

# RETAIL SPACE FOR LEASE

# SAN JACINTO ESPLANADE

2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA 92582

Great  
Incentives for  
Qualified  
Tenants!

**YOUR NAME  
HERE**

- Competitive Rents:  
Asking \$1.75 PSF NNN;  
Nets currently \$0.52 PSF
- Underserved Trade Area  
in San Jacinto
- Drug Anchored Center;  
Strong Tenant Mix
- Suites from ±1,009 to  
±14,080 SF
- Abundant Parking

**JOIN:**



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AVAILABILITIES		
SUITE	SIZE	CONDITION
2241-C103	±1,105 SF	Former Hair Salon
2211	±14,080 SF	Fully Fixturized Grocery
2191-101A	±2,781 SF	
2191-103C	±1,390 SF	
2191-108H	±1,200 SF	
2181-B	±9,291 SF	Former MMA Studio
Major C	±24,000 SF	Proposed Building
Pad C	±4,700 SF	Proposed Pad

CURRENT TENANT ROSTER		
SUITE	SIZE	TENANT
2241-C101	±1,435	Juan's Rotisserie Chicken
2241-C102	±1,603 SF	La Michoacana Ice Cream
2241-C104	±5,698 SF	Mason Jar Brewing Co.
2221-D101	±1,754	Hustler's Barbershop
2221-D102	±1,730	River Nail Salon
2191-104/105	±2,026	Las Olas Meat Market
2281-B101	±1,700 SF	Starbucks
2281-B102	±1,184 SF	Smoke Shop
2281-B103	±2,090 SF	Chinese Food
2281-B104	±1,296 SF	Subway
2191-107G	±2,214	Dentist
2191-109I	±1,200	ReMax Realty

Demographics <i>ESRI</i>	1 mile	3 miles	5 miles
Population 2020:	12,146	79,572	155,007
Population 2025 (est.)	12,909	83,787	163,101
<b>Daytime Employee Population:</b>	<b>9,957</b>	<b>76,397</b>	<b>141,816</b>
2020 Average HH Income:	\$73,536	\$55,560	\$59,887

Traffic Counts <i>REGIS</i>	
Sanderson Avenue	±41,000 CPD
Esplanade Avenue	±15,000 CPD

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# SAN JACINTO ESPLANADE



## INFORMATION FOR THE CITY OF SAN JACINTO

<b>County</b>	Riverside
<b>Mayor</b>	Andrew Kotyuk
<b>Incorporated</b>	April 9, 1888
<b>Website</b>	<a href="http://www.sanjacintoca.gov">www.sanjacintoca.gov</a>



## 2020 DEMOGRAPHICS

Total Population	51,132
No. of Households	14,629
No. of Families	10,930
Average Household Size	3.46
Median Age	32.2
Median HH Income	\$51,513
Per Capita Income	\$19,480
Median Net Worth	\$73,687

## 2020 EDUCATION

Bachelor's/Graduate/Professional Degree	13%
Some College	35%
High School Degree	30%
No High School Diploma	22%

Source: ESRI

## 2020 EMPLOYMENT

White Collar	51%
Blue Collar	31%
Services	18%
Unemployment Rate	19.3%

## Total Population

