



**CUSHMAN & WAKEFIELD**

**FOR LEASE**

1821 San Jacinto Ave., San Jacinto, CA

**JOIN**

**Walmart & Walgreens**

**ANCHORED PROJECT**



**PROPERTY FEATURES**

- Anchored Walmart Supercenter accompanied by Walgreens, El Pollo Loco, Wendy's, Good Year, Bank of America, T-Mobile, GameStop, Altura Credit Union, Fred Loya & more.
- Located at the major signalized intersection of San Jacinto Ave. & E Commonwealth Ave.
- High exposure at the main entrance of the project.
- Frontage on the main Artery of San Jacinto Ave.
- Growing area of San Jacinto with 154 Single family residential units proposed in the nearby area.
- ±20,000 ADT at the intersection of San Jacinto Ave. & E Commonwealth Ave.
- ±166,000 population as of 2020.
- Turn key 2nd gen bank branch space available - 3,000 SF
- 2nd gen restaurant space available - 1,419 SF
- 2nd gen dental space available - 2,520 SF

**DEMOGRAPHICS (5 MILE RADIUS)**

**166,637**  
POPULATION



**\$58,349**

AVERAGE  
HOUSEHOLD  
INCOME

**DAYTIME  
DEMOGRAPHICS**

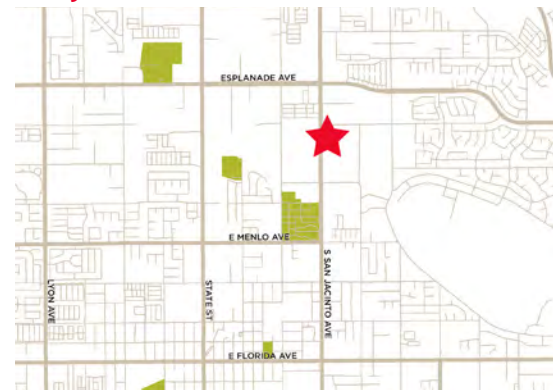
**94,958**

**TRAFFIC COUNTS**

At S San Jacinto Ave and W Esplanade Ave:



**26,104 CPD**



**Jay Nichols**

DRE# 01905191

**909.942.4685**

[jay.nichols@cushwake.com](mailto:jay.nichols@cushwake.com)

**Chase Harvey**

DRE# 01954291

**909.942.4686**

[chase.harvey@cushwake.com](mailto:chase.harvey@cushwake.com)

**Emily Brun**

DRE# 02050962

**909.942.4659**

[emily.brun@cushwake.com](mailto:emily.brun@cushwake.com)

**CUSHWAKERETAIL.COM** [View Site Specific COVID-19 Prevention Plan](#)

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Revised on July 16, 2020 1:45 PM





**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

1821 San Jacinto Ave., San Jacinto, CA

# SITE PLAN



**Jay Nichols**  
 DRE# 01905191  
**909.942.4685**  
[jay.nichols@cushwake.com](mailto:jay.nichols@cushwake.com)

**Chase Harvey**  
 DRE# 01954291  
**909.942.4686**  
[chase.harvey@cushwake.com](mailto:chase.harvey@cushwake.com)

**Emily Brun**  
 DRE# 02050962  
**909.942.4659**  
[emily.brun@cushwake.com](mailto:emily.brun@cushwake.com)

**CUSHWAKERETAIL.COM** [View Site Specific COVID-19 Prevention Plan](#)

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Revised on July 16, 2020 1:45 PM



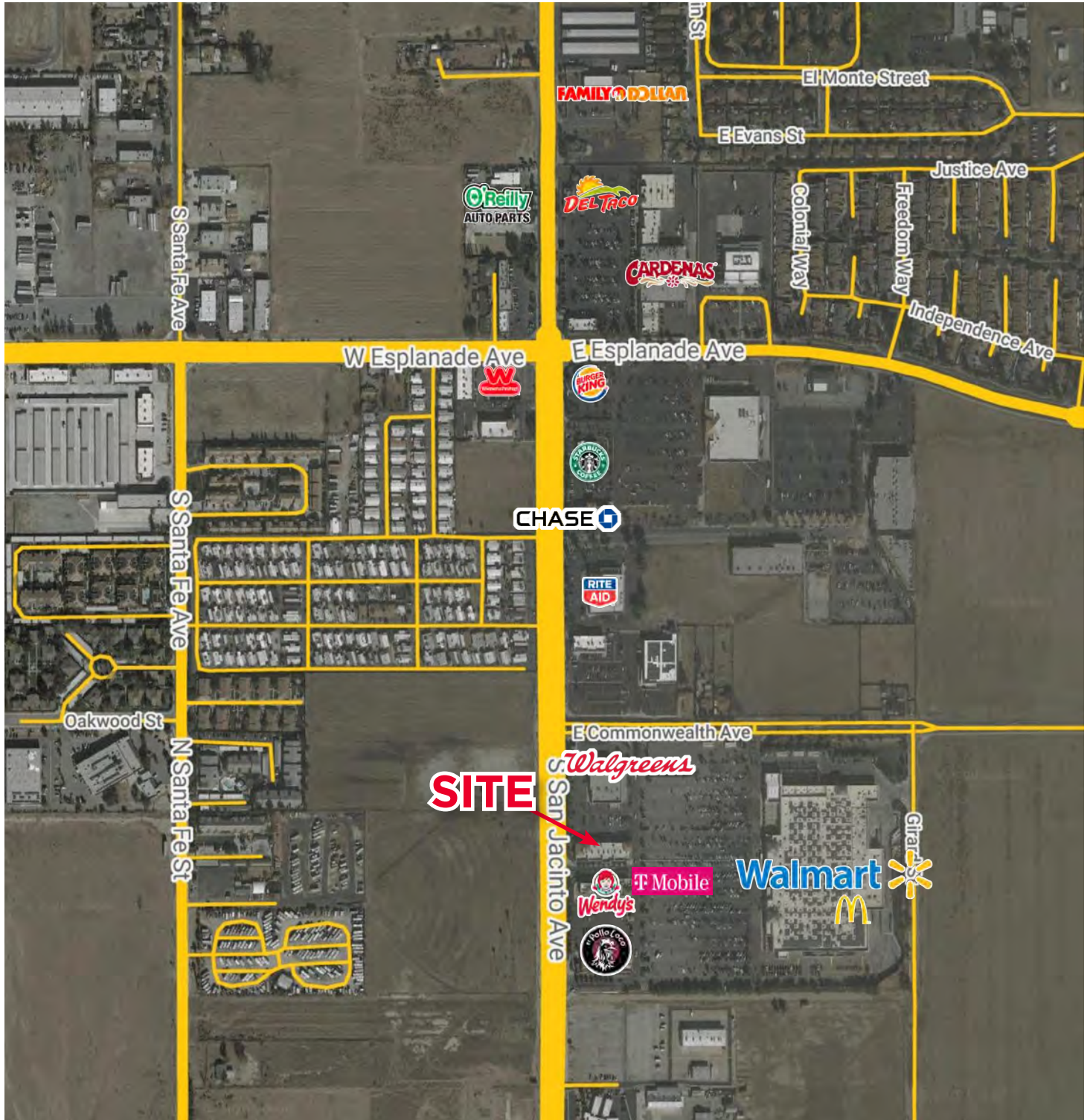


**CUSHMAN &  
WAKEFIELD**

# FOR LEASE

1821 San Jacinto Ave., San Jacinto, CA

## NEIGHBORING TENANTS



**Jay Nichols**

DRE# 01905191

**909.942.4685**

[jay.nichols@cushwake.com](mailto:jay.nichols@cushwake.com)

**Chase Harvey**

DRE# 01954291

**909.942.4686**

[chase.harvey@cushwake.com](mailto:chase.harvey@cushwake.com)

**Emily Brun**

DRE# 02050962

**909.942.4659**

[emily.brun@cushwake.com](mailto:emily.brun@cushwake.com)

**CUSHWAKERETAIL.COM** [View Site Specific COVID-19 Prevention Plan](#)

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Revised on July 16, 2020 1:45 PM



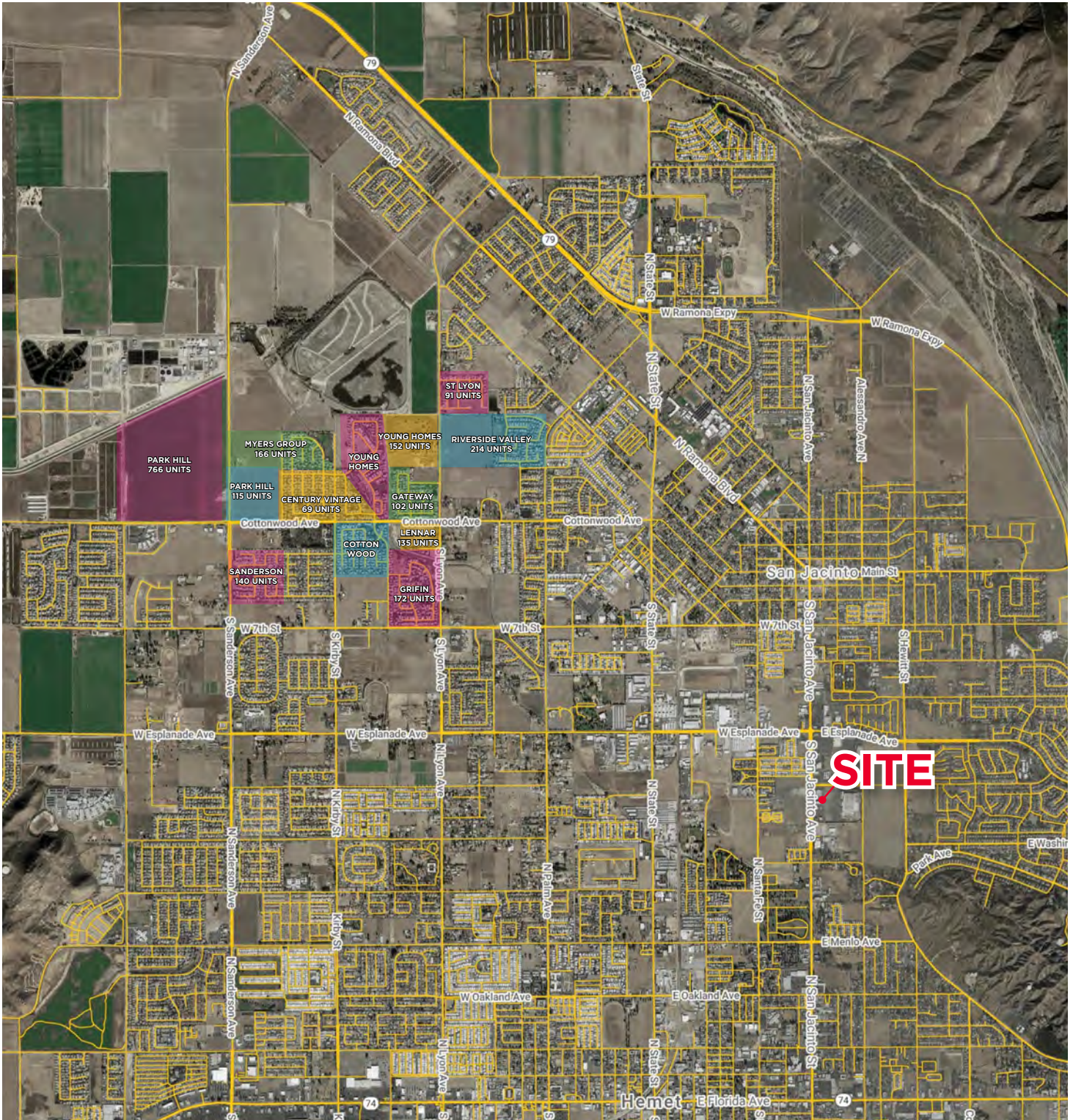


**CUSHMAN &  
WAKEFIELD**

# FOR LEASE

1821 San Jacinto Ave., San Jacinto, CA

## HOUSING



**Jay Nichols**

DRE# 01905191

**909.942.4685**

[jay.nichols@cushwake.com](mailto:jay.nichols@cushwake.com)

**Chase Harvey**

DRE# 01954291

**909.942.4686**

[chase.harvey@cushwake.com](mailto:chase.harvey@cushwake.com)

**Emily Brun**

DRE# 02050962

**909.942.4659**

[emily.brun@cushwake.com](mailto:emily.brun@cushwake.com)

**CUSHWAKERETAIL.COM** [View Site Specific COVID-19 Prevention Plan](#)

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Revised on July 16, 2020 1:45 PM





## 1821 S San Jacinto Ave

San Jacinto, CA 92583

1 mi radius    3 mi radius    5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	14,614	116,942	166,637
	2025 Projected Population	15,865	127,313	181,553
	2010 Census Population	13,107	106,045	150,382
	2000 Census Population	9,454	82,118	111,658
	Projected Annual Growth 2020 to 2025	1.7%	1.8%	1.8%
	Historical Annual Growth 2000 to 2020	2.7%	2.1%	2.5%
	2020 Median Age	33.7	37.0	38.2
<b>HOUSEHOLDS</b>	2020 Estimated Households	4,838	40,460	58,349
	2025 Projected Households	5,103	42,862	61,837
	2010 Census Households	4,313	36,495	52,391
	2000 Census Households	3,554	31,517	44,136
	Projected Annual Growth 2020 to 2025	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2020	1.8%	1.4%	1.6%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	55.2%	59.5%	61.4%
	2020 Estimated Black or African American	7.0%	6.8%	6.7%
	2020 Estimated Asian or Pacific Islander	2.8%	3.3%	3.8%
	2020 Estimated American Indian or Native Alaskan	1.8%	1.8%	1.9%
	2020 Estimated Other Races	33.1%	28.6%	26.1%
	2020 Estimated Hispanic	55.1%	49.0%	45.3%
<b>INCOME</b>	2020 Estimated Average Household Income	\$48,967	\$52,623	\$58,940
	2020 Estimated Median Household Income	\$45,335	\$45,928	\$50,241
	2020 Estimated Per Capita Income	\$16,286	\$18,289	\$20,712
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	12.0%	10.2%	8.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	13.1%	11.9%	11.0%
	2020 Estimated High School Graduate	32.7%	32.5%	32.4%
	2020 Estimated Some College	21.7%	25.3%	26.5%
	2020 Estimated Associates Degree Only	10.0%	8.4%	8.6%
	2020 Estimated Bachelors Degree Only	6.8%	7.7%	8.3%
	2020 Estimated Graduate Degree	3.7%	4.0%	4.3%
<b>BUSINESS</b>	2020 Estimated Total Businesses	595	3,035	3,809
	2020 Estimated Total Employees	3,536	22,947	30,226
	2020 Estimated Employee Population per Business	5.9	7.6	7.9
	2020 Estimated Residential Population per Business	24.6	38.5	43.7

**Jay Nichols**

DRE# 01905191

**909.942.4685**

[jay.nichols@cushwake.com](mailto:jay.nichols@cushwake.com)

**Chase Harvey**

DRE# 01954291

**909.942.4686**

[chase.harvey@cushwake.com](mailto:chase.harvey@cushwake.com)

**Emily Brun**

DRE# 02050962

**909.942.4659**

[emily.brun@cushwake.com](mailto:emily.brun@cushwake.com)

**CUSHWAKERETAIL.COM** [View Site Specific COVID-19 Prevention Plan](#)