



**±9.46 ACRE RETAIL/OFFICE  
DEVELOPMENT**  
**CONSTRUCTION ALMOST COMPLETE!**  
*(PADS STILL AVAILABLE FOR  
GROUND LEASE AND BTS)*

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**SWQ SAN JACINTO STREET &  
COMMONWEALTH AVENUE  
SAN JACINTO, CA**



# ±9.46 ACRE RETAIL/OFFICE DEVELOPMENT

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COMMONWEALTH AVENUE  
SAN JACINTO, CA

## PROPERTY FEATURES

- Join: 7-Eleven, Sonic and Soapy Joe's Car Wash
- Ground Lease, Build-To-Suit or Pad Sale available
- Strong traffic counts
- Great street signage available (25' pylon sign)
- Busy retail corridor
- Different site plan configurations available
- Excellent co-tenancy
- Signalized intersection being installed across from Walmart Center

## NICK CORBELL

951.445.4522

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DRE# 01932821

## NICK EARLE

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DRE # 1916982



COMMERCIAL REAL ESTATE SERVICES

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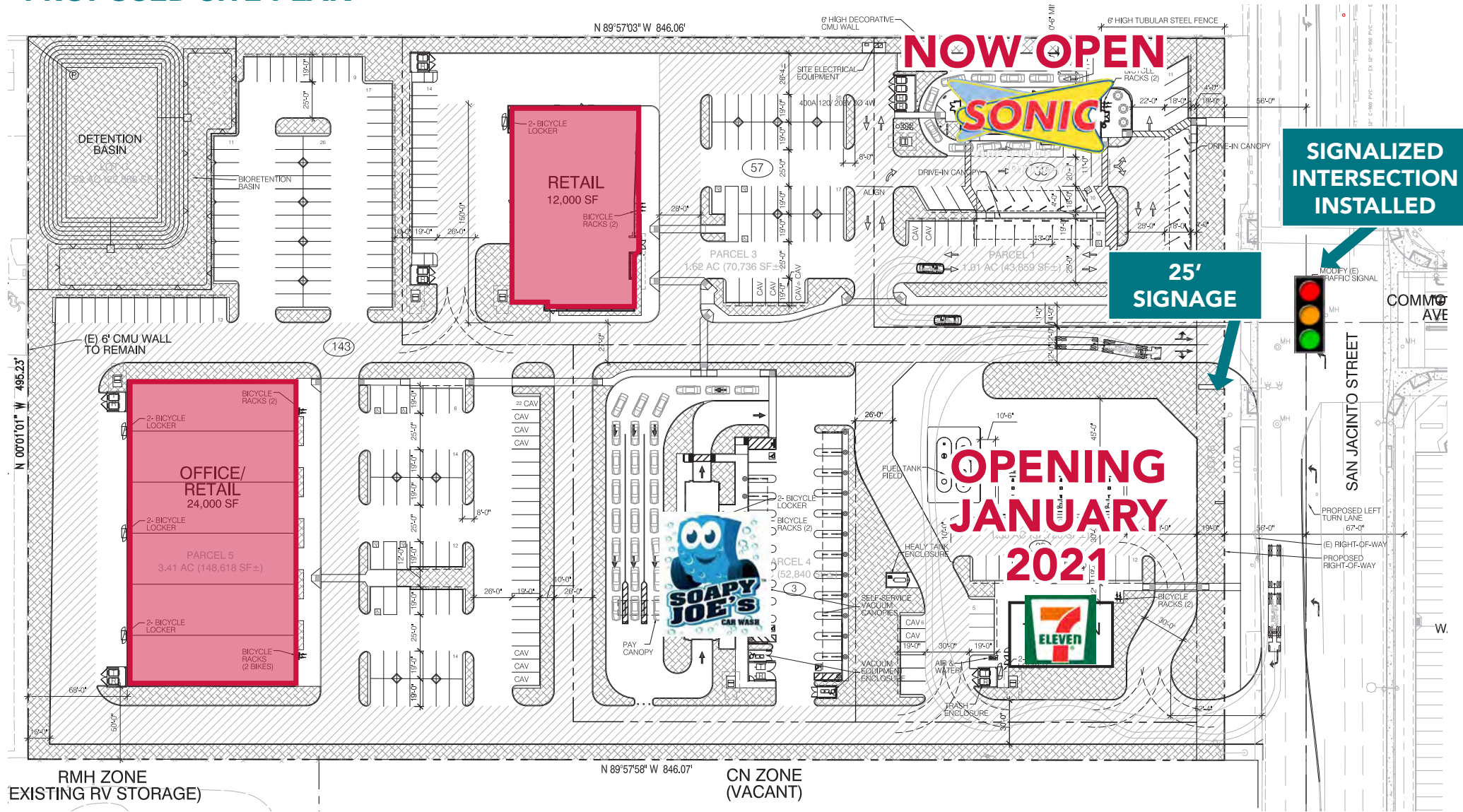




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# PROPOSED SITE PLAN



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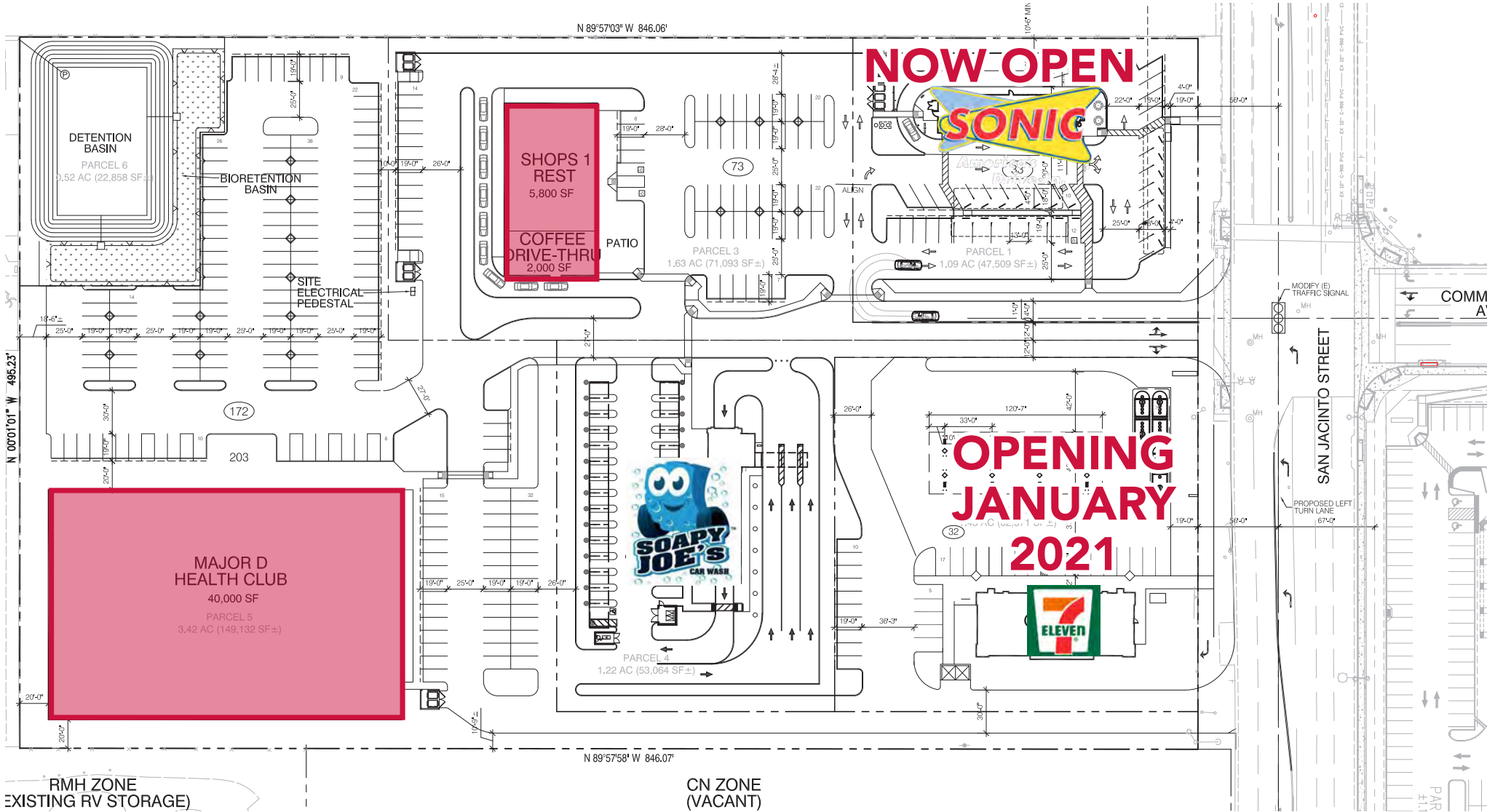
[nearle@leetemecula.com](mailto:nearle@leetemecula.com)

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# ALTERNATE SITE PLAN



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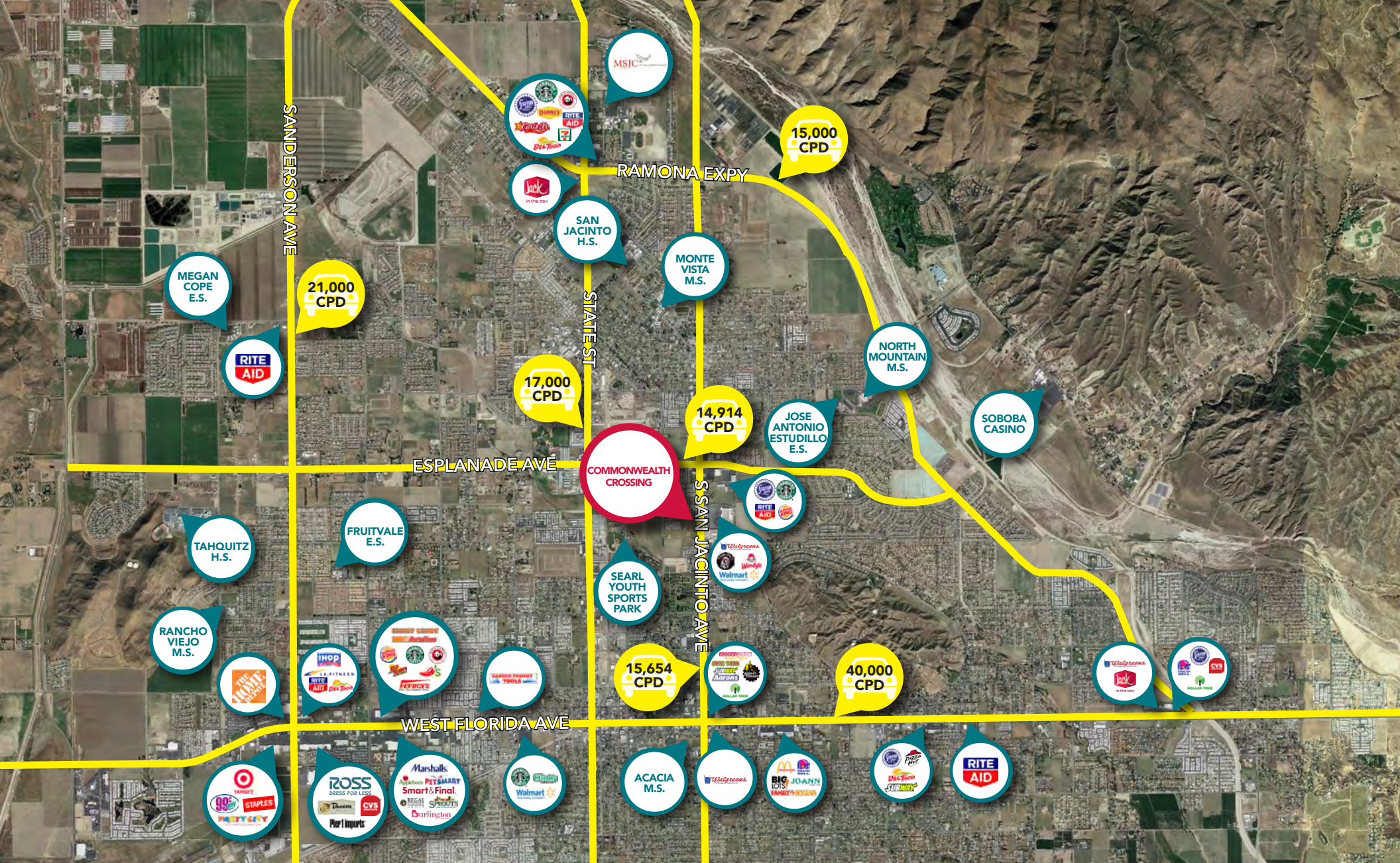
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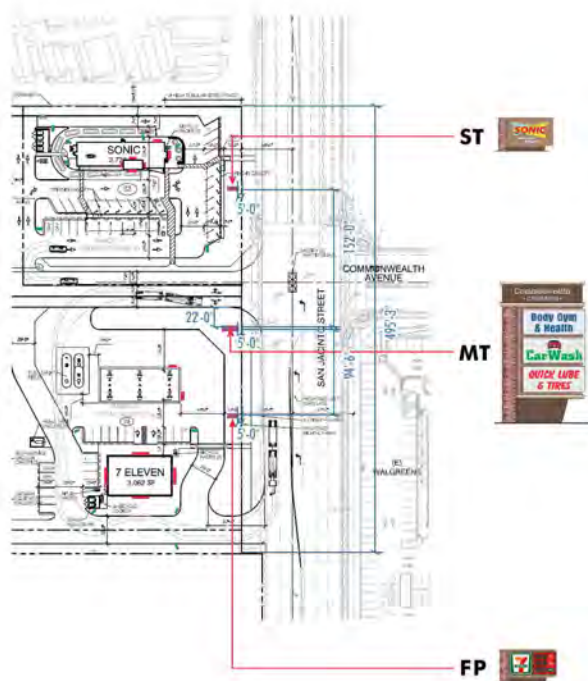
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# SIGNAGE



ST 

MT 

FP 

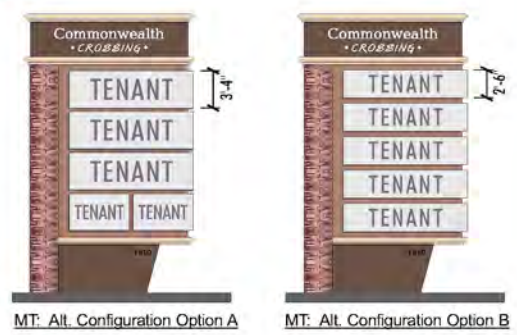
## Multi-Tenant Sign (Primary):

Fabricated aluminum sign, dbl. faced.  
Internally illuminated with L.E.D.s  
Tenant panel are routed out alum. and backed with acrylic.  
Tenant colors per brand standards.  
Sign colors and materials to match project.  
Internal steel post & subframing shall be per engineering, pending approval.

## Notes:


Owner/Developer reserves the right to reconfigure tenant panels provided that the overall square footage of the sign area is not increased.

All signage shall be in compliance with applicable City of San Jacinto, CA codes.

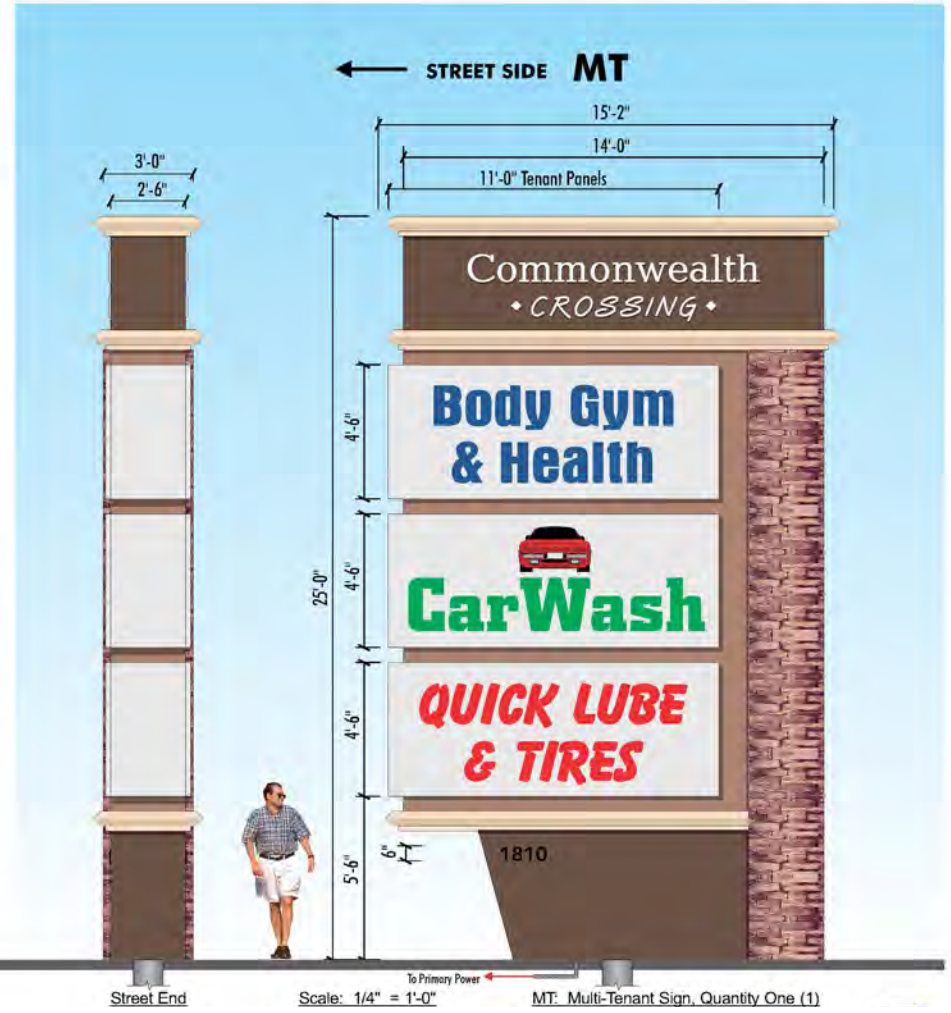


MT: Alt. Configuration Option A

MT: Alt. Configuration Option B

ALL COMPONENTS TO BE  APPROVED  
ALL SIGNS TO BE  LISTED

## Multi-Tenant Sign "MT" (Primary Project Sign)



Street End

Scale: 1/4" = 1'-0"

MT: Multi-Tenant Sign, Quantity One (1)

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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	13,882	117,644	166,149
 MEDIAN HOUSEHOLD INCOME	\$47,256	\$47,861	\$51,370
 HIGH SCHOOL DEGREE OR HIGHER	2,722	24,787	35,586
 GRADUATE DEGREE OR HIGHER	1,044	9,671	14,891
 TOTAL EMPLOYEES	3,725	22,062	29,223
 TOTAL BUSINESSES	572	2,867	3,572

## TRAFFIC COUNTS

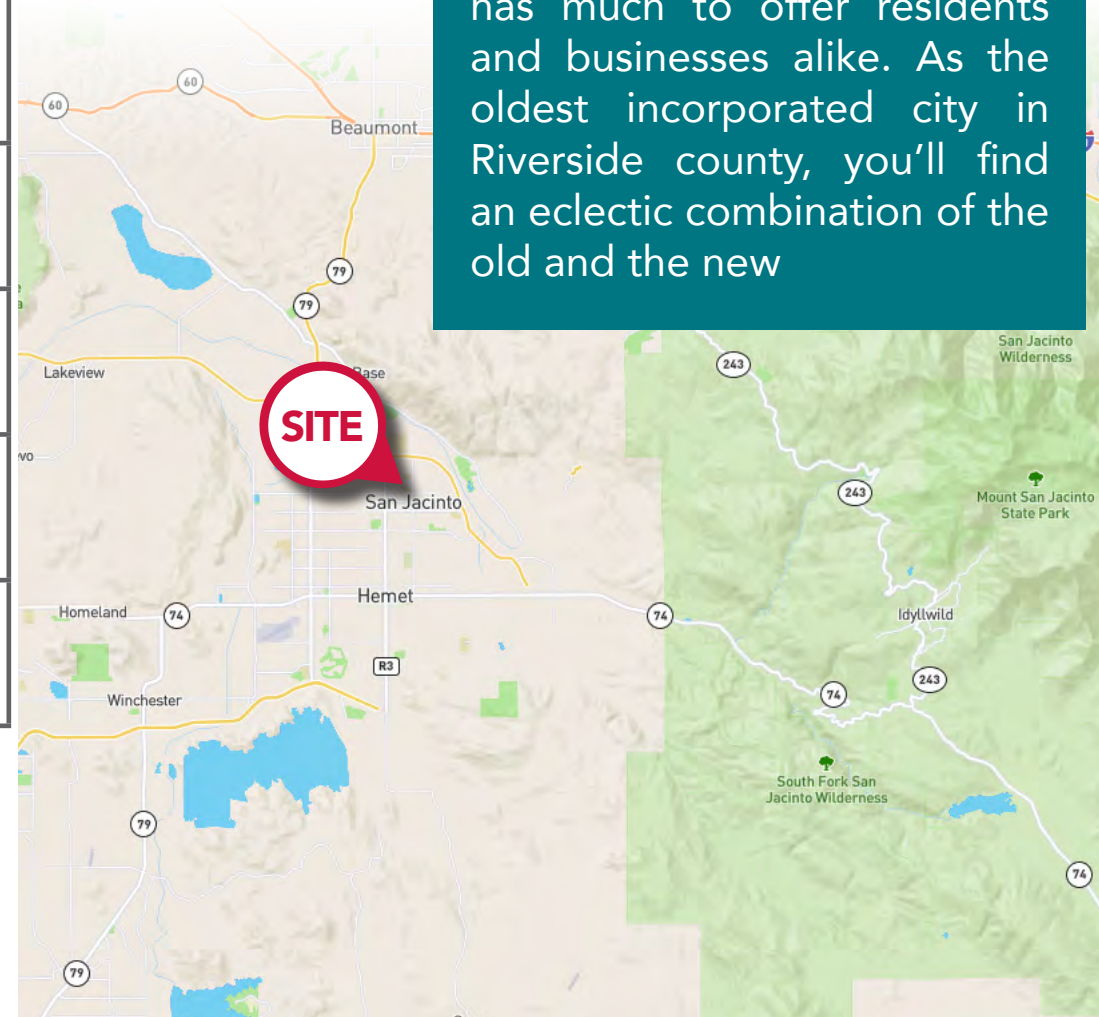
**14,914 CPD**

W. Esplanade Ave

**15,654 CPD**

S San Jacinto Ave

\*Source: Regis Online



Located at the base of the San Jacinto mountains and adjacent to the San Jacinto River, the City of San Jacinto has much to offer residents and businesses alike. As the oldest incorporated city in Riverside county, you'll find an eclectic combination of the old and the new

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