



## **±9.46 ACRE RETAIL/OFFICE DEVELOPMENT**

**CONSTRUCTION ALMOST COMPLETE!**  
(PADS STILL AVAILABLE FOR  
GROUND LEASE AND BTS)

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**SWQ SAN JACINTO STREET &  
COMMONWEALTH AVENUE  
SAN JACINTO, CA**





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## PROPERTY FEATURES

- Join: 7-Eleven, Sonic and Soapy Joe's Car Wash
- Ground Lease, Build-To-Suit or Pad Sale available
- Strong traffic counts
- Great street signage available (25' pylon sign)
- Busy retail corridor
- Different site plan configurations available
- Excellent co-tenancy
- Signalized intersection being installed across from Walmart Center

### NICK CORBELL

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DRE# 01932821

### NICK EARLE

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DRE # 1916982

### BRIAN BIELATOWICZ

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DRE # 01269887



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





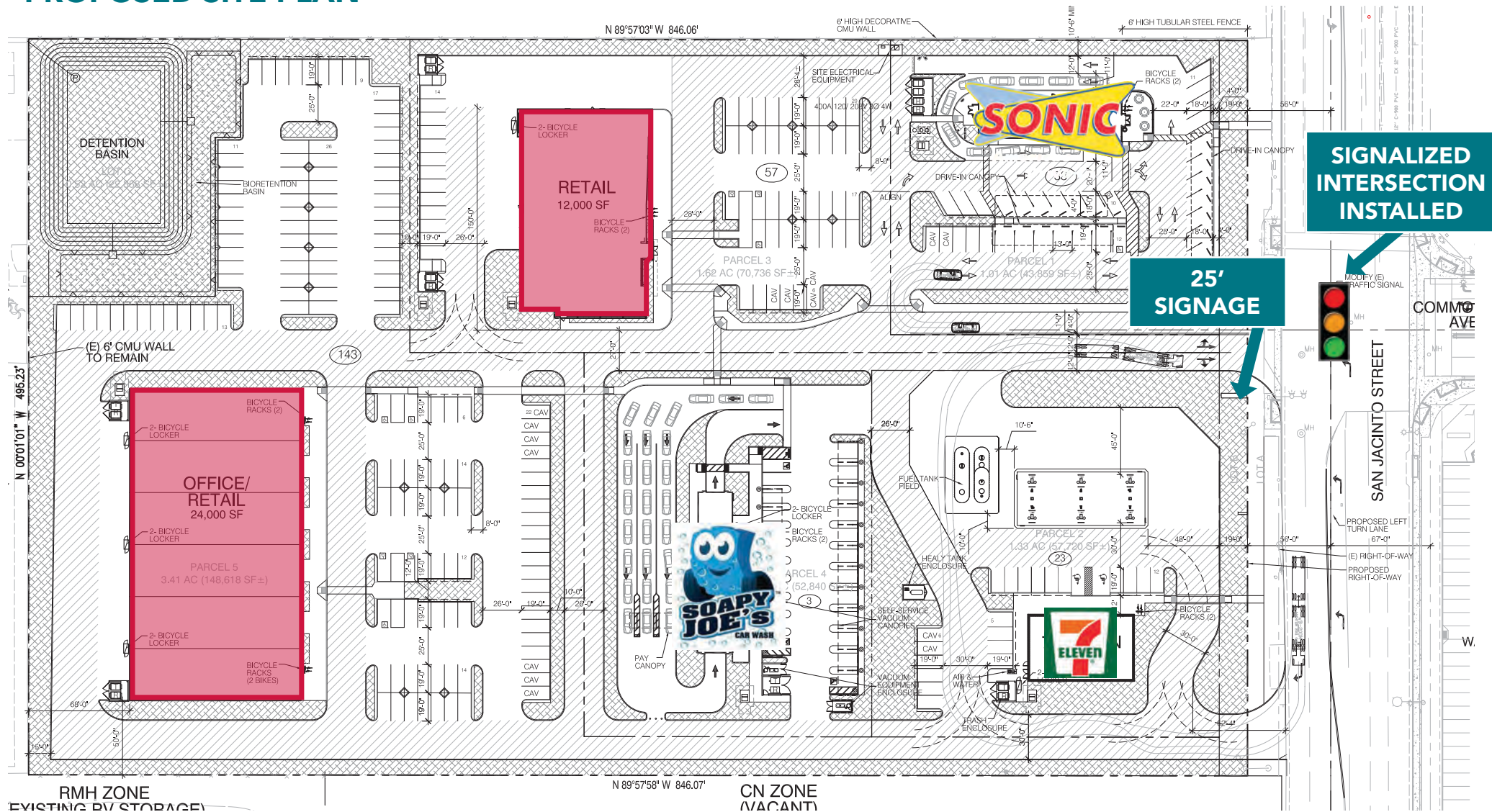


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# PROPOSED SITE PLAN



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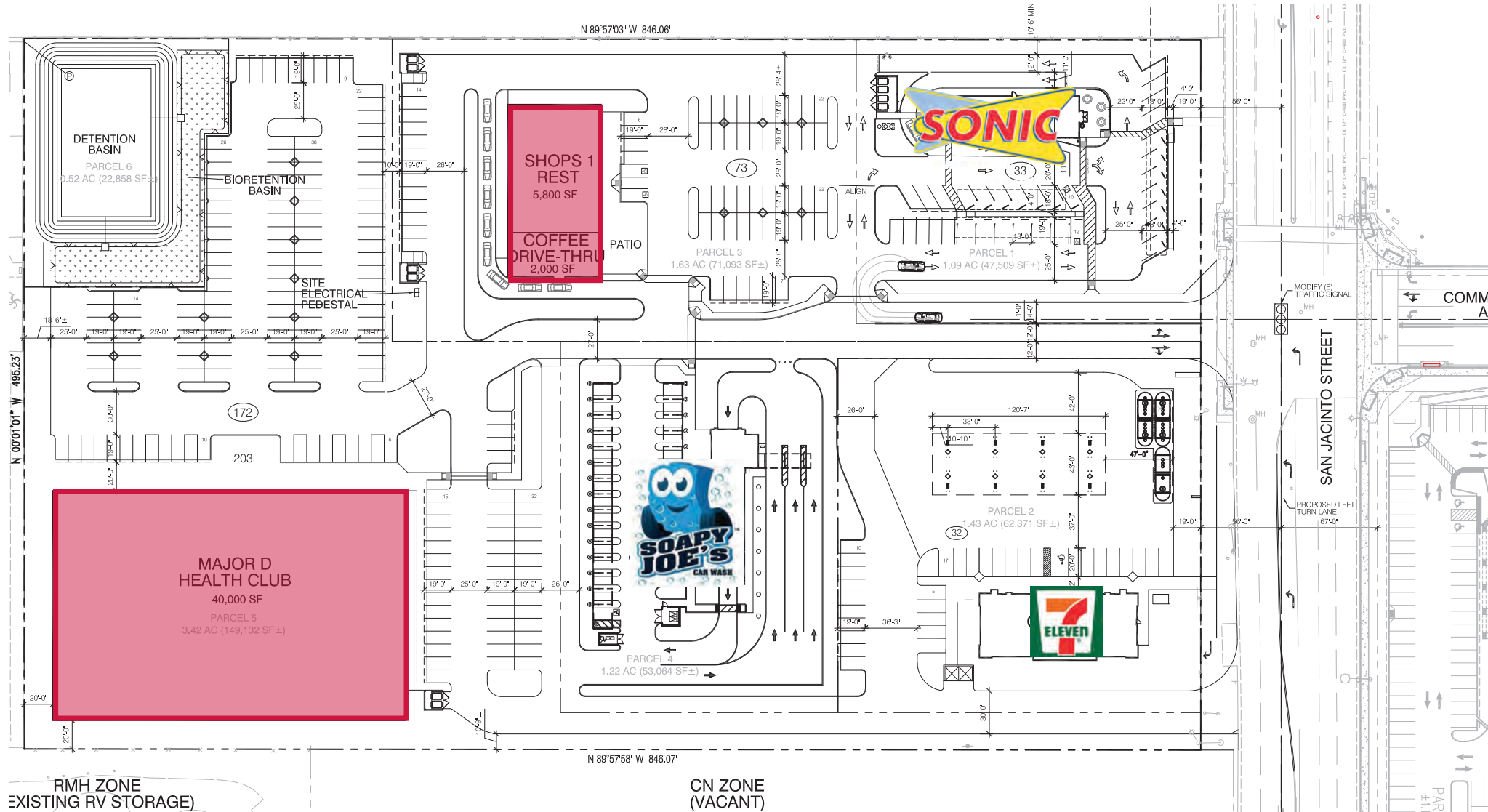
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# ALTERNATE SITE PLAN



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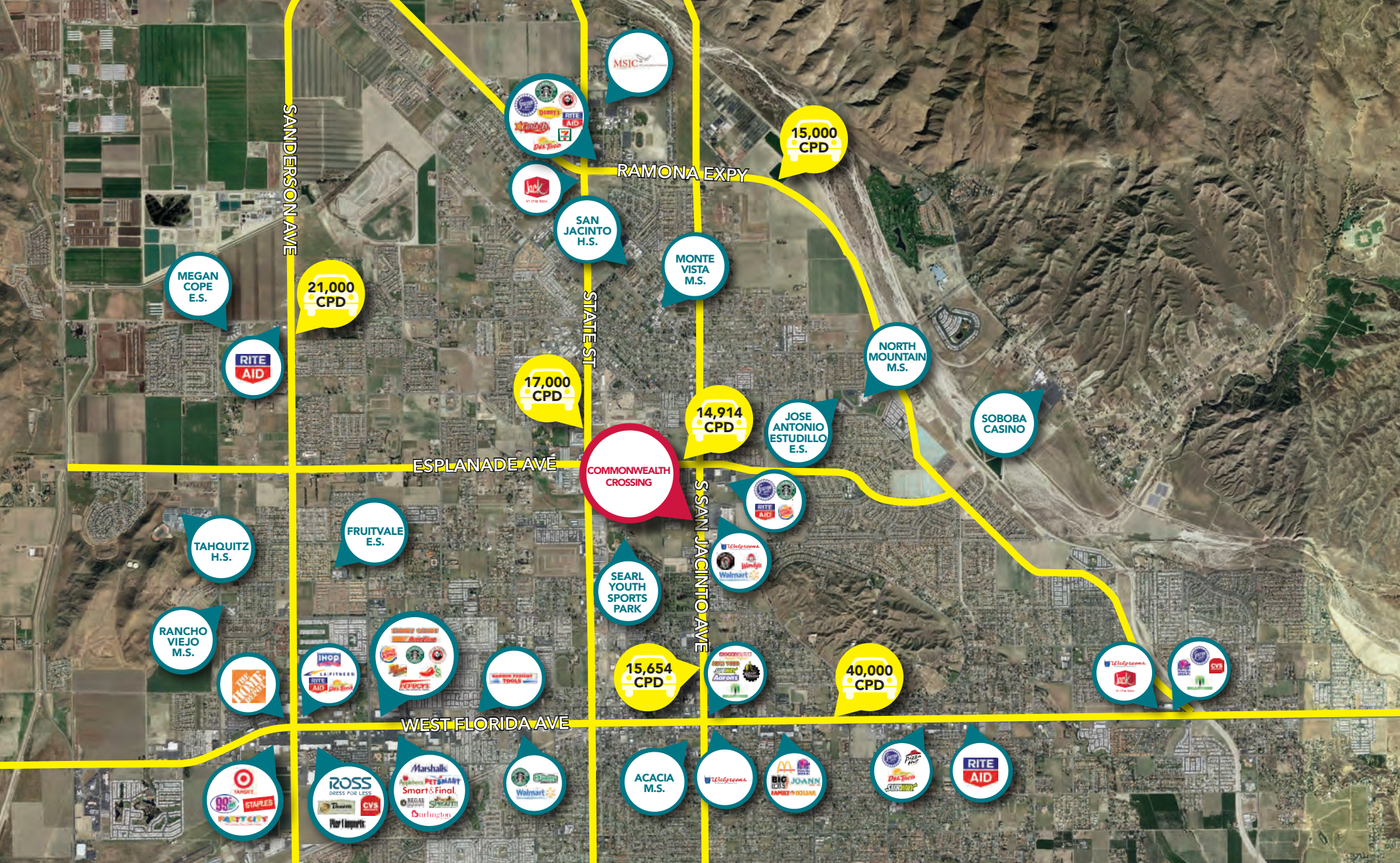
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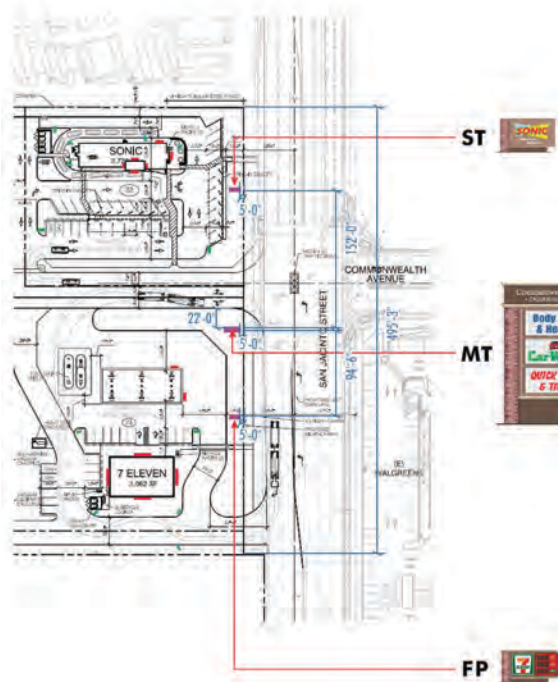
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## SIGNAGE



ST

MT

FP

### Multi-Tenant Sign (Primary):

Fabricated aluminum sign, dbl. faced.  
Internally illuminated with L.E.D.s  
Tenant panel are routed out alum. and  
backed with acrylic.  
Tenant colors per brand standards.  
Sign colors and materials to match project.  
Internal steel post & subframing shall be  
per engineering, pending approval.

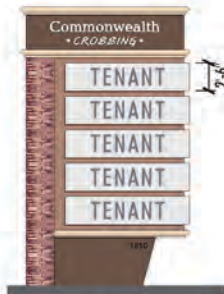
### Notes:

Owner/Developer reserves the right to  
reconfigure tenant panels provided that  
the overall square footage of the sign  
area is not increased.

All signage shall be in compliance  
with applicable City of San Jacinto, CA  
codes.



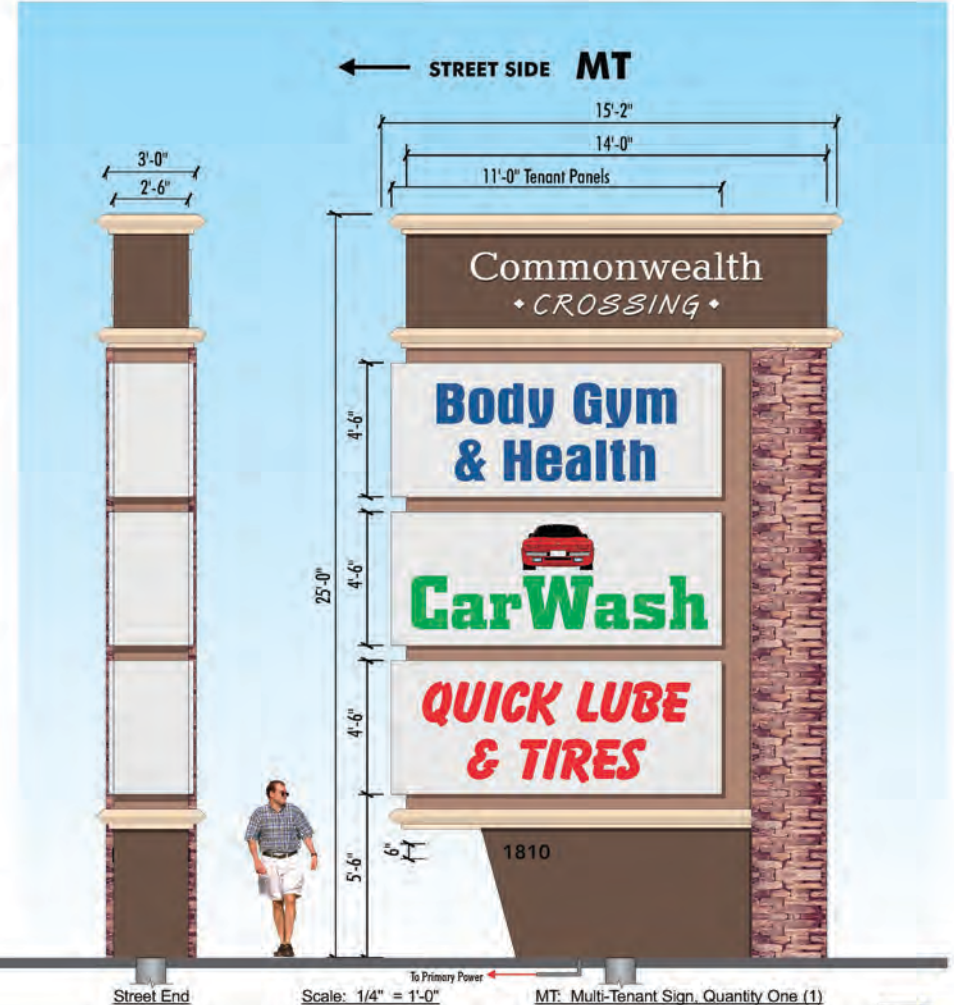
MT: Alt. Configuration Option A



MT: Alt. Configuration Option B

ALL COMPONENTS TO BE APPROVED  
ALL SIGNS TO BE LISTED

## Multi-Tenant Sign "MT" (Primary Project Sign)



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## DEMOGRAPHICS

		1 Mile	3 Mile	5 Mile
	POPULATION	13,882	117,644	166,149
	MEDIAN HOUSEHOLD INCOME	\$47,256	\$47,861	\$51,370
	HIGH SCHOOL DEGREE OR HIGHER	2,722	24,787	35,586
	GRADUATE DEGREE OR HIGHER	1,044	9,671	14,891
	TOTAL EMPLOYEES	3,725	22,062	29,223
	TOTAL BUSINESSES	572	2,867	3,572

## TRAFFIC COUNTS

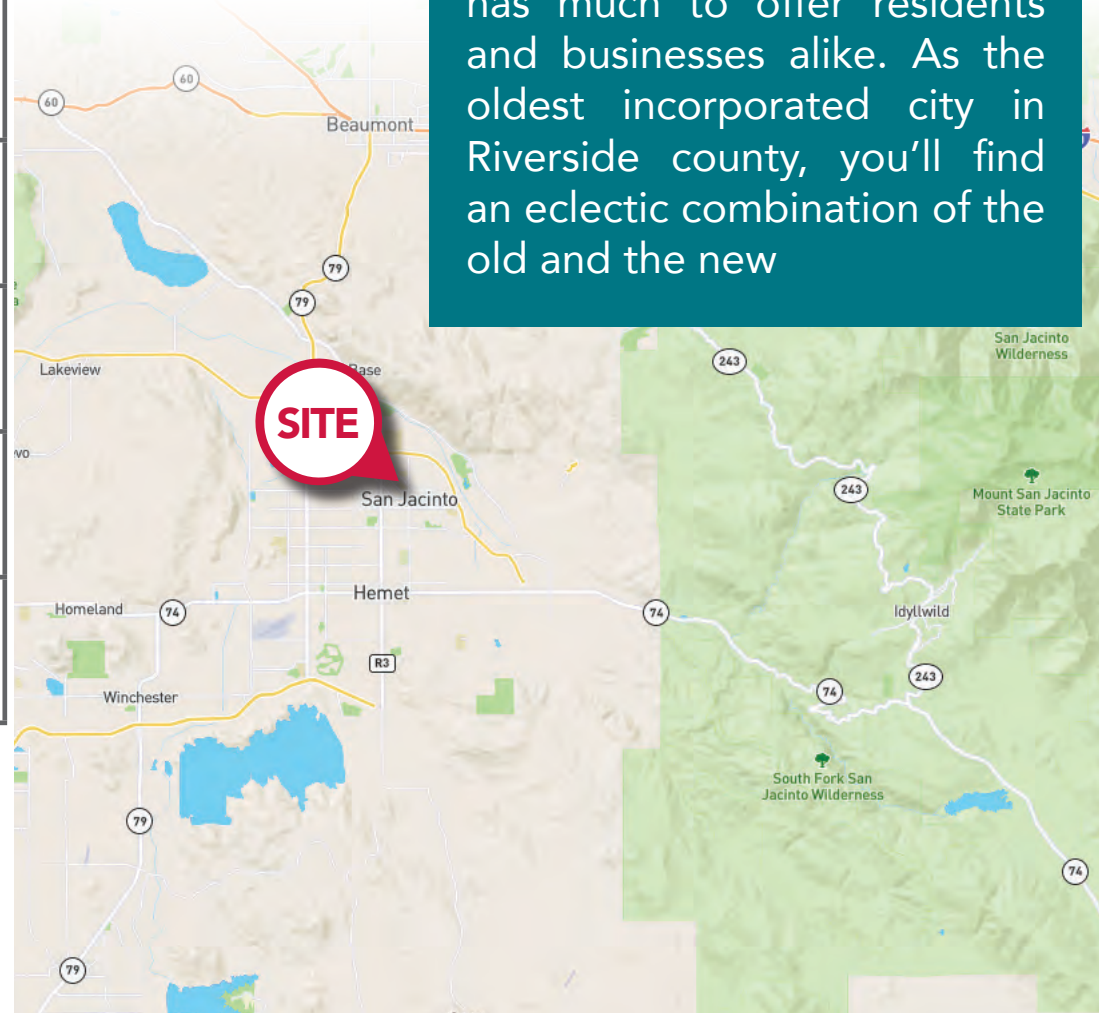
**14,914 CPD**

W. Esplanade Ave

**15,654 CPD**

S San Jacinto Ave

\*Source: Regis Online



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, you'll find an eclectic combination of the old and the new

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