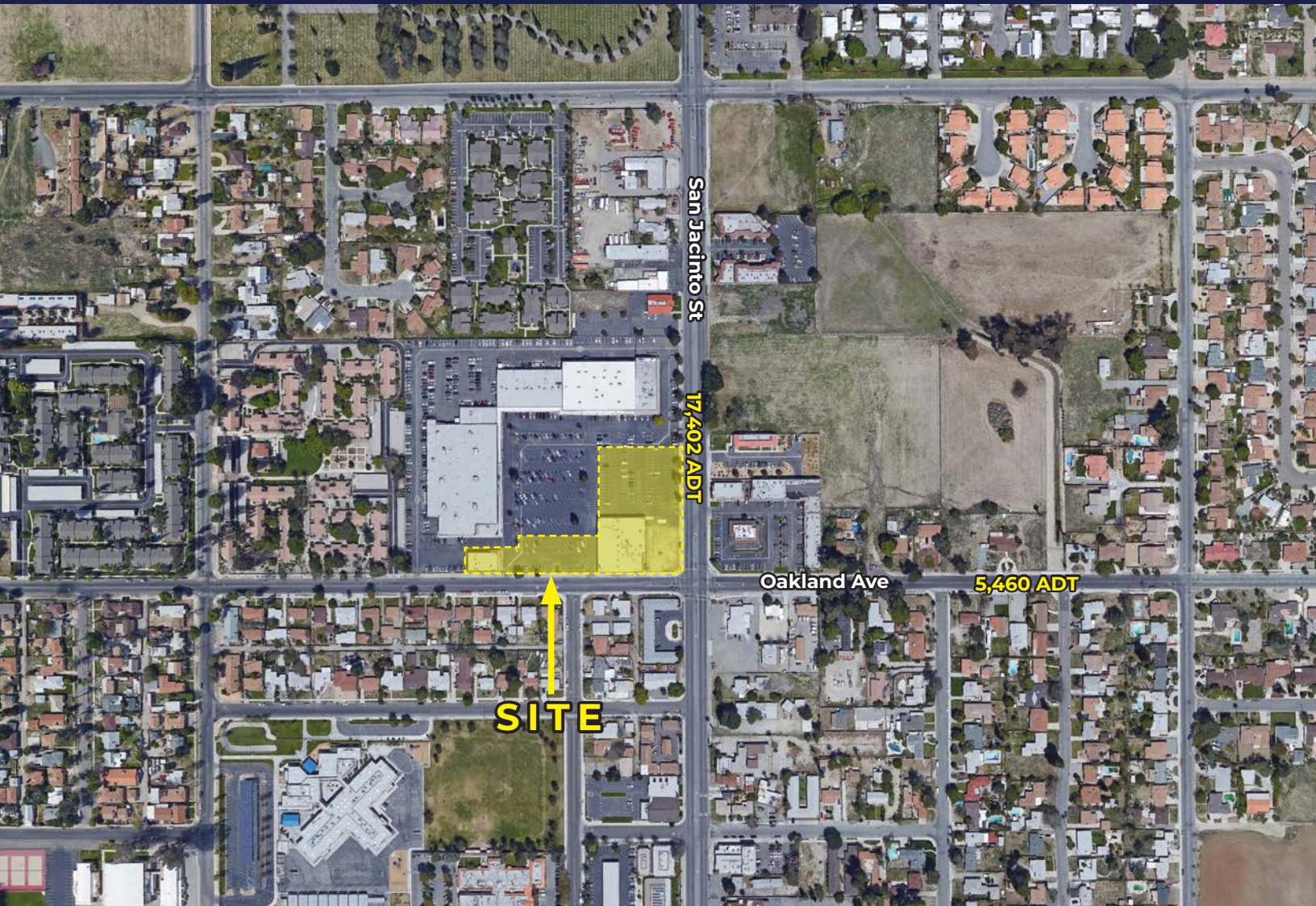


Signalized Corner Available for Sale or Lease

NWC SAN JACINTO ST + OAKLAND AVE | HEMET, CA



PROPERTY FEATURES

- Up to 2.5 acres at signalized intersection of San Jacinto St & Oakland Ave for sale, ground lease, or build-to-suit
- Liberal Zoning allows for multiple retail and automotive uses
- Possible site plans for drive thru, multi-tenant, car wash, gas station, medical, etc.
- Outparcel to multiple government buildings which house hundreds of employees
- High visibility corner lot with incredible access to 25,000+ ADTs
- Surrounded by daytime population, residential communities, industrial parks, and office buildings



RETAIL INSITE

A MEMBER OF
CHAIN.LINKS
RETAIL ADVISORS

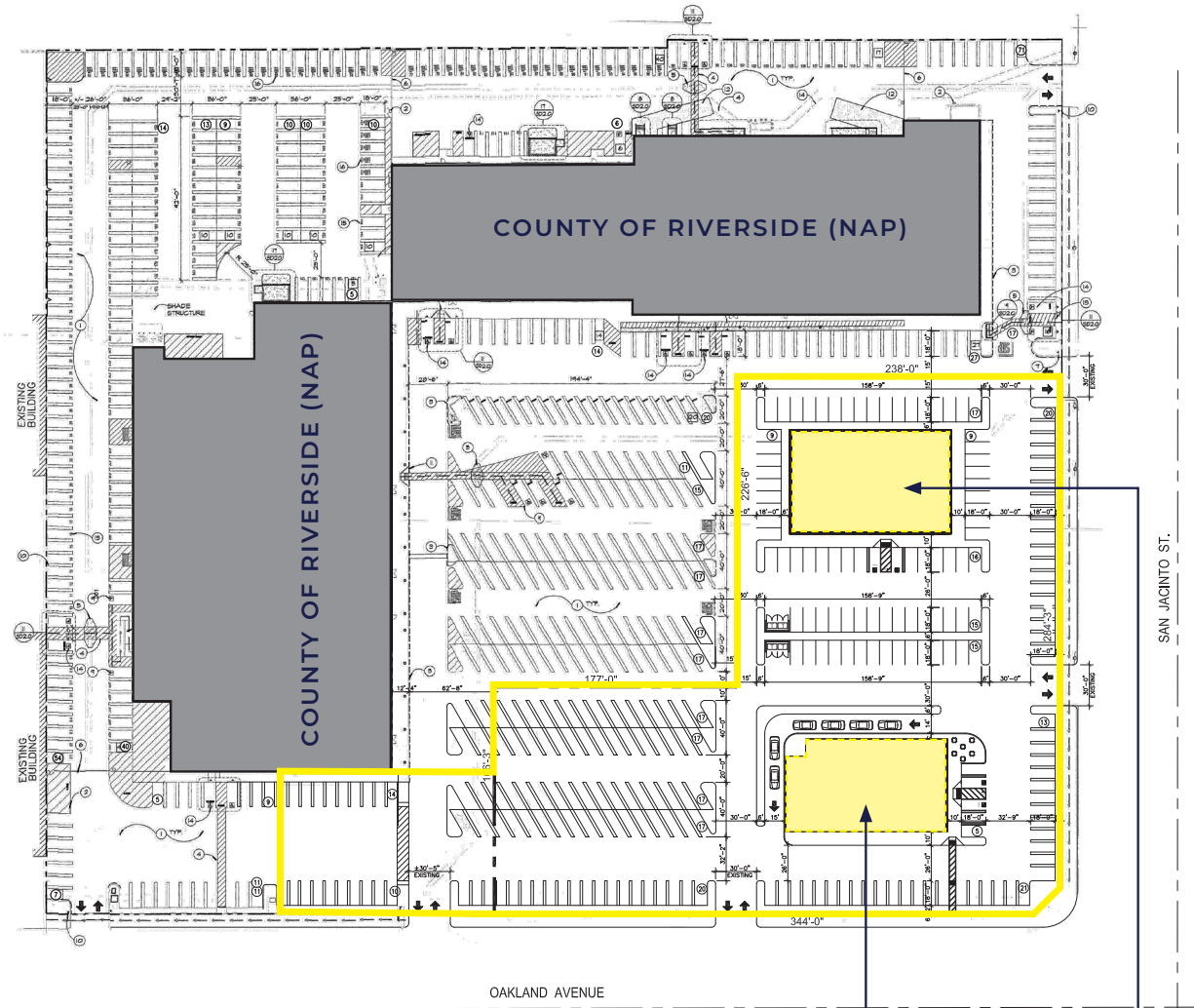
BRIAN G. PYKE • 858.324.6103 • bpyke@retailinsite.net

JESSICA MOLLER • 858.299.3991 • jmoller@retailinsite.net

Signalized Corner Available for Sale or Lease

NWC SAN JACINTO ST + OAKLAND AVE | HEMET, CA

PROPOSED SITE PLAN



Up to 8,000 SF for multi-tenant with drive-thru, gas, etc.

Up to 10,000 SF for freestanding retail, medical, fast food, drive-thru, automotive, etc.

RI RETAIL INSITE

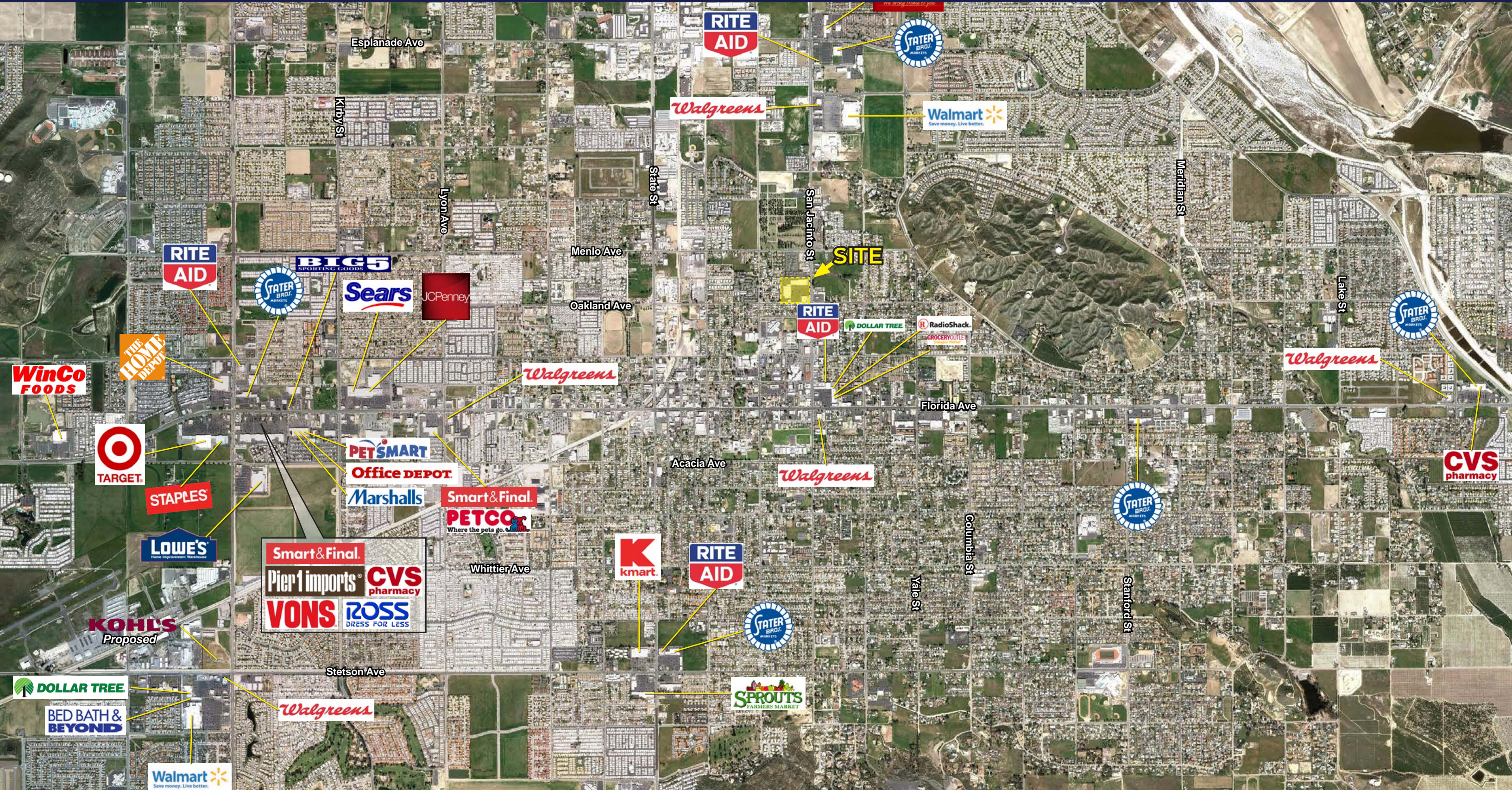
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Signalized Corner Available for Lease

6270 MIRAMAR RD | SAN DIEGO, CA



Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

N San Jacinto St & E Oakland Ave, Hemet, California, 92543

POPULATION

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Total Population | 12,910 | 116,565 | 169,569 |
| Projected Population (2022) | 13,496 | 121,599 | 178,081 |

HOUSING

| | 1 mile | 3 miles | 5 miles |
|-----------------------------------|--------|---------|---------|
| Total Households | 4,352 | 40,503 | 57,124 |
| Projected Total Households (2022) | 4,507 | 41,867 | 59,343 |

INCOME

| | 1 mile | 3 miles | 5 miles |
|---------------------------|----------|----------|----------|
| Median Household Income | \$31,685 | \$37,309 | \$41,974 |
| Average Household Income | \$43,892 | \$54,400 | \$60,221 |
| Per Capita Income | \$14,743 | \$18,740 | \$20,255 |
| Median Disposable Income | \$28,231 | \$32,785 | \$36,627 |
| Average Disposable Income | \$36,780 | \$44,134 | \$48,326 |

DAYTIME DEMOS

| | 1 mile | 3 miles | 5 miles |
|------------------------------|--------|---------|---------|
| Total Daytime Population | 17,741 | 103,318 | 145,831 |
| Daytime Population Workers | 9,406 | 27,130 | 35,740 |
| Daytime Population Residents | 8,335 | 76,188 | 110,091 |

RACE & ETHNICITY

| | 1 mile | 3 miles | 5 miles |
|--|---------------------|----------------------|-----------------------|
| White | 7,295 56.51% | 70,954 60.87% | 104,285 61.50% |
| Black or African American | 1,124 8.71% | 7,080 6.07% | 10,558 6.23% |
| American Indian & Alaska Native Population | 274 2.12% | 2,117 1.82% | 3,317 1.96% |
| Asian Population | 196 1.52% | 2,765 2.37% | 5,125 3.02% |
| Pacific Islander Population | 41 0.32% | 375 0.32% | 579 0.34% |
| Other Race Population | 3,258 25.24% | 26,439 22.68% | 35,600 20.99% |
| Population of Two or More Races | 722 5.59% | 6,835 5.86% | 10,105 5.96% |
| Hispanic Population | 6,750 52.29% | 56,678 48.62% | 78,371 46.22% |
| Non-Hispanic Population | 6,159 47.71% | 59,887 51.38% | 91,198 53.78% |

EDUCATION

| | 1 mile | 3 miles | 5 miles |
|------------------------------|------------------|--------------------|--------------------|
| Bachelor's Degree | 381 4.84% | 5,884 7.71% | 9,597 8.59% |
| Graduate/Professional Degree | 264 3.36% | 3,086 4.04% | 5,381 4.82% |

AGE

| | 1 mile | 3 miles | 5 miles |
|------------|--------|---------|---------|
| Median Age | 31.6 | 35.9 | 36.4 |