



San Jacinto, California

9.23 Acres "Commercial Neighborhood" - **AVAILABLE**



Parcel 1 = 2.48 AC
Parcel 2 = 2.82 AC
Parcel 8 = 1.94 AC
Parcel 9 = 1.99 AC

PROPERTY FEATURES

- 9.23 Acres located at the corner of East Main Street and Ramona Expressway
- 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.





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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NOV 01 2004

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

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

433-16

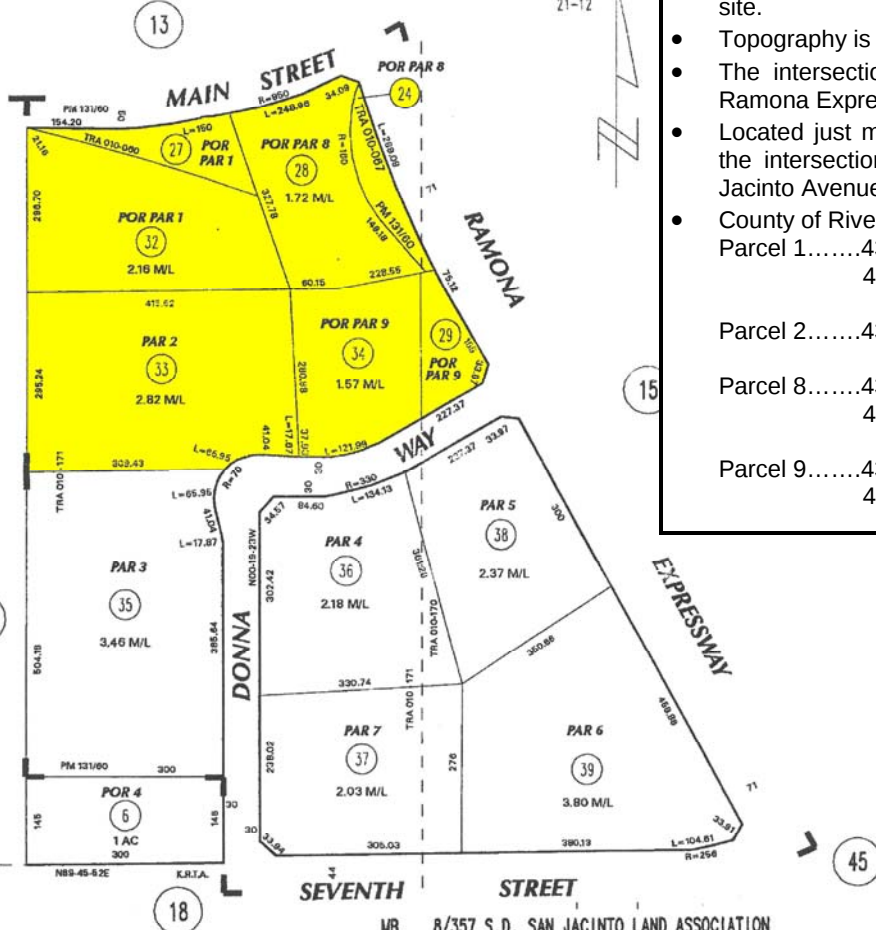
29-9
21-12

DATE	OLD NUMBER	NEW NUMBER
01/72	4	807
03/79	807	8
05/85	5	9,10
06/85	9	11,12,51
06/85	10	13,51
04/86	ADDSMT	14
06/86	ADDSMT	15
04/86	ADDSMT	16
04/86	150-29	17,51
04/86	160-13	18,51
04/86	ADDSMT	19
DATE	OLD NUMBER	NEW NUMBER
04/86	ADDSMT	20
04/86	130-15	21
06/86	130-19	22
06/86	22	23,24
06/86	8,11,12,15	25
06/86	16-18	26
06/86	14,19,20	27-29
10/04	29-31	40
02/04	1	P6,48
02/04	40	P6,50

DEC 02 2004

DATA: RS 33/48-62

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



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

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 APNs:
Parcel 1.....433-160-027 = 0.32 AC
433-160-032 = 2.16 AC = **2.48 AC Total**

Parcel 2.....433-160-033 = **2.82 AC**

Parcel 8.....433-160-024 = 0.22 AC
433-160-028 = 1.72 AC = **1.94 AC Total**

Parcel 9.....433-160-029 = 0.42 AC
433-160-034 = 1.57 AC = **1.99 AC Total**