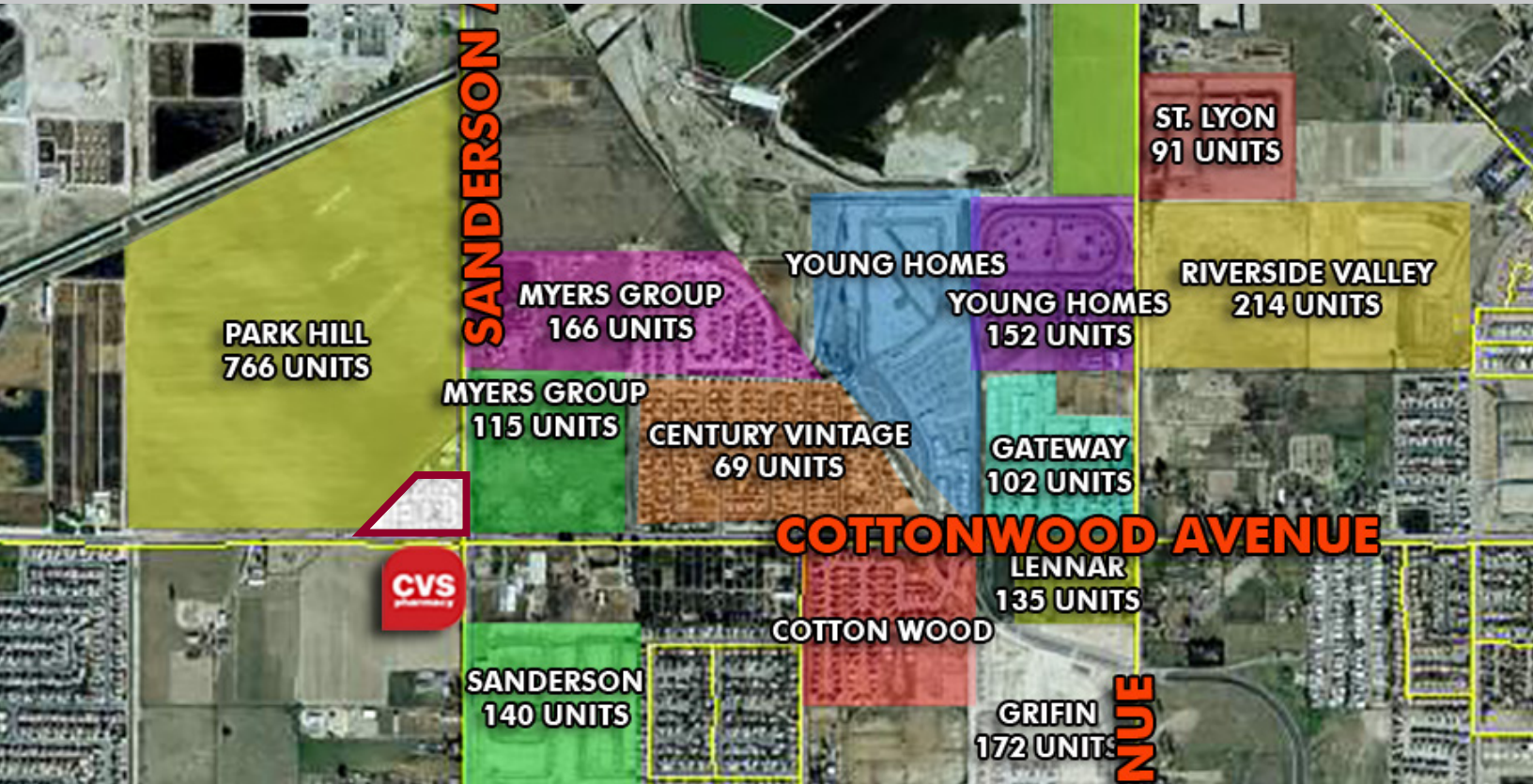


COTTONWOOD COMMONS PROPOSED SHOPPING CENTER

NWC OF COTTONWOOD AVE & SANDERSON AVE | SAN JACINTO, CA 92583



PROPERTY HIGHLIGHTS:

- Jr. Anchor, Drive-Thru Restaurant & Shop Space Opportunities for Lease
- Mt. San Jacinto College is just 3 miles northeast with a student population of 14,916 students.
- Population growth of 172% since 1990. Median age is 30.6 with an average household size of 2.93.
- Over 2,000 Homes Planned within 1 mile of the intersection
- Planned 33,880 SQ FT Retail Center on the NWC of Cottonwood & Sanderson intersection.
- Located approx. 6 miles east of the Soboba Springs Country Club and 7 miles from Soboba Casino
- Ideal location for fast food, beauty service, grocery, auto, coffee/donut shop, carwash, etc.
- Estimated Pad Delivery: 1st quarter 2020
- Estimated End Cap/Drive Through Space to the Arco Bldg: 3rd quarter 2020

JOIN:



DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|--------------------|----------|----------|----------|
| Average Income | \$94,193 | \$53,015 | \$53,079 |
| Population | 8,389 | 59,567 | 138,976 |
| Daytime Population | 237 | 10,077 | 26,610 |

TRAFFIC COUNTS

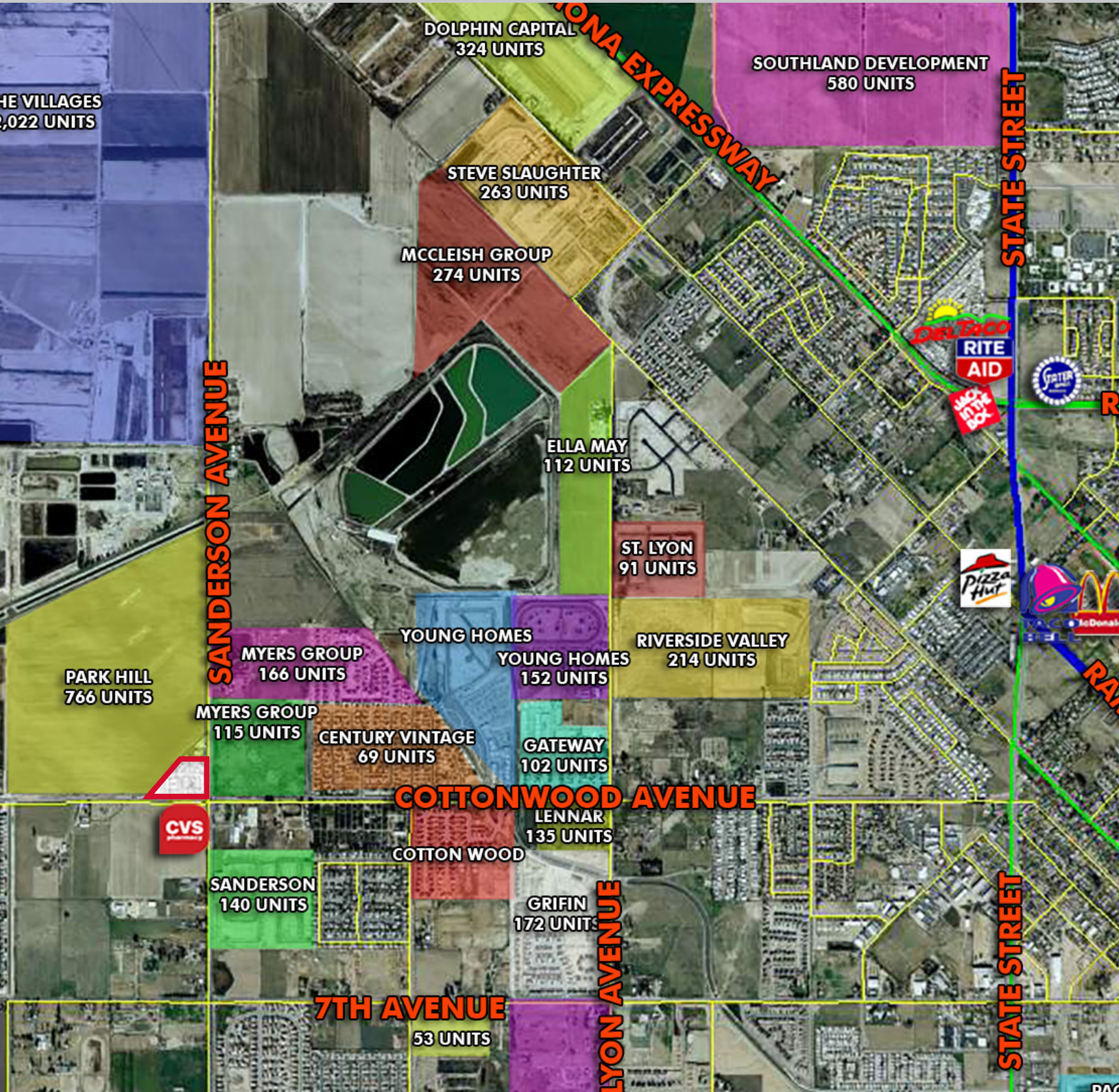
16,000 Cars Per Day

Cottonwood Ave and N. Sanderson Ave

*Source: Regis

COTTONWOOD COMMONS PROPOSED SHOPPING CENTER

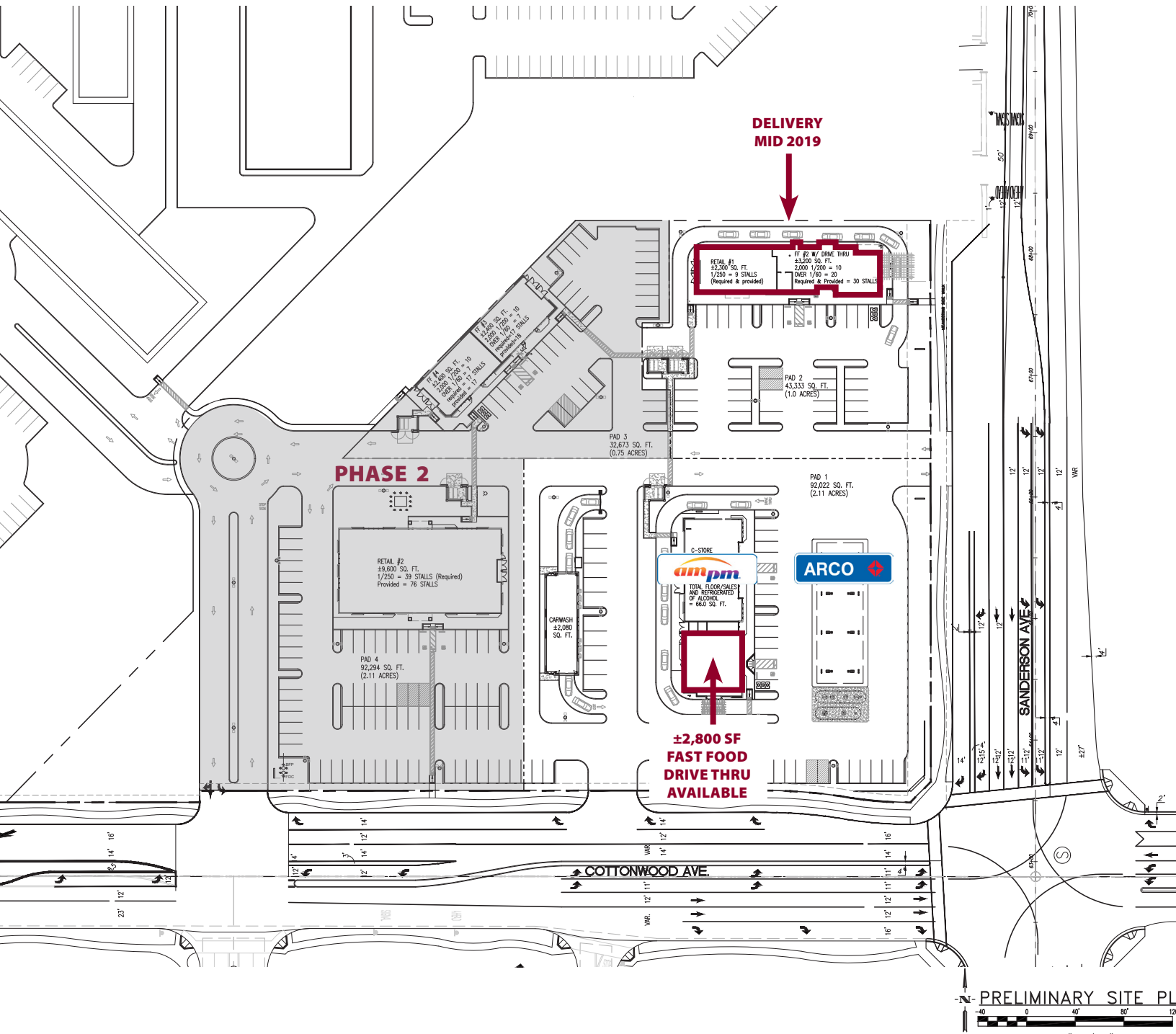
NWC OF COTTONWOOD AVE & SANDERSON AVE | SAN JACINTO, CA 92583



COTTONWOOD COMMONS PROPOSED SHOPPING CENTER

NWC OF COTTONWOOD AVE & SANDERSON AVE | SAN JACINTO, CA 92583

CONCEPTUAL SITE PLAN SUBJECT TO CHANGE



COTTONWOOD COMMONS PROPOSED SHOPPING CENTER

NWC OF COTTONWOOD AVE & SANDERSON AVE | SAN JACINTO, CA 92583

| S Sanderson Ave & Cottonwood Ave | | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------------------------------|-------------------------------------------------------|--------------------|--------------------|--------------------|
| San Jacinto, CA 92582 | | | | |
| POPULATION | 2017 Estimated Population | 8,389 | 59,567 | 138,976 |
| | 2022 Projected Population | 9,291 | 65,503 | 151,917 |
| | 2010 Census Population | 7,723 | 53,757 | 126,597 |
| | 2000 Census Population | 911 | 34,455 | 88,888 |
| | Projected Annual Growth 2017 to 2022 | 2.2% | 2.0% | 1.9% |
| | Historical Annual Growth 2000 to 2017 | 48.3% | 4.3% | 3.3% |
| | 2017 Median Age | 28.8 | 37.9 | 37.8 |
| HOUSEHOLDS | 2017 Estimated Households | 2,037 | 20,650 | 48,379 |
| | 2022 Projected Households | 2,212 | 22,271 | 51,914 |
| | 2010 Census Households | 1,878 | 18,725 | 44,317 |
| | 2000 Census Households | 349 | 14,228 | 35,530 |
| | Projected Annual Growth 2017 to 2022 | 1.7% | 1.6% | 1.5% |
| | Historical Annual Growth 2000 to 2017 | 28.5% | 2.7% | 2.1% |
| RACE AND ETHNICITY | 2017 Estimated White | 48.0% | 59.4% | 61.0% |
| | 2017 Estimated Black or African American | 10.5% | 7.2% | 7.2% |
| | 2017 Estimated Asian or Pacific Islander | 7.1% | 4.2% | 3.9% |
| | 2017 Estimated American Indian or Native Alaskan | 1.7% | 1.7% | 1.6% |
| | 2017 Estimated Other Races | 32.7% | 27.6% | 26.4% |
| | 2017 Estimated Hispanic | 54.5% | 46.8% | 45.0% |
| INCOME | 2017 Estimated Average Household Income | \$94,193 | \$53,015 | \$53,079 |
| | 2017 Estimated Median Household Income | \$69,982 | \$45,360 | \$45,450 |
| | 2017 Estimated Per Capita Income | \$22,882 | \$18,501 | \$18,594 |
| EDUCATION (AGE 25+) | 2017 Estimated Elementary (Grade Level 0 to 8) | 11.9% | 10.9% | 10.0% |
| | 2017 Estimated Some High School (Grade Level 9 to 11) | 12.3% | 12.0% | 12.2% |
| | 2017 Estimated High School Graduate | 27.9% | 33.2% | 32.3% |
| | 2017 Estimated Some College | 23.6% | 24.2% | 25.7% |
| | 2017 Estimated Associates Degree Only | 8.6% | 8.8% | 8.1% |
| | 2017 Estimated Bachelors Degree Only | 8.9% | 7.4% | 7.9% |
| | 2017 Estimated Graduate Degree | 6.8% | 3.5% | 3.8% |
| BUSINESS | 2017 Estimated Total Businesses | 41 | 1,210 | 3,145 |
| | 2017 Estimated Total Employees | 237 | 10,077 | 26,610 |
| | 2017 Estimated Employee Population per Business | 5.8 | 8.3 | 8.5 |
| | 2017 Estimated Residential Population per Business | 203.9 | 49.2 | 44.2 |