

COTTONWOOD COMMONS PROPOSED SHOPPING CENTER

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



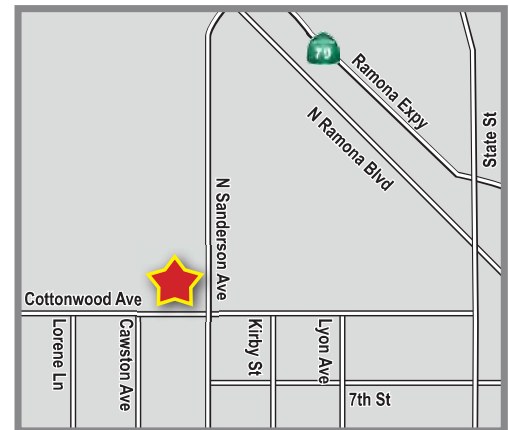
PROPERTY HIGHLIGHTS:

JOIN:



- Fully Entitled Pads Available For Ground Lease, Build to Suit or For Sale Entitled For a Proposed ±5,500sf Restaurant/Retail Drive Thru Bldg & A 4,800sf Multi-Tenant Bldg - Estimated Pad Delivery: Q4 2020
- ±2,800F End Cap/Drive Through Unit Available For Lease (End Cap to Arco AM/PM Building) – Estimated Delivery: Q2 2021
- Ideal location for fast food, beauty service, grocery, auto, coffee/donut shop, carwash, etc.

- Located approx. 6 miles east of the Soboba Springs Country Club and 7 miles from Soboba Casino As Well As Mt. San Jacinto College Which Is 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



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

BRIAN BIELATOWICZ

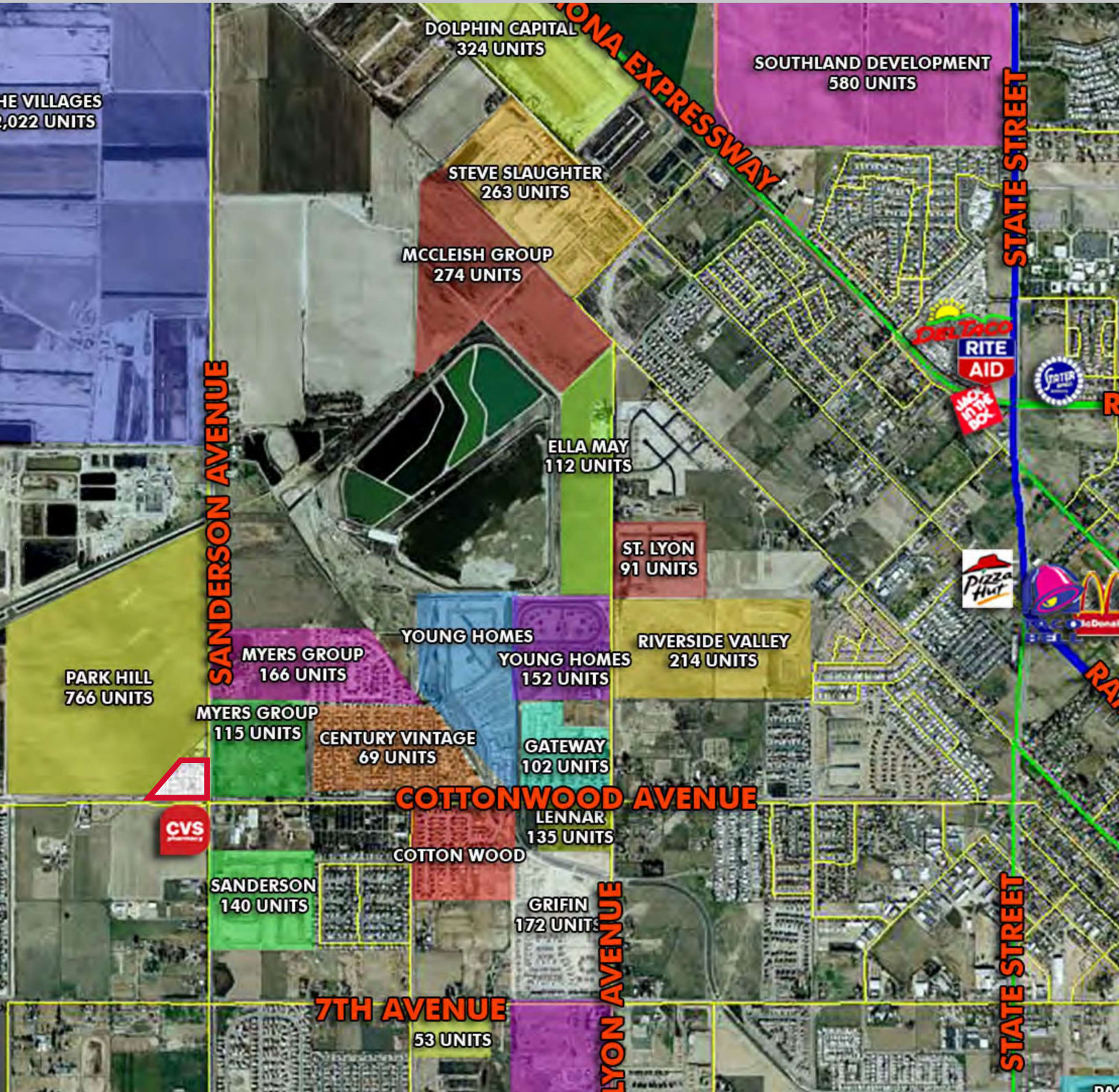
951.445.4515

bbielatowicz@leetemecula.com

DRE #01269887

COTTONWOOD COMMONS PROPOSED SHOPPING CENTER

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



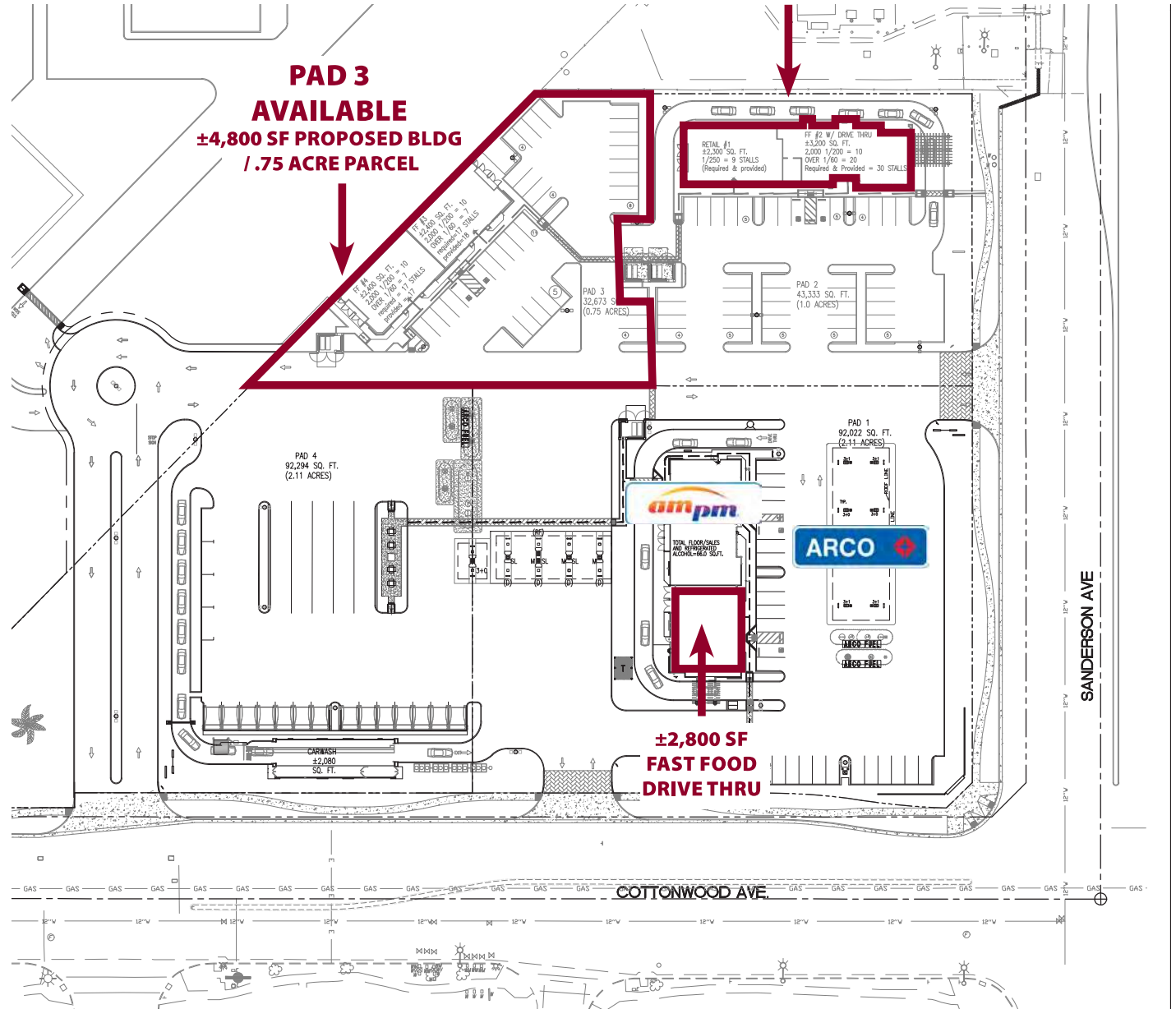
COTTONWOOD COMMONS PROPOSED SHOPPING CENTER

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

CONCEPTUAL SITE PLAN SUBJECT TO CHANGE

**PAD 2
AVAILABLE**
±5,500 SF PROPOSED DRIVE THRU BLDG
/ .99 ACRE PARCEL

**PAD 3
AVAILABLE**
±4,800 SF PROPOSED BLDG
/ .75 ACRE PARCEL



BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE #01269887

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