

# ±0.86 AC Commercial Land

SANDERSON AVE & ESPLANADE AVE

**PRICE REDUCED**

- Off-site Improvements Complete
- 18,099 CPD (Sanderson Ave)
- 6,171 CPD (Esplanade Ave)
- Located on Hemet / San Jacinto's main North/South Thoroughfare
- Nearby Incoming Residential



±12.37 AC  
~~\$1,900,000~~  
\$1,425,000

±2.51 AC  
~~\$1,250,000~~  
\$937,500

±0.86 AC  
~~\$675,000~~  
\$500,000

N. ESPLANADE AVENUE

S. SANDERSON AVENUE

ESPLANADE COMMONS  
San Jacinto, California





# Executive Summary

## PROPERTY FACTS

- LOCATION: San Jacinto, Riverside County, CA
- TOTAL SITE AREA: 0.86 AC
- APN'S: 432-280-021 & 432-280-028
- ZONING: CG – COMMERCIAL GENERAL
- GENERAL PLAN: COMMERCIAL
- PURCHASE PRICE: ~~\$675,000~~ **\$500,000**
- PRICE PER SF: \$13.35/SF
- SCHOOL DISTRICT: San Jacinto Unified School District

## PROPERTY OVERVIEW

The subject property is made up of three available parcels per Parcel Map No. 37863 and labeled as Parcel 1, Parcel 3, and Parcel 4. Parcel 2 is already built out as an existing Dollar Tree and Parcel A is an existing Circle K gas station/convenience store and car wash. The total combined available property is approximately 15.74 acres. The site has flat topography with curb and gutter in place along Parcel 1 (0.74 Net AC) and an existing signal at Sanderson Ave & Esplanade Center. The property has approximately 450 feet of combined frontage along Sanderson Ave which has traffic counts of 16,203 cars per day as well as approximately 288 feet of frontage along Esplanade Ave with traffic counts of 6,171 cars per day.

To the east of the property, across Sanderson Ave, is the existing San Jacinto Esplanade Retail Center with existing national tenants such as Walgreens, Starbucks, Jack in the Box, Subway, as well as several other smaller restaurant, retail, and medical tenants. To the north of the retail center is an existing medium density residential subdivision.

Sewer and Water are serviced by EMWD with existing sewer and water in place along Sanderson Ave.

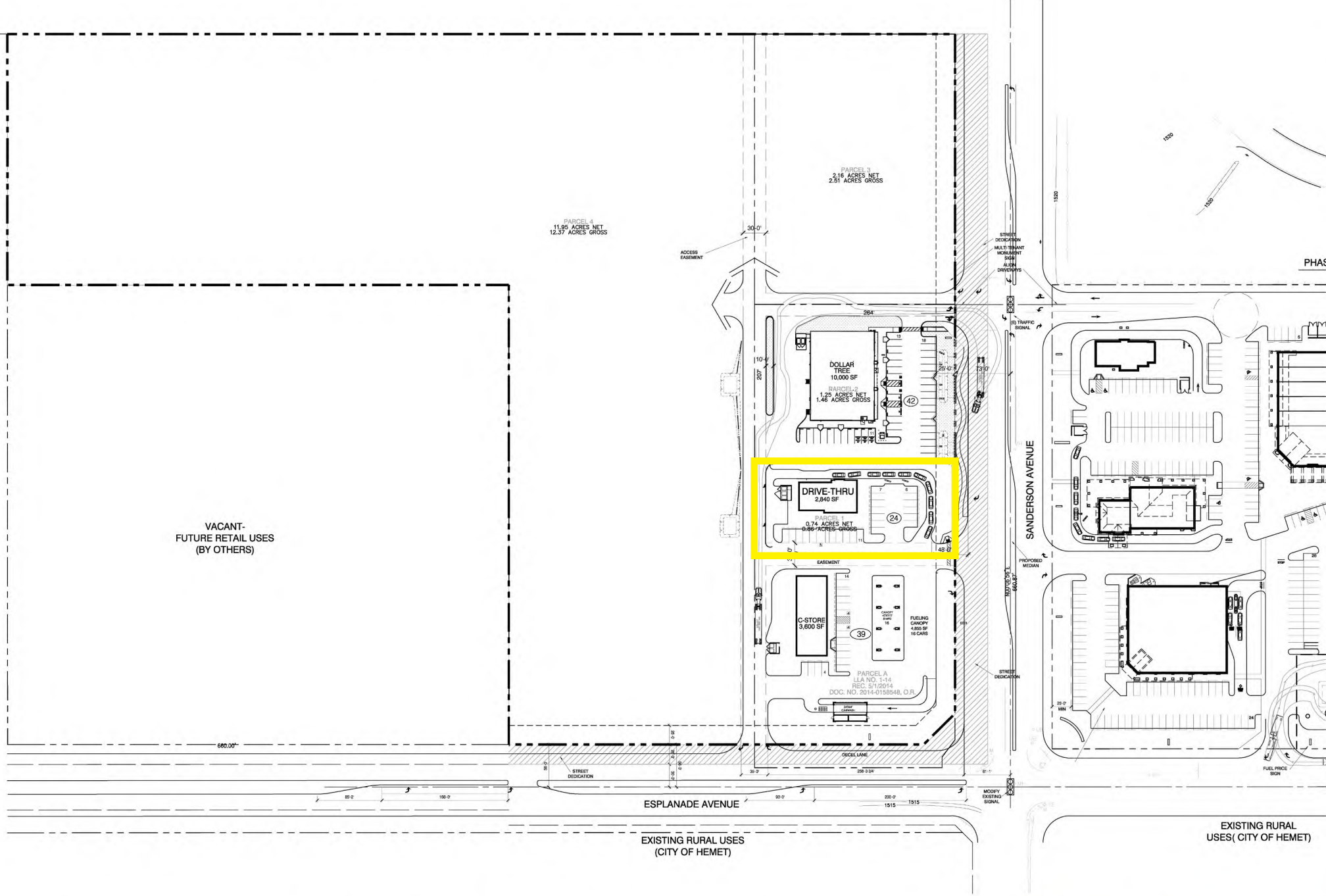
## ZONING

The subject property is zoned Commercial General which falls in line with the General Plan Land Use of Commercial. The CG zone applies to areas appropriate for general commercial and daily shopping needs of the area. The CG zone allows a wide range of retail sales and business, professional, and personal services that are accessible to transit corridors. This zone allows for uses such as Educational Facilities, Grocery Stores, Feed Stores, Indoor Dispensaries, Medical Offices, Equipment Rental, and Self-Storage with a CUP. The maximum floor area ratio (FAR) for the CG zone is 0.40.





# Conceptual Site Plan



**PROJECT SUMMARY**

| PARCEL 1 (DRIVE-THRU)            |                      |
|----------------------------------|----------------------|
| LAND AREA:                       | 0.74 AC (32,204 SF±) |
| DRIVE-THRU RESTAURANT:           | 2,840 SF             |
| REQUIRED PARKING:                |                      |
| DRIVE-THRU RESTAURANT            |                      |
| UP TO 2,000 SF (1:200):          | 10 STALLS            |
| OVER 2,000 SF (1:EA ADDL 60 SF): | 14 STALLS            |
| TOTAL PARKING REQUIRED:          | 24 STALLS            |
| TOTAL PARKING PROVIDED:          | 24 STALLS            |

| PARCEL 2 (DOLLAR TREE)  |                      |
|-------------------------|----------------------|
| LAND AREA:              | 1.25 AC (54,628 SF±) |
| RETAIL:                 | 10,000 SF            |
| REQUIRED PARKING:       |                      |
| RETAIL (1:250):         | 40 STALLS            |
| TOTAL PARKING PROVIDED: | 42 STALLS            |

NOTE:  
THIS SITE PLAN SHOWS DEVELOPER'S PLAN FOR THE CONFIGURATION OF THE PROJECT AS OF THE DATE OF THE SITE PLAN ONLY. IT IS ONLY A PLAN, AND IT SHALL NOT BE DEEMED TO BIND DEVELOPER AS TO:  
(A) THE SIZE OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR  
(B) THE CONFIGURATION, LOCATION OR FLOOR AREA OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR  
(C) THE PROPOSED USE OR OCCUPANCY OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON.  
PHASE LINES AND NUMBERS, IF ANY, ARE FOR REFERENCE PURPOSES ONLY. PHASE LINES MAY BE REDRAWN, PHASE NUMBERS MAY BE REASSIGNED, AND THE CONSTRUCTION SEQUENCE OF THE PHASES MAY NOT NECESSARILY FOLLOW THE NUMERICAL SEQUENCE OF THE PHASES DEPICTED HEREON, ALL AT THE SOLE DISCRETION OF DEVELOPER.  
BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

60' 120'  
: 1" = 30.00'

NORTH

## NWC SANDERSON & ESPLANADE

SAN JACINTO, CALIFORNIA

3982 FIGUEROA STREET, SUITE 9  
LOS ANGELES, CA 90037  
949.916.2300

9701 WILSHIRE BLVD, 10TH FLOOR  
BEVERLY HILLS, CA 90212  
310.299.7574

**CONCEPTUAL SITE PLAN**  
**SCHEME Jv9**

NWC SANDERSON & ESPLANADE  
RIVERSIDE, CA

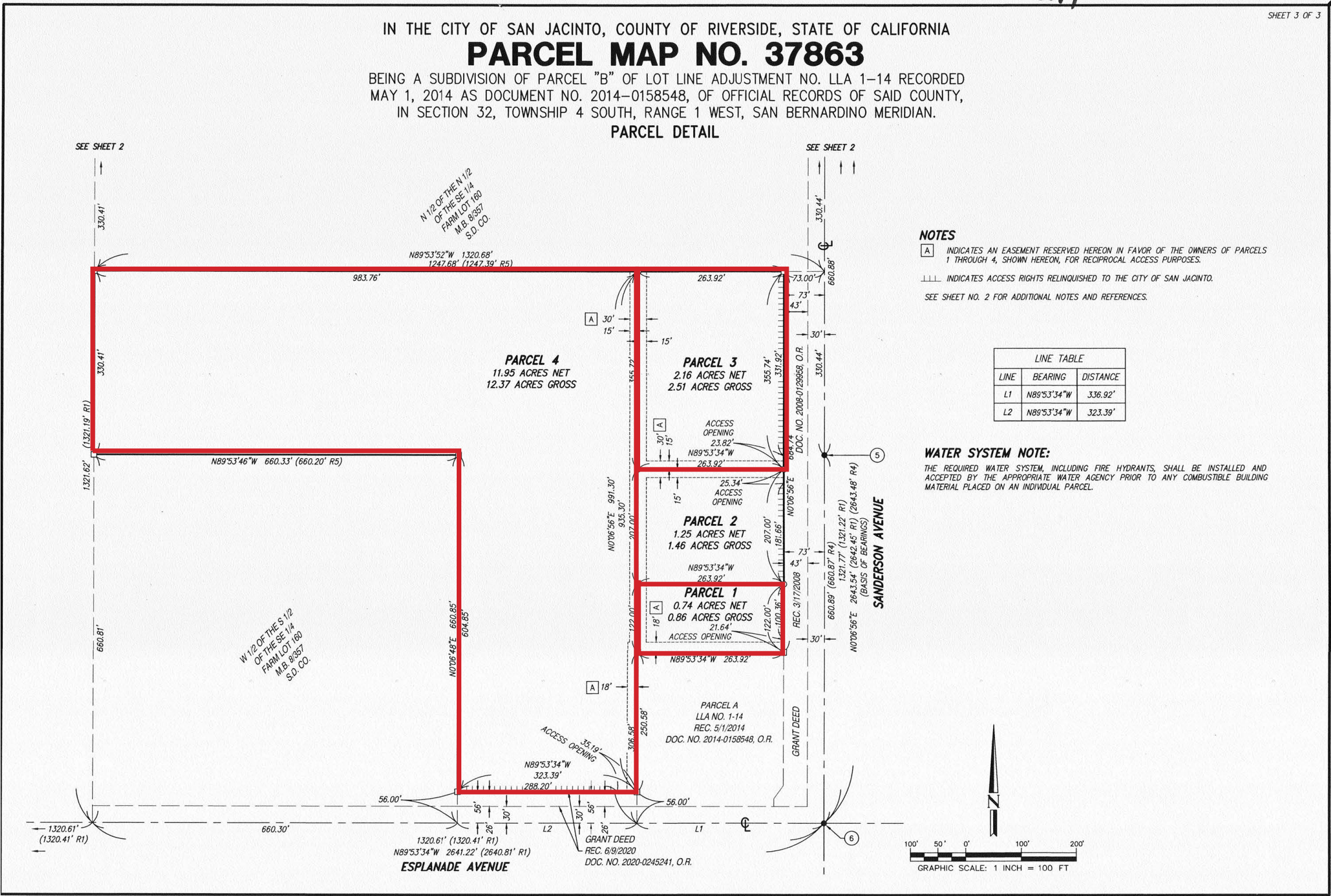
GKPA PROJ#15117.01  
26 APRIL 2022

3 OVERTURE  
ALISO VIEJO, CA 92695  
F 949.344.2710  
F 949.344.2720

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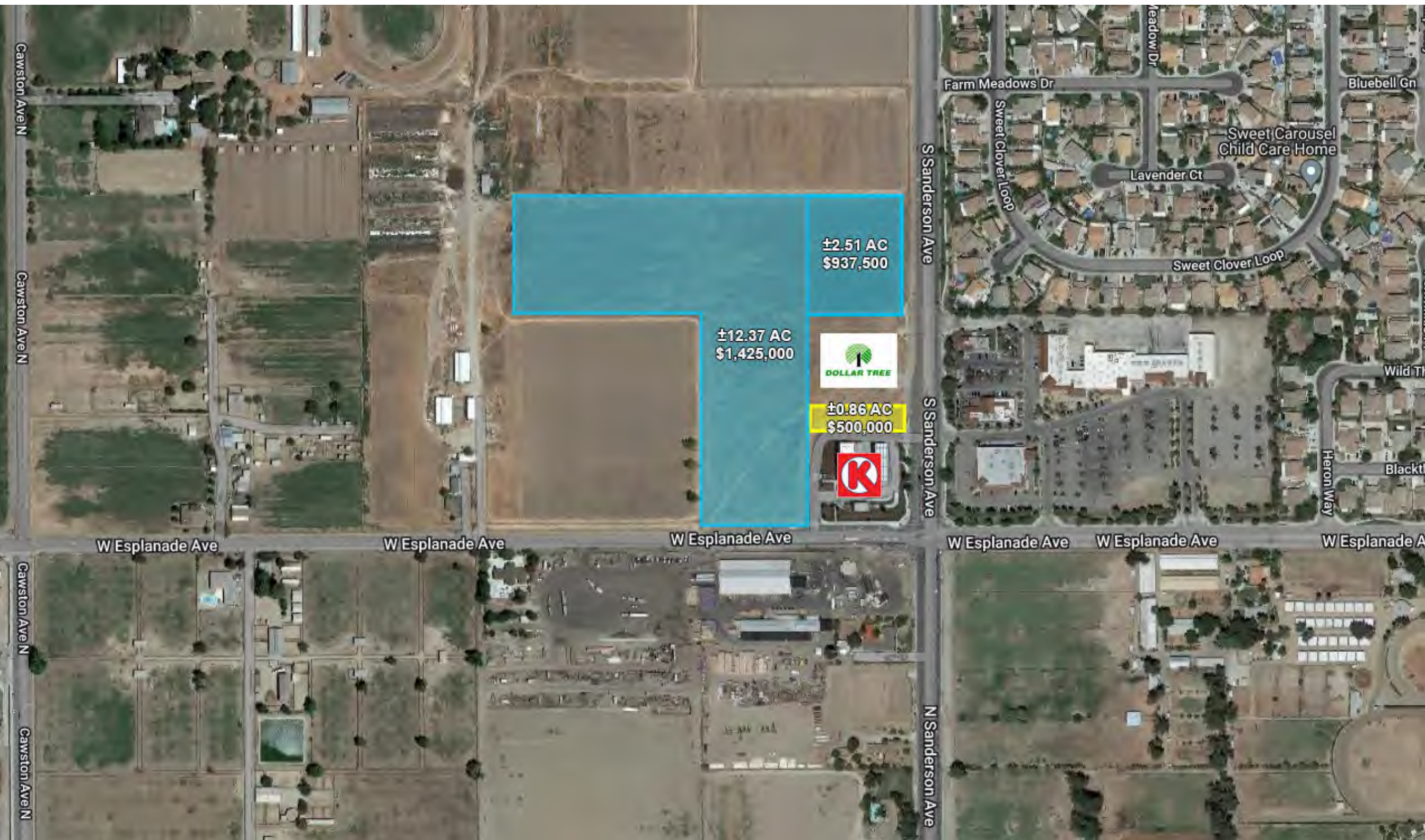


# Parcel Map 37863





# Aerial



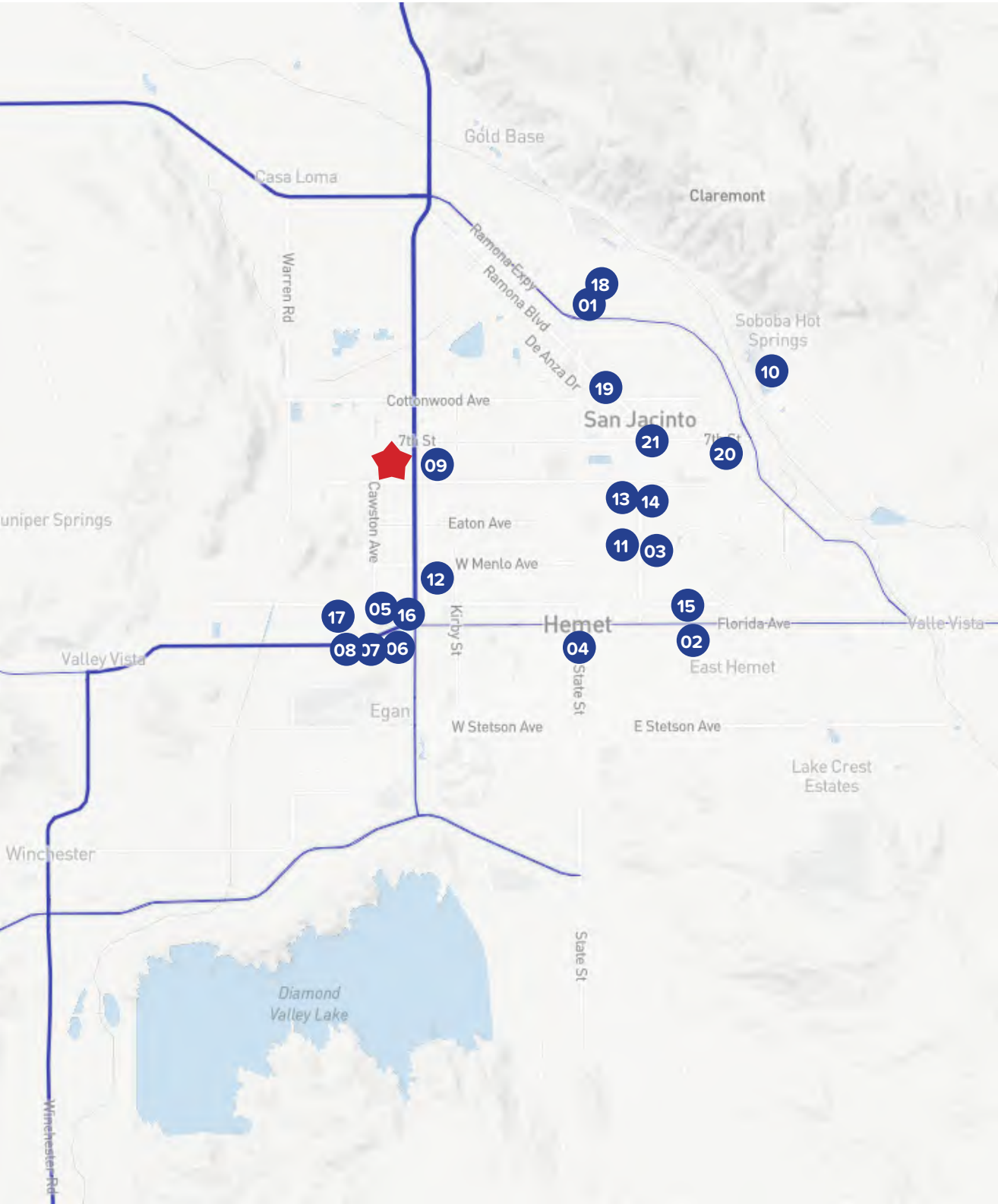


# Aerial





# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Village at San Jacinto
- 02 Hemet Shopping Center
- 03 Farmer's Corner
- 04 Diamond Valley Shopping Center
- 05 Hemet Valley Mall
- 06 KPC Towne Centre
- 07 Hemet Village
- 08 Village West Shopping Center
- 09 Esplanade Shopping Center

## EDUCATION

- 18 Mt. San Jacinto College
- 19 San Jacinto High School
- 20 North Mountain Middle School

## GOVERNMENT FACILITIES

- 21 San Jacinto City Hall

## ENTERTAINMENT

- 10 Saboba Casino and Resort
- 11 Lowes Custom Golf
- 12 Colonial Golf & Country Club

## MEDICAL FACILITIES

- 13 SJ Medical Clinic Urgent Care
- 14 Valley Medical Center
- 15 KPC Medical Center
- 16 Hemet Global Medical Center
- 17 Cawston Medical Center

# Education

## SAN JACINTO SCHOOL DISTRICT

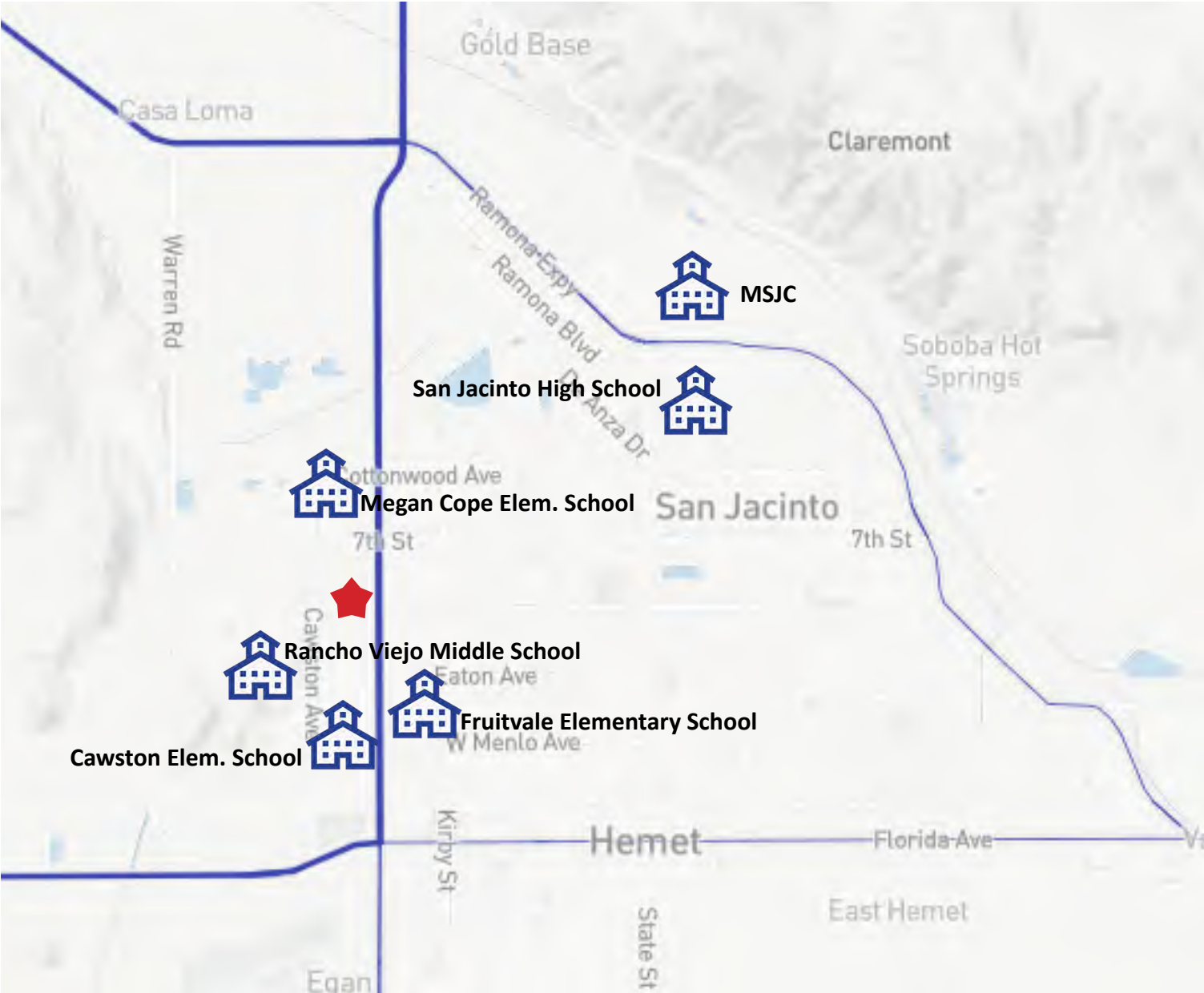
### DISTINGUISHED SCHOOLS

There are several distinguished schools in close proximity to the subject property including San Jacinto High School and Rancho Viejo Middle School.

- **Megan Cope Elementary School**  
2550 Via La Sierra Ln, San Jacinto, CA 92582
- **Rancho Viejo Middle School**  
985 Cawston Ave N, Hemet, CA 92545
- **Fruitvale Elementary School**  
2800 W Fruitvale Ave, Hemet, CA 92545
- **Cawston Elementary School**  
4000 W Menlo Ave, Hemet, CA 92545
- **San Jacinto High School**  
500 Idyllwild Dr, San Jacinto, CA 92583
- **MT. San Jacinto College**  
1499 N State St, San Jacinto, CA 92583

### PRIVATE SCHOOLS

The City of San Jacinto also offers several prominent private schools nearby such as San Jacinto Valley Academy and St Hyacinth Academy as well as San Jacinto Charter Academy.





# New Home Communities

**KB Homes Savannah – McSweeney**

- 1400 – 2100 SF
- \$432K - \$485K

**Seasons at McSweeney Farms by Richmond American Homes**

- 2000 – 2700 SF
- \$478K – \$504K

**Oakridge at McSweeney Farms by D.R. Horton**

- 1900 – 2500 SF
- \$469K – \$500K

**Seasons at Potter Ranch by Richmond American Homes**

- 2000 – 2700 SF
- \$350K – \$400K

**Pacific Mosacio by Pacific Communities**

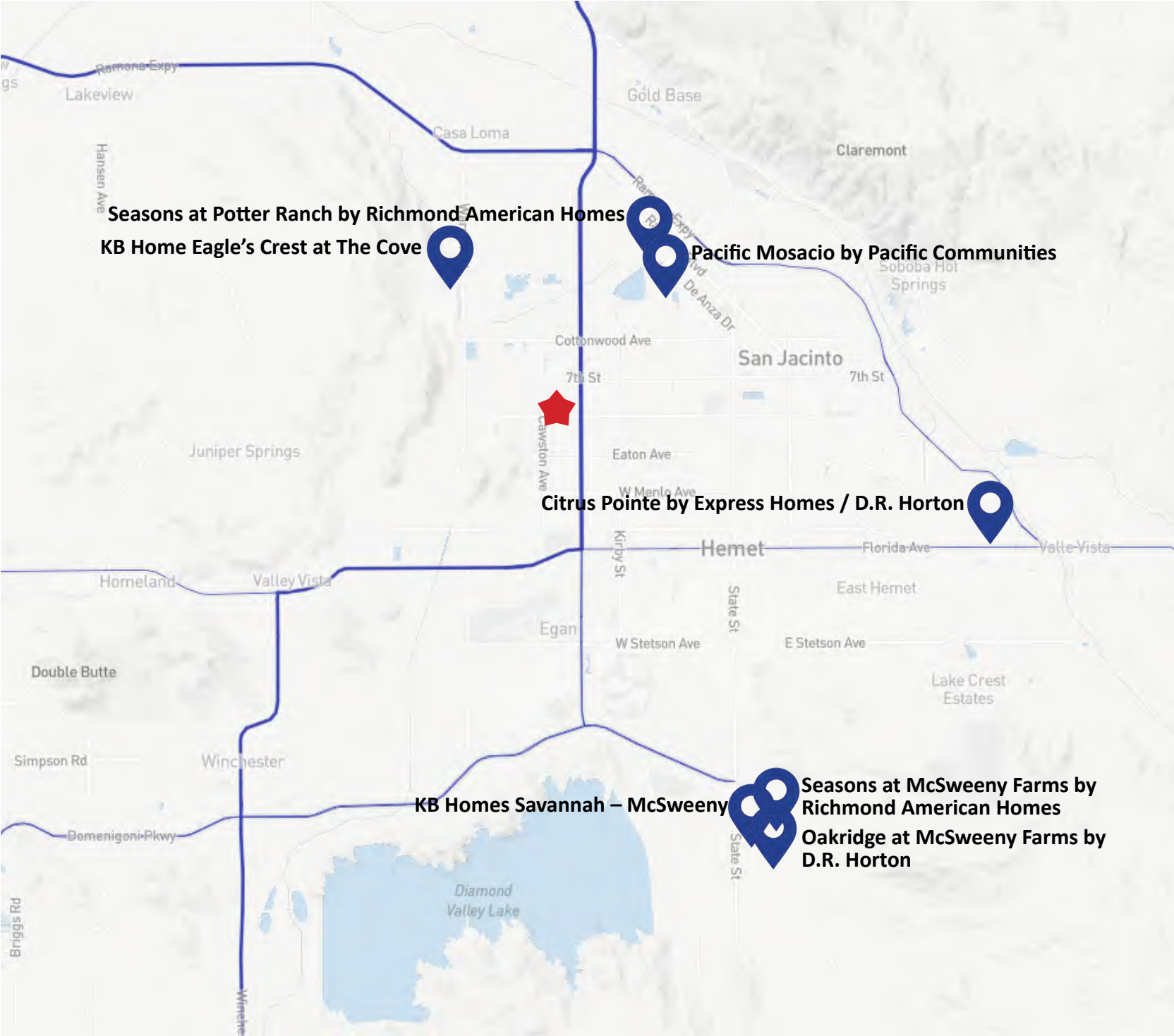
- 1900 – 2250 SF
- \$500K - \$520K

**Citrus Pointe by Express Homes / D.R. Horton**

- 1300 – 2400 SF

**KB Home Eagle’s Crest at The Cove**

- 1700 – 2500 SF
- \$462K - \$514K





# Location Overview

## SAN JACINTO

San Jacinto is a city located in Riverside County, California, United States. It is situated in the San Jacinto Valley, approximately 30 miles southwest of San Bernardino and about 40 miles west of Palm Springs. The city has a population of around 48,000 people and covers an area of approximately 26 square miles.

San Jacinto is known for its scenic views of the nearby San Jacinto Mountains and its rural charm. The city offers a mix of residential, commercial, and agricultural areas. It is surrounded by natural beauty, with opportunities for outdoor activities such as hiking, camping, and fishing in nearby parks and recreational areas.

The Soboba Casino, operated by the Soboba Band of Luiseño Indians, is a popular entertainment destination in San Jacinto. The casino features gaming facilities, restaurants, and live entertainment.

San Jacinto is served by the San Jacinto Unified School District, which includes several elementary, middle, and high schools. Mt. San Jacinto College, a community college, is also located in the city, providing educational opportunities for local residents.

| 2023 Summary             |          |
|--------------------------|----------|
| Population               | 31,993   |
| Households               | 10,246   |
| Median Age               | 35.3     |
| Median Household Income  | \$56,519 |
| Average Household Income | \$68,027 |
| 2028 Summary Est.        |          |
| Population               | 33,232   |
| Households               | 10,664   |





# Location Overview

## RIVERSIDE COUNTY

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula's Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km<sup>2</sup>) and has a population of approximately 4 million.[3] Most of the area's population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California's 2nd and the nation's 12th most populous region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America's most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour's drive to the shores of the Pacific Ocean.
- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.





# Location Overview

## RIVERSIDE COUNTY DEMOGRAPHICS

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties. In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario International Airport, Palm Springs International Airport and San Bernardino International Airport.

Source: [cbcblueprint.com](http://cbcblueprint.com)

| Census 2010 Summary      |           |
|--------------------------|-----------|
| Population               | 2,189,641 |
| 2021 Summary             |           |
| Population               | 2,416,961 |
| Households               | 770,508   |
| Median Age               | 35.9      |
| Median Household Income  | \$63,474  |
| Average Household Income | \$86,589  |
| 2025 Summary Est.        |           |
| Population               | 2,530,637 |
| Households               | 808,687   |





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