



San Jacinto, California

3.80 Acres "Commercial Neighborhood" - **AVAILABLE**



PROPERTY FEATURES

- 3.80 Acres (Parcel No. 6) located at the northwest corner of Ramona Expressway and East 7th Street.
- Zoned "CN-Commercial Neighborhood." Permitted Uses include, but are not limited to:
 - 1) Pharmacy
 - 2) General Retail
 - 3) Grocery Store
 - 4) Convenience Store
 - 5) Restaurant/Fast Food
 - 6) Banking Services
 - 7) General/Medical Office Space
- The property is located 1.5 driving miles from the Soboba Springs Country Club and 1.65 driving miles from the Soboba Casino.

San Jacinto Trade Area ("SJTA") Highlights:

- More than 224,000 people in the immediate SJTA
- 240,533 people projected in the immediate SJTA
- More than 1,605,876 people in the extended SJTA
- 1,715,367 people projected in the extended SJTA
- \$55,718 Average Household Income & 37.5 Median Age
- Epicenter of 2 new major transportation corridors (Mid County Pkwy & Realigned State Hwy 79) with convenient ingress/egress and on/off ramps.
- Up to 60,000 ADT anticipated on Mid County Pkwy, a 16-mile future freeway connecting the I-215 in Perris to Hwy 79 in San Jacinto.
- Up to 63,000 ADT anticipated on State Hwy 79, a 33-mile transportation corridor connecting I-15 in Temecula to I-10 near San Jacinto.





PARCEL 6 = 3.80 AC



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POR. N 36 T. 4S. R. 1W
CITY OF SAN JACINTO

433-16

NCV 0 1 2004

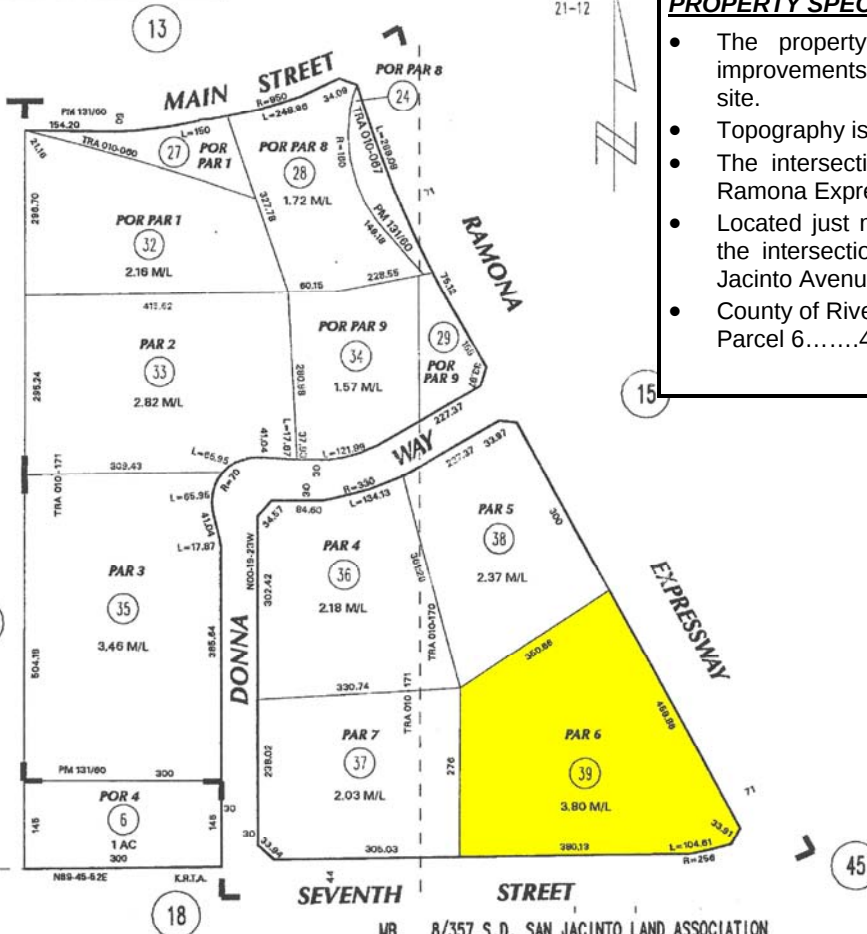
T.R.A. 010-170
010-171
010-060
010-067

DATE	OLD NUMBER	NEW NUMBER
01/72	4	807
03/79	807	8
05/80	5	9, 10
06/83	9	11, 12, 13
06/83	10	13, 14
04/86	ADDSMT	14
04/86	ADDSMT	15
04/86	ADDSMT	16
04/86	150-29	17, 18
04/86	160-13	18, 19
04/86	ADDSMT	19
DATE	OLD NUMBER	NEW NUMBER
04/86	ADDSMT	20
04/86	130-15	21
04/86	130-19	22
04/86	22	23, 24
04/86	8, 11, 12, 13	25
04/86	16-18	26
04/86	14, 18, 20	27-28
02/04	2-3	40
02/04	1	PG. 49
02/04	40	PG. 50

DEC 0 2 2004

DATA: RS 33/48-62

ASSESSOR'S MAP BK433 PG. 16
Riverside County, Calif.



PROPERTY SPECIFICS

- The property is vacant with all on and off site improvements completed and utilities stubbed to the site.
- Topography is generally flat.
- The intersections of E. Main St. and E. 7th St. with Ramona Expressway are signalized intersections.
- Located just minutes away from major retail located at the intersection of Esplanade Avenue and South San Jacinto Avenue
- County of Riverside APN: Parcel 6.....433-160-039 = 3.80 AC

MB 8/357 S.D. SAN JACINTO LAND ASSOCIATION
PM 131/60-63 PARCEL MAP 20795
MB 8/51 KUMLER RANCH TRACT ADDITION

Oct 2004