

THE MAGNET AT SAN JACINTO

SEC RAMONA EXPWY
& STATE ST
SAN JACINTO, CA

PROPERTY HIGHLIGHTS

- NEW SHOPPING CENTER COMING SOON
- ANCHOR, PAD & SHOP SPACE FOR LEASE
- POSITIONED IN THE HEART OF THE SAN JACINTO/HEMET RETAIL CORRIDOR
- DIRECTLY ACROSS FROM THE NEW VILLAGE AT SAN JACINTO SHOPPING CENTER ANCHORED BY STATER BROS, CARL'S JR AND MANY OTHERS
- EXCELLENT DRAW CREATED BY THE NEWLY CONSTRUCTED SOBOBA CASINO
- EXCELLENT ACCESS & UNPARALLELED EXPOSURE TO 49,087 CARS PER DAY
- RESIDENTIAL ACTIVITY IN THE HEMET/SAN JACINTO TRADE AREA CONSISTS OF 39,461 UNITS IN DEVELOPMENT PROCESS (TOTALING A 59% INCREASE IN POPULATION UPON FULFILLMENT)
- IDEAL OPPORTUNITY FOR RESTAURANTS, FAST FOOD, HOTEL, FITNESS CENTER, BANKS, DRUG STORES, CHILD CARE, PET SUPPLY, THEATER, FURNITURE STORE, OR OTHER RETAIL/RESTAURANT USES

DEMOGRAPHICS	1 mile	3 mile	5 mile
2025 Est. Population	12,938	55,969	135,776
2030 Proj. Population	12,900	55,600	134,689
Adj. Daytime Demos.	5,153	26,767	73,418
Average HH Income	\$97,451	\$92,135	\$84,824

TRAFFIC COUNTS

49,087 CPD

W Ramona Expy. & State Street
*Source: City of San Jacinto 2022 Traffic Study

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

TED RIVENBARK
951.445.4512
trivenbark@leetemecula.com
DRE# 01247098

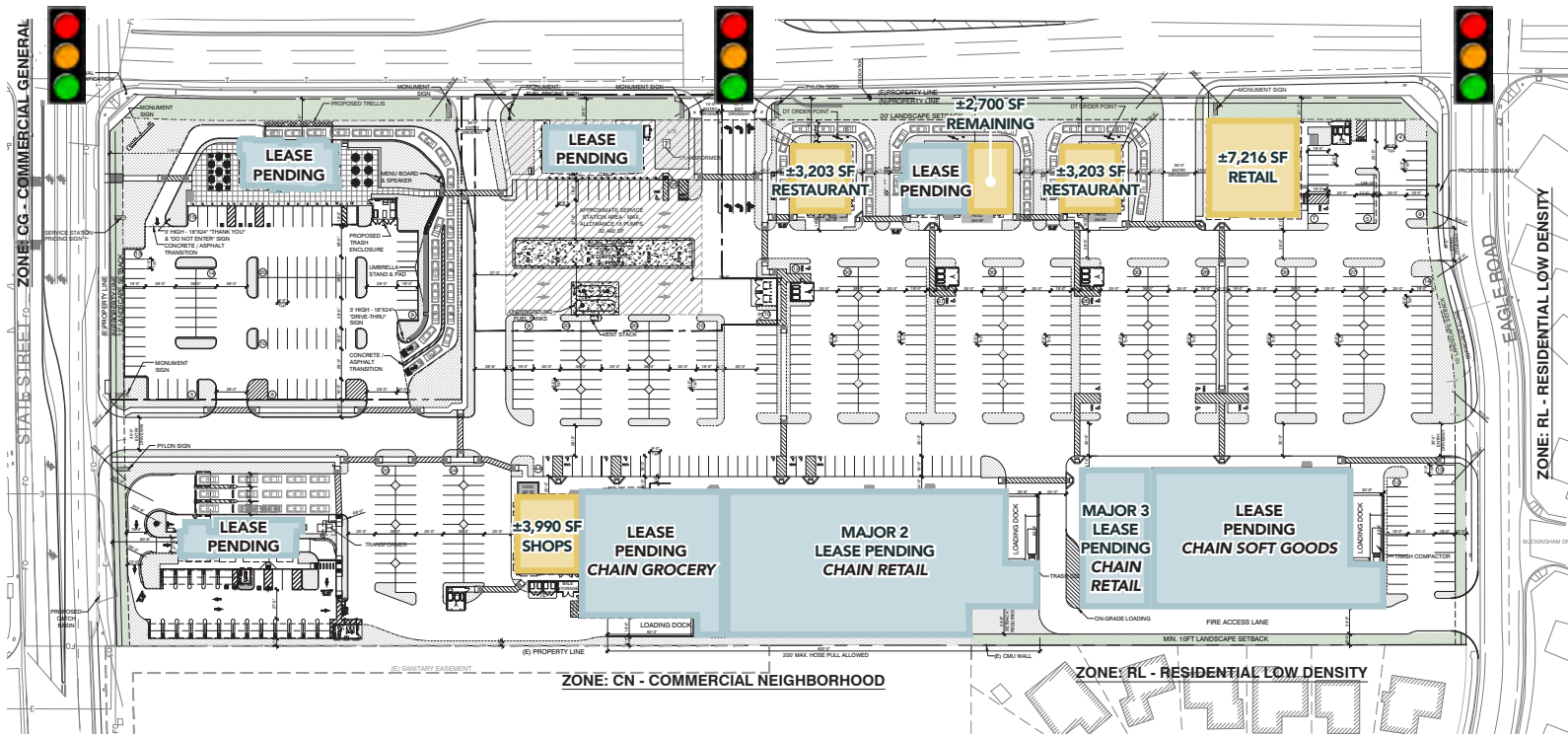


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CONCEPTUAL SITE PLAN



BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,938	55,969	135,776
AVERAGE HOUSEHOLD INCOME	\$97,451	\$92,135	\$84,824
TOTAL EMPLOYEES	899	8,033	24,184

TED RIVENBARK
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trivenbark@leetemecula.com
DRE# 01247098



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SAN JACINTO CITY PROFILE

city profile

POPULATION

60,888 ^{*DERRIGO}

87,265 ^{*DERRIGO}
PROJECTED BUILD-OUT
BUILD-OUT OF ALL ACTIVE RESIDENTIAL UNITS

44,099 DAYTIME
POPULATION

31.4 MEDIAN AGE

6.6% ANNUAL GROWTH
YEAR-OVER-YEAR



4th FASTEST
GROWING CITY
BY PERCENTAGE IN
RIVERSIDE COUNTY

RESIDENTIAL
COST OF LIVING / INCOME

\$480,500
MEDIAN HOME PRICE
SRCAR | FEB 2025

15,855
NO. OF HOUSEHOLDS
ESRI

\$95,261
AVERAGE HH INCOME
ESRI

\$75,239
MEDIAN HH INCOME
ESRI

RESIDENT DEMAND



RETAIL
\$345 MILLION

FOOD SERVICE
\$60.5 MILLION



HOME TO
SOBOBA CASINO
RESORT
2M ANNUAL VISITORS

TRADE AREA
POPULATION

1 MILE 17,189
3 MILES 85,078
5 MILES 163,401
30 MIN DRIVE 413,276



Education

SJUSD
10,173 Students
90.7% Grad Rate

MSJC
17,000+ Students

48% POPULATION
SOME COLLEGE /
COLLEGE DEGREE

AFFORDABLE - ACCESSIBLE	
FINANCIAL AID AWARDS:	SCHOLARSHIP AWARDS:
COST PER UNIT: \$146	\$26.3 million / \$215,004

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SAN JACINTO RESIDENTIAL DEVELOPMENT

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Residential

DEVELOPMENT



NEW SFR FINALS
1,735
2017-CURRENT



APPROVED TRACT MAPS
7 SINCE 2017
17 TOTAL ACTIVE MAPS



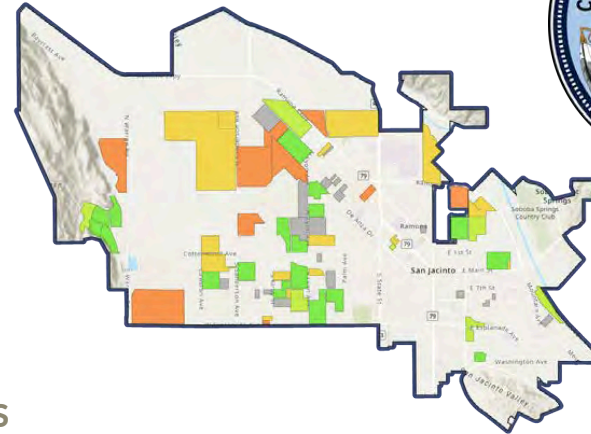
22 COMPLETED
TRACT MAPS
Since 2/2017



5 TRACT MAPS
UNDER CONSTRUCTION



7 NEW TRACT MAPS
(Tract Maps Under Entitlement Review):
~2,950 UNITS



STATUS
 ■ New Tentative Tract
 ■ Approved Tract Map
 ■ Building in Process
 ■ Completed
 ■ Expired

NEW RESIDENTIAL *coming* SOON:

424 **MCLEISH RANCH**
LYON/DEANZA

600 **LGI HOMES**
ESPLANADE/ WARREN RD

633 **430 TOWNHOMES**
CHACON FARMS
CAWTON/7TH

249 **ESPLANADE**
COLLECTION
COMMONWEALTH/HEWITT

191 **RANCHO DE ALAMO**
CAWTON/COTTONWOOD

TOTAL NEW UNITS: 2,097

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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