

±0.63 - 2.26 AC - Retail Pads for Sale or Ground Lease

SWC OF SANDERSON AVENUE AND COTTONWOOD AVENUE

PURCHASE INDIVIDUAL PADS OR ALL AVAILABLE 2.26 ACRES

- Fully Improved Site, Ready for Immediate Development
- Hard Signalized Corner
- 35,324 Cars Per Day- Cottonwood / Sanderson
- Located on Hemet / San Jacinto's main North- South Thoroughfare
- Thousands of New Roof Tops under construction
- Developer Friendly Terms Offered



San Jacinto, California

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01 PROPERTY OVERVIEW

Executive Summary

PROPERTY OVERVIEW

Located in the heart of San Jacinto in the County of Riverside, these developed retail pads are ready for user development. Perfect for fast food, restaurants, banks or any other retail development. The property sits adjacent to an existing CVS, Autozone, and Shell Gas Station.

The site has approximately 255 feet of frontage on Cottonwood Ave and approximately 461 feet of frontage on Sanderson Ave with traffic counts of 35,324 Cars Per Day on Sanderson Ave. The property is less than 3 miles to Florida Ave/Hwy 74 and will be less than one mile from Hwy 79 once the Hwy 79 realignment is completed. The property is within a 2 mile radius of two new home communities, Pacific Mosacio by Pacific Communities and The Cove by KB Homes, with several more new home sites currently under development.

PROPERTY FACTS

- LOCATION: San Jacinto, Riverside County, CA
- TOTAL SITE AREA: $\pm 0.63 - 2.26$ Acres
- APN: 432-270-020
- ENTITLEMENTS: City Council Approved, 2008
- PROPERTY CONDITION: Improved Retail Pads
- ZONING: CG
- GENERAL PLAN: Community Commercial

PRICING

Pad A: ± 0.87 AC - \$750,000

Pad E: ± 0.65 AC - \$500,000

Pad F: ± 0.63 AC - \$500,000

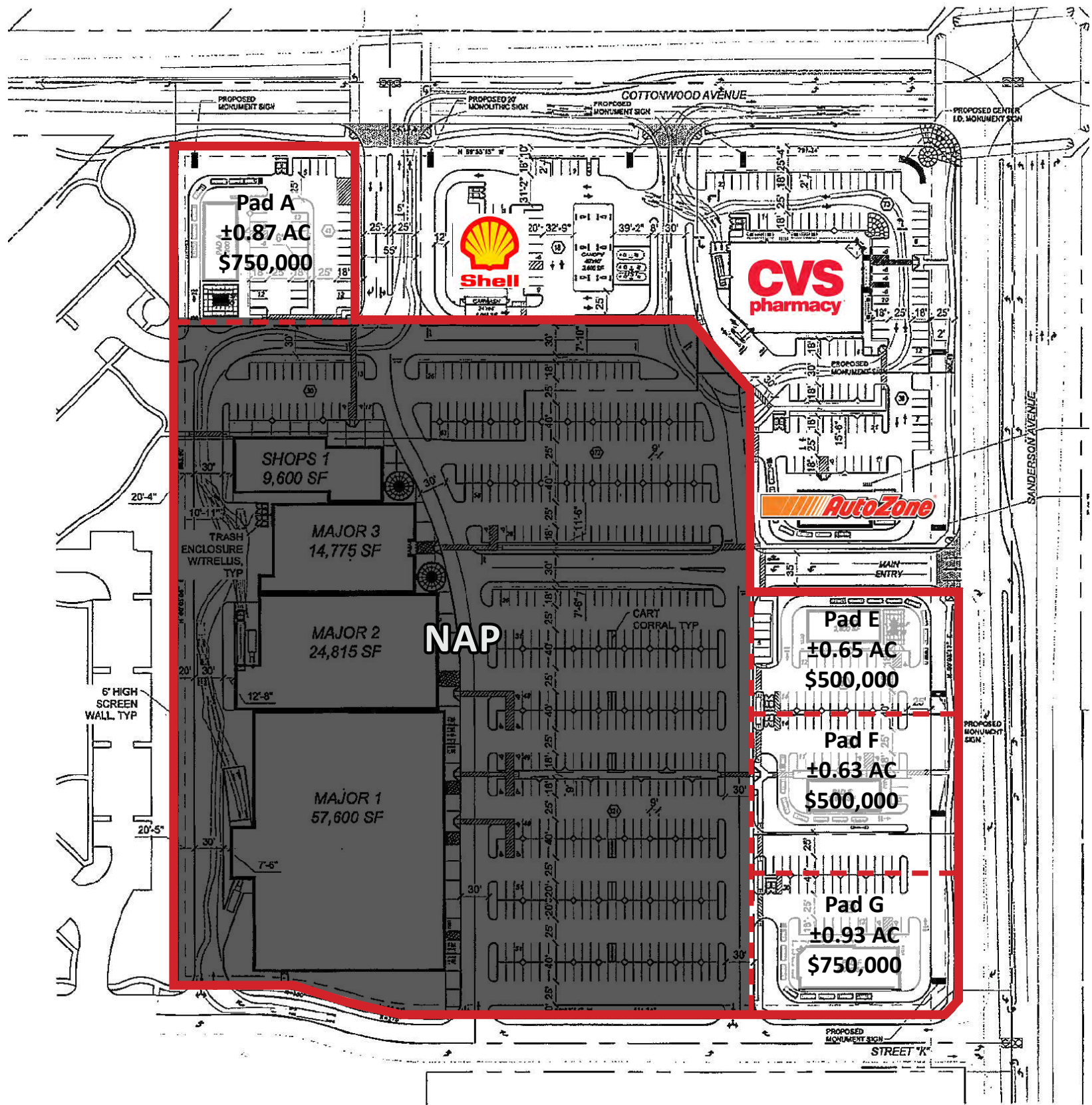
Pad G: ± 0.93 AC - \$750,000

ZONING

The CG zone is applied to areas appropriate for general commercial and daily shopping needs of a broad market area. The CG zone may allow a wide range of retail sales and business, professional, and personal services that are accessible to transit corridors. This zone allows a maximum floor area ratio (FAR) of 0.40. The CG zone is consistent with the Community Commercial land use designation of the General Plan.

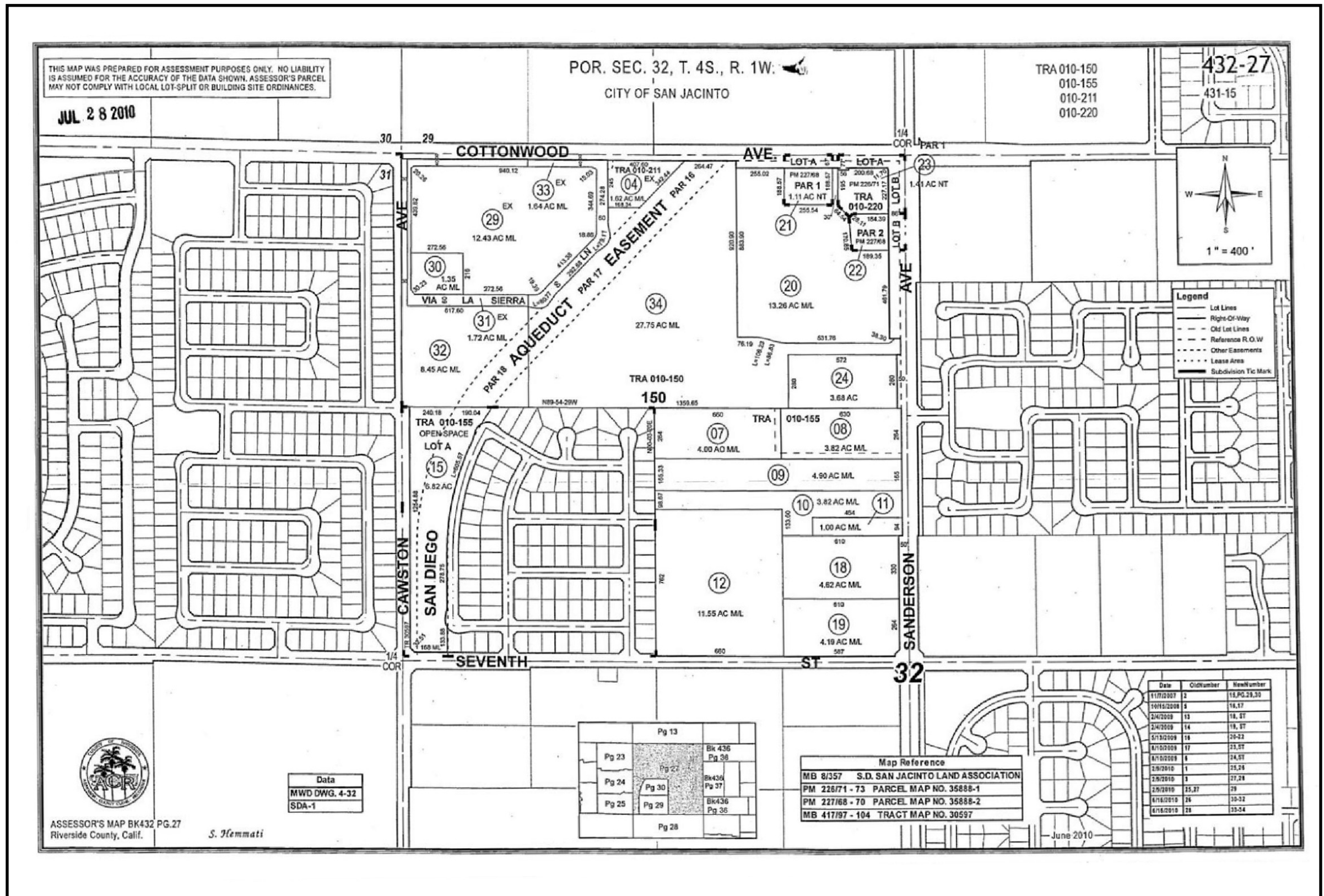


Conceptual Site Plan

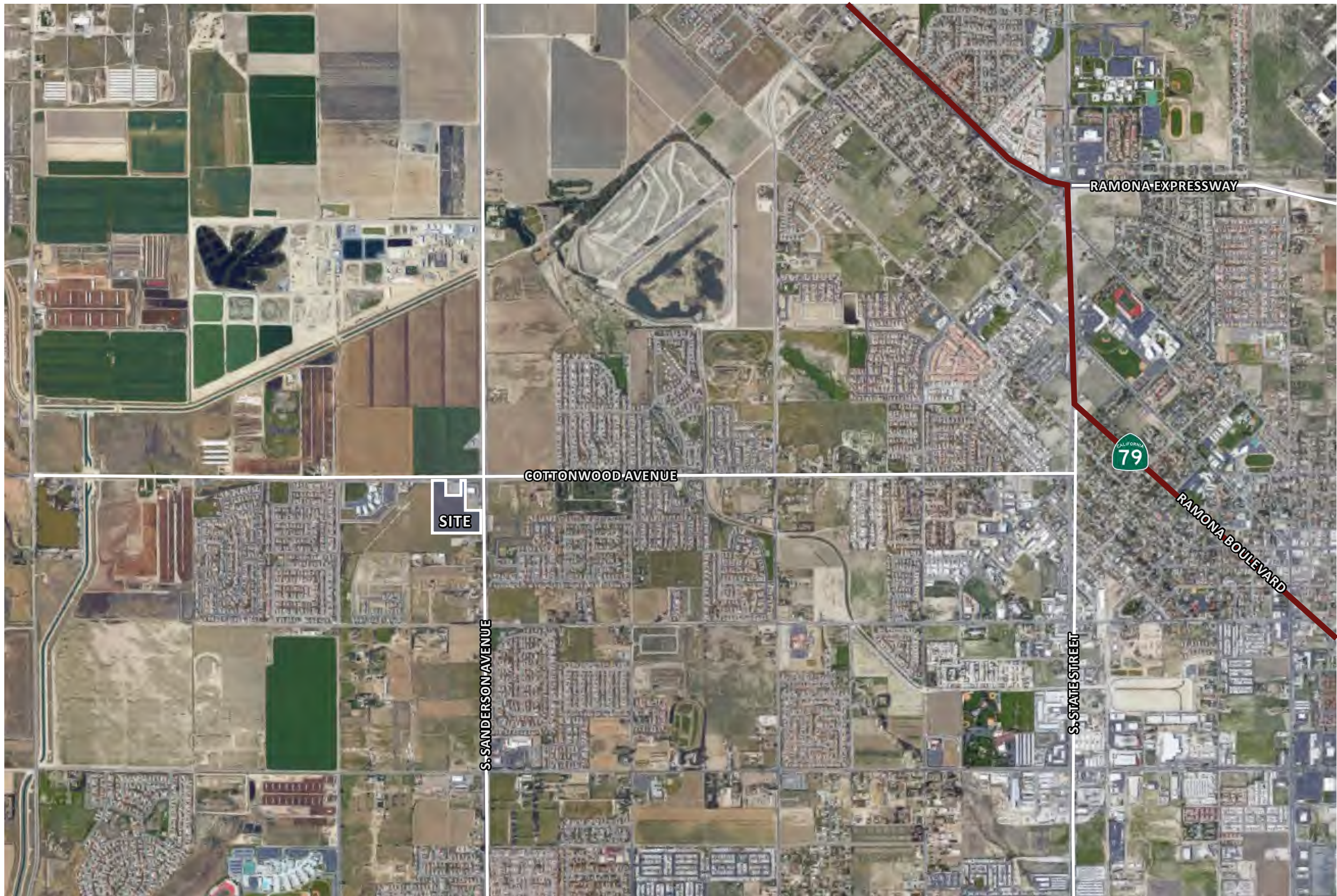


Assessor's Map

PROPERTY OVERVIEW



Aerial Map



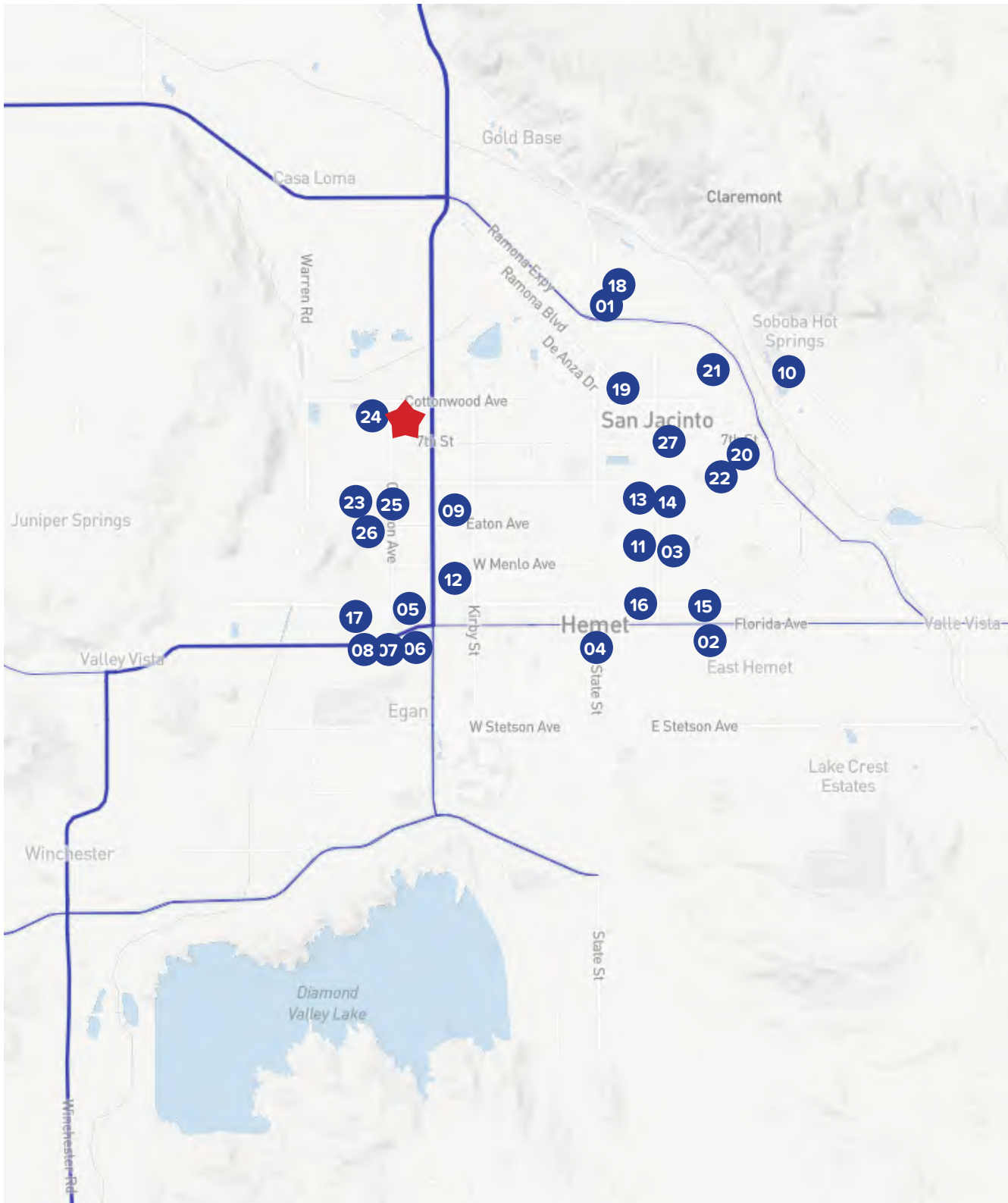
Property Photos



[Click here for more drone photos](#)



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 San Jacinto Esplanade Shopping Center

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

- 18 Mt. San Jacinto College
- 19 San Jacinto High School
- 20 North Mountain Middle School
- 21 New Elementary School
- 22 Estudillo Elementary School
- 23 Tahquitz High School
- 24 Megan Cope Elementary School
- 25 Fruitvale Elementary School
- 26 Cawston Elementary School

GOVERNMENT FACILITIES

- 27 San Jacinto City Hall



02

LOCATION OVERVIEW

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 km²) 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

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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