

PROPOSED SHOPPING CENTER DEVELOPMENT

THE CROSSROADS AT SAN JACINTO

PADS FOR SALE SEC RAMONA EXPRESSWAY & STATE STREET - SAN JACINTO, CA



SHOPPING CENTER HIGHLIGHTS:

JOIN:



- ◆ PADS AVAILABLE FOR SALE FROM ±0.92 TO ±11.93 ACRES
- ◆ POSITIONED IN THE HEART OF THE SAN JACINTO/HEMET RETAIL CORRIDOR
- ◆ DIRECTLY ACROSS FROM THE NEW VILLAGE AT SAN JACINTO
- ◆ SHOPPING CENTER ANCHORED BY STATER BROS, WALGREENS, CARL'S JR AND MANY OTHERS
- ◆ ATTRACTIVE DESIGN, FUNCTIONAL LAYOUT, EXCELLENT ACCESS & UNPARALLELED EXPOSURE TO RAMONA EXPRESSWAY BOASTING OVER 43,028 CARS PER DAY
- ◆ RESIDENTIAL ACTIVITY IN THE HEMET/SAN JACINTO TRADE AREA CONSISTS OF 39,461 UNITS IN DEVELOPMENT PROCESS (TOTALING A 59% INCREASE IN POPULATION UPON FULFILLMENT)
- ◆ IDEAL OPPORTUNITY FOR RESTAURANTS, FAST FOOD, FITNESS CENTER, BANKS, DRUG STORES, CHILD CARE, OFFICE OR PET SUPPLY, FURNITURE STORE, OR OTHER RETAILERS

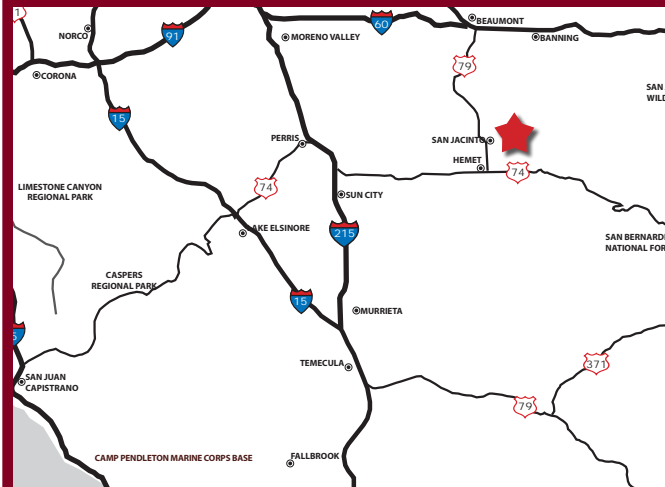
DEMOGRAPHICS

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2016 Population:	11,951	50,649	127,385
Daytime Population:	1,388	6,256	24,450
Average Household Income:	\$57,635	\$54,106	\$49,686

TRAFFIC COUNTS

Ramona Expwy @ State St:	21,477 CPD
State St @ Ramona Expwy:	14,375 CPD

REGIONAL MAP



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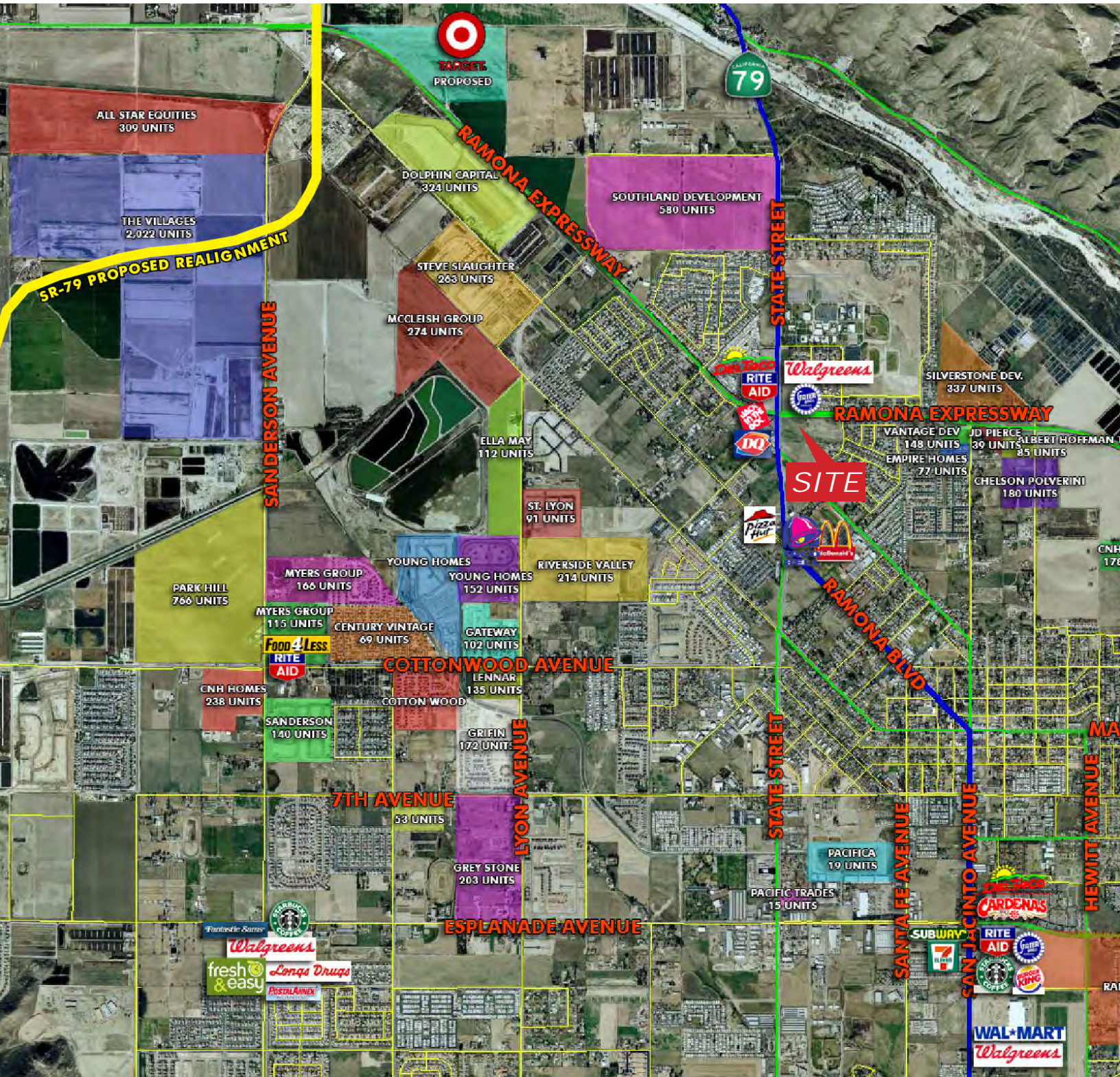
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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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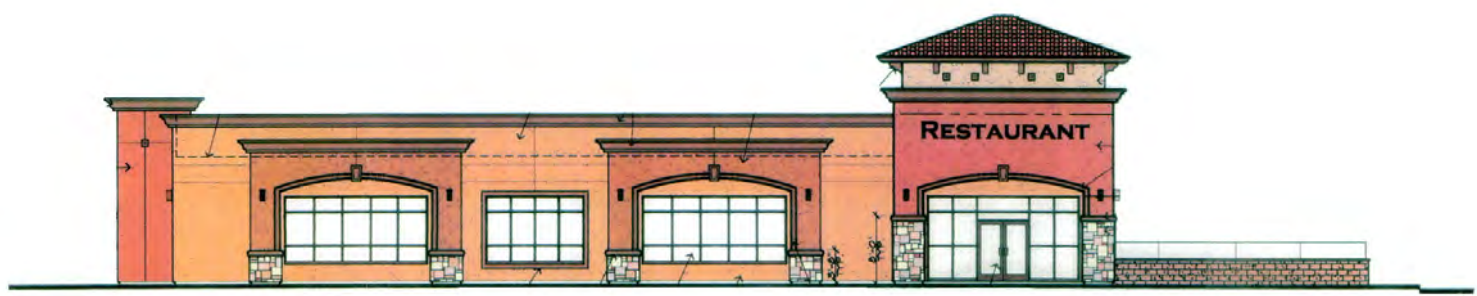
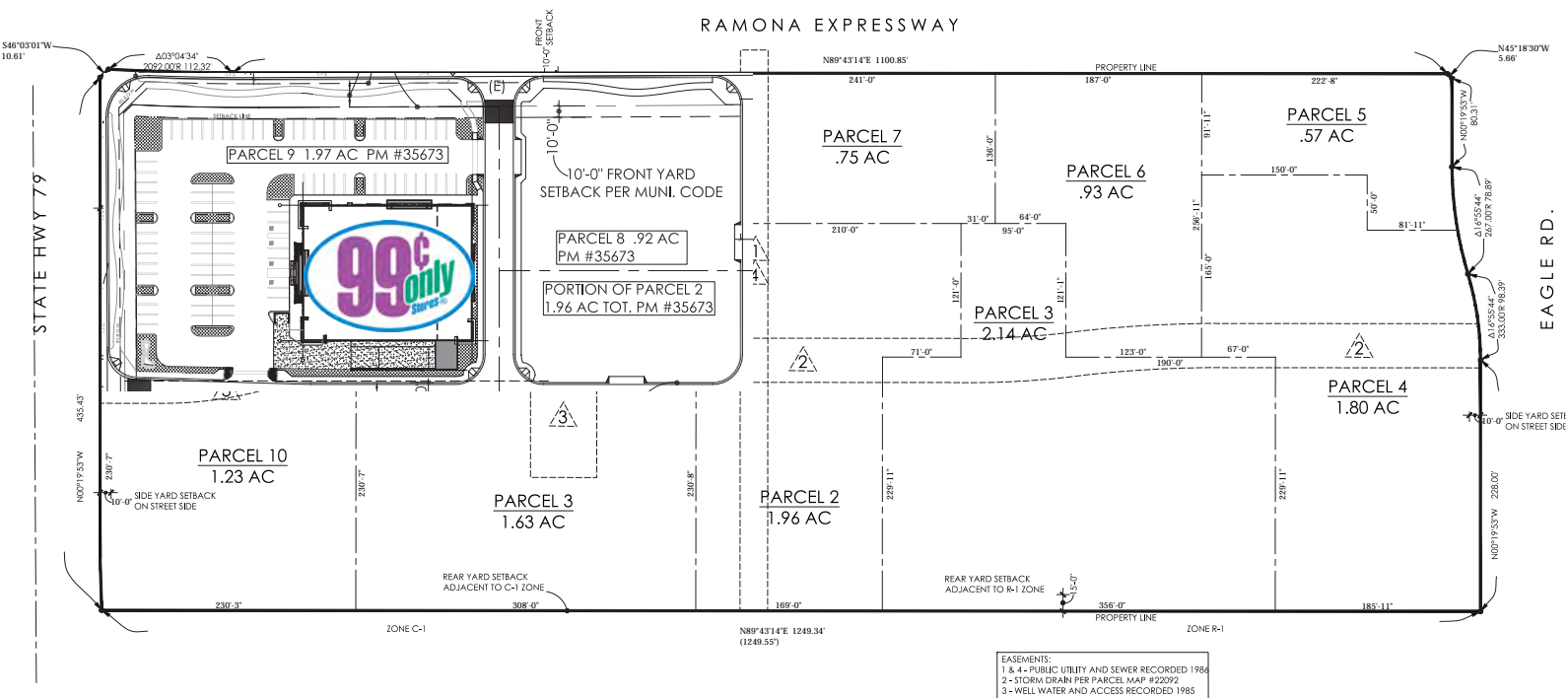
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W Ramona Expy & N State St San Jacinto, CA 92583		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	11,951	50,649	127,385
	2021 Projected Population	12,816	54,330	136,691
	2010 Census Population	11,026	46,032	113,906
	2000 Census Population	7,696	27,892	84,226
	Projected Annual Growth 2016 to 2021	1.4%	1.5%	1.5%
	Historical Annual Growth 2000 to 2016	3.5%	5.1%	3.2%
	2016 Median Age	36.3	33.3	36.2
	HOUSEHOLDS	2016 Estimated Households	3,923	15,662
2021 Projected Households		4,167	16,635	46,801
2010 Census Households		3,598	14,172	39,176
2000 Census Households		2,815	9,873	32,833
Projected Annual Growth 2016 to 2021		1.2%	1.2%	1.2%
Historical Annual Growth 2000 to 2016		2.5%	3.7%	2.1%
RACE AND ETHNICITY	2016 Estimated White	60.7%	56.9%	61.2%
	2016 Estimated Black or African American	5.8%	6.7%	6.8%
	2016 Estimated Asian or Pacific Islander	3.2%	3.6%	3.3%
	2016 Estimated American Indian or Native Alaskan	1.4%	1.7%	1.8%
	2016 Estimated Other Races	28.9%	31.2%	26.9%
	2016 Estimated Hispanic	48.6%	52.9%	46.0%
INCOME	2016 Estimated Average Household Income	\$57,635	\$54,106	\$49,686
	2016 Estimated Median Household Income	\$47,421	\$45,179	\$39,880
	2016 Estimated Per Capita Income	\$19,196	\$16,879	\$17,269
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	8.9%	12.1%	9.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	14.3%	12.4%	13.0%
	2016 Estimated High School Graduate	32.5%	31.6%	32.1%
	2016 Estimated Some College	24.1%	24.0%	26.6%
	2016 Estimated Associates Degree Only	10.2%	8.9%	7.5%
	2016 Estimated Bachelors Degree Only	6.5%	6.9%	7.1%
	2016 Estimated Graduate Degree	3.6%	4.1%	3.8%
BUSINESS	2016 Estimated Total Businesses	166	864	2,904
	2016 Estimated Total Employees	1,388	6,256	24,450
	2016 Estimated Employee Population per Business	8.3	7.2	8.4
	2016 Estimated Residential Population per Business	71.8	58.6	43.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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