

SAN JACINTO ESPLANADE RETAIL SPACES FOR LEASE

2181 W. ESPLANADE AVENUE | SAN JACINTO, CA 92582

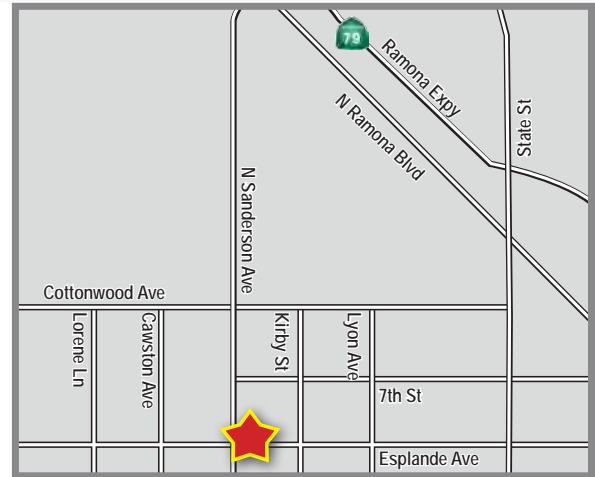


PROPERTY HIGHLIGHTS:

Join:



- Space available from ±1,009 - ±14,080 SF
- ±2,214 Existing Dental Office Available May 1, 2018
- Heavily trafficked intersection at the heart of San Jacinto
- Box & Anchor opportunities available
- Aggressive leasing incentive programs available
- Located at a Signalized, High Traffic Intersection
- Situated Along San Jacinto's "Path of Progress" Adjacent to New Construction Projects
- Fitness, Financial, Restaurant opportunities available



DEMOGRAPHICS	1 mile	3 mile	5 mile
Average Income	\$73,704	\$50,261	\$54,604
Population	9,962	75,192	151,510
Daytime Population	1,193	17,183	28,232

TRAFFIC COUNTS

15,000 Cars Per Day	41,000 Cars Per Day
Esplanade Avenue	Sanderson Avenue

*Source: Regis

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ESPLANADE AVENUE

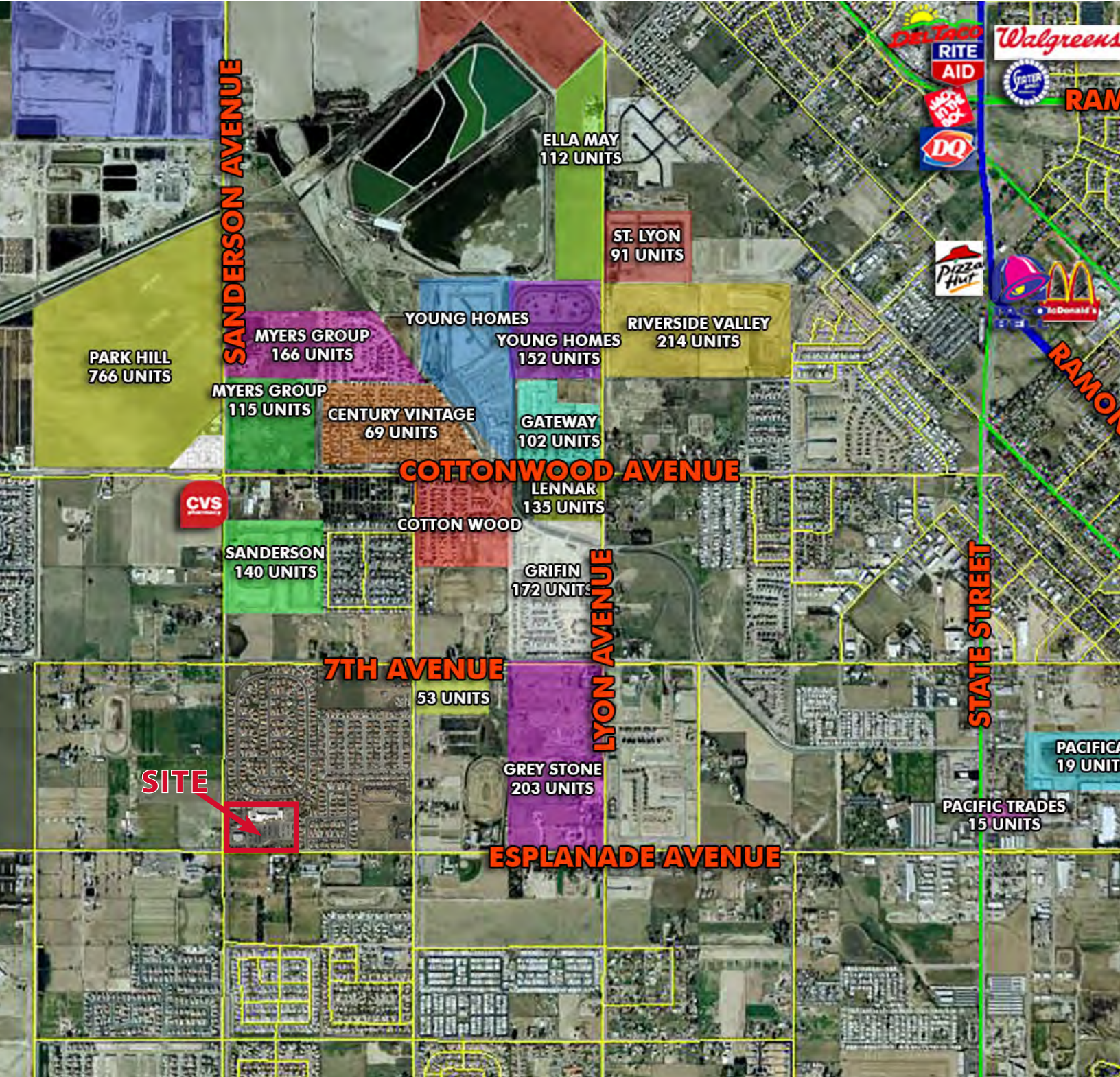
Existing Future Not a Part

SUITE	TENANT	SQ. FT.
2181-101A	VACANT	±2,781
2181-103C	VACANT	±1,390
2181-104D	VACANT	±1,009
2181-105E	VACANT	±1,017
2181-106F	EXISTING DENTAL OFFICE POTENTIALLY AVAILABLE MAY 1, 2018	±2,214
2181-108H	VACANT	±1,200
2181-109J	RE/MAX	±1,200
2211	VACANT	±14,080
2221-D101	VACANT	±1,754
2221-D102	RIVER NAIL SALON	±1,730
2241-C101	VACANT	±1,435

SUITE	TENANT	SQ. FT.
2241-C102	VACANT	±1,603
2241-C103	AMBIANCE HAIR SALON	±1,105
2241-C104	VACANT	±5,698
2281-B101	STARBUCK'S	±1,700
2281-B102	RETAIL SMOKE SHOP	±1,184
2281-B103	MR. YOU'S CHINESE FOOD	±2,090
2281-B104	SUBWAY	±1,296
2181- MAJOR B	TEAM QUEST MMA	±9,291
MAJOR C	PROPOSED BUILDING	±24,000
PAD C	PROPOSED PAD	±4,700

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RETAIL SPACES FOR LEASE

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2181 W Esplanade Ave San Jacinto, CA 92582		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	9,962	75,192	151,510
	2022 Projected Population	10,965	82,748	165,392
	2010 Census Population	9,321	68,148	138,172
	2000 Census Population	3,136	46,954	98,527
	Projected Annual Growth 2017 to 2022	2.0%	2.0%	1.8%
	Historical Annual Growth 2000 to 2017	12.8%	3.5%	3.2%
HOUSEHOLDS	2017 Median Age	35.3	38.2	37.7
	2017 Estimated Households	2,961	26,685	52,345
	2022 Projected Households	3,187	28,812	56,099
	2010 Census Households	2,804	24,304	48,008
	2000 Census Households	1,351	19,515	38,867
	Projected Annual Growth 2017 to 2022	1.5%	1.6%	1.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2017	7.0%	2.2%	2.0%
	2017 Estimated White	57.1%	59.9%	61.5%
	2017 Estimated Black or African American	8.1%	7.1%	7.0%
	2017 Estimated Asian or Pacific Islander	6.4%	3.9%	3.9%
	2017 Estimated American Indian or Native Alaskan	1.8%	1.6%	1.6%
	2017 Estimated Other Races	26.7%	27.4%	26.0%
INCOME	2017 Estimated Hispanic	47.1%	46.1%	44.5%
	2017 Estimated Average Household Income	\$73,704	\$50,261	\$54,604
	2017 Estimated Median Household Income	\$62,299	\$43,038	\$46,184
	2017 Estimated Per Capita Income	\$21,921	\$17,944	\$18,979
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	8.3%	10.9%	9.7%
	2017 Estimated Some High School (Grade Level 9 to 11)	10.8%	12.8%	12.1%
	2017 Estimated High School Graduate	30.2%	33.0%	32.2%
	2017 Estimated Some College	25.6%	24.4%	25.8%
	2017 Estimated Associates Degree Only	9.3%	8.3%	8.0%
	2017 Estimated Bachelors Degree Only	9.2%	7.3%	8.1%
	2017 Estimated Graduate Degree	6.7%	3.3%	4.0%
BUSINESS	2017 Estimated Total Businesses	109	2,090	3,293
	2017 Estimated Total Employees	1,193	17,183	28,232
	2017 Estimated Employee Population per Business	10.9	8.2	8.6
	2017 Estimated Residential Population per Business	91.1	36.0	46.0

