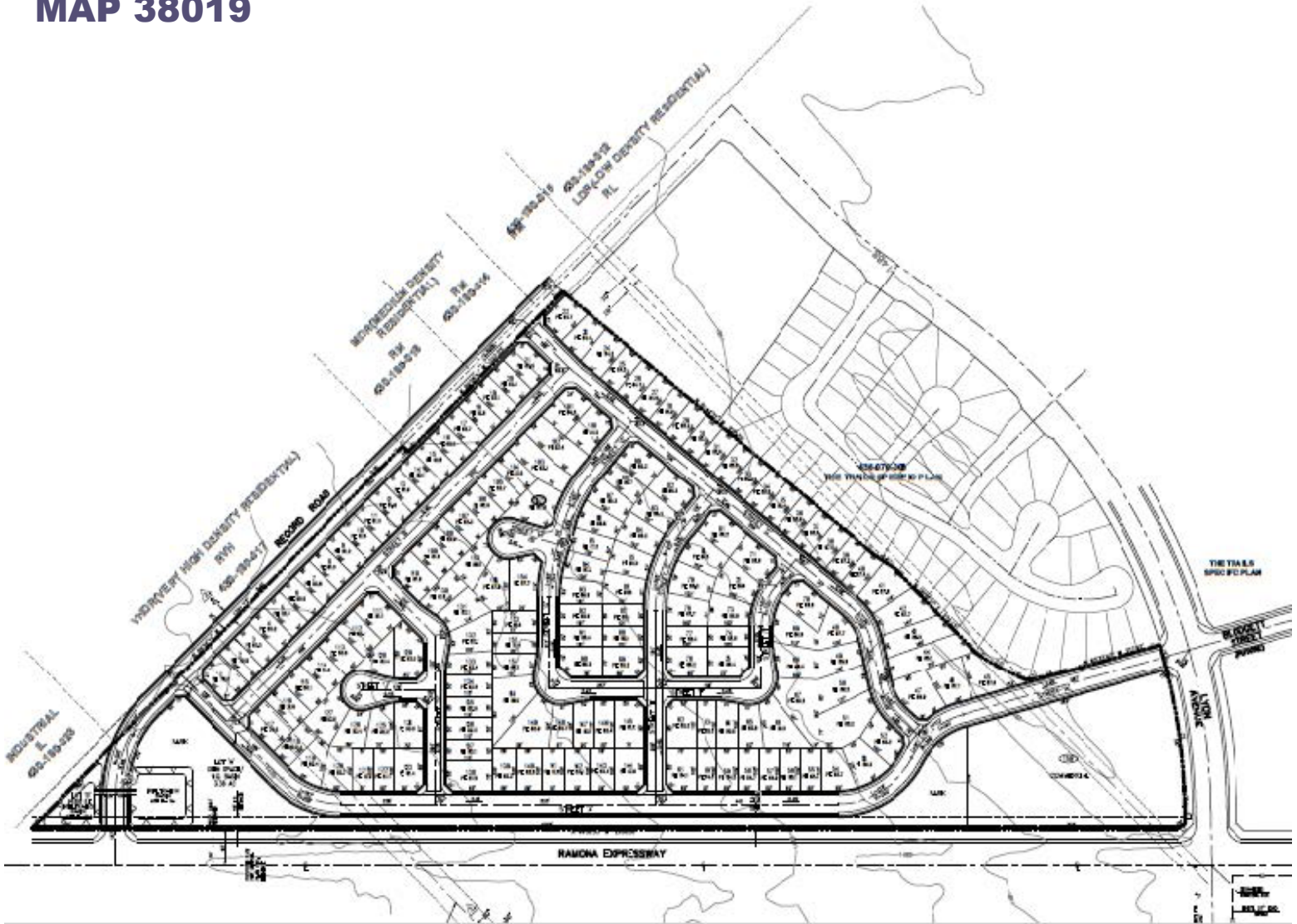
# FOR SALE

## MIXED-USE DEVELOPMENT

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### NWC RAMONA EXPY & LYON AVE. SAN JACINTO, CA

### TENTATIVE TRACT MAP 38019



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