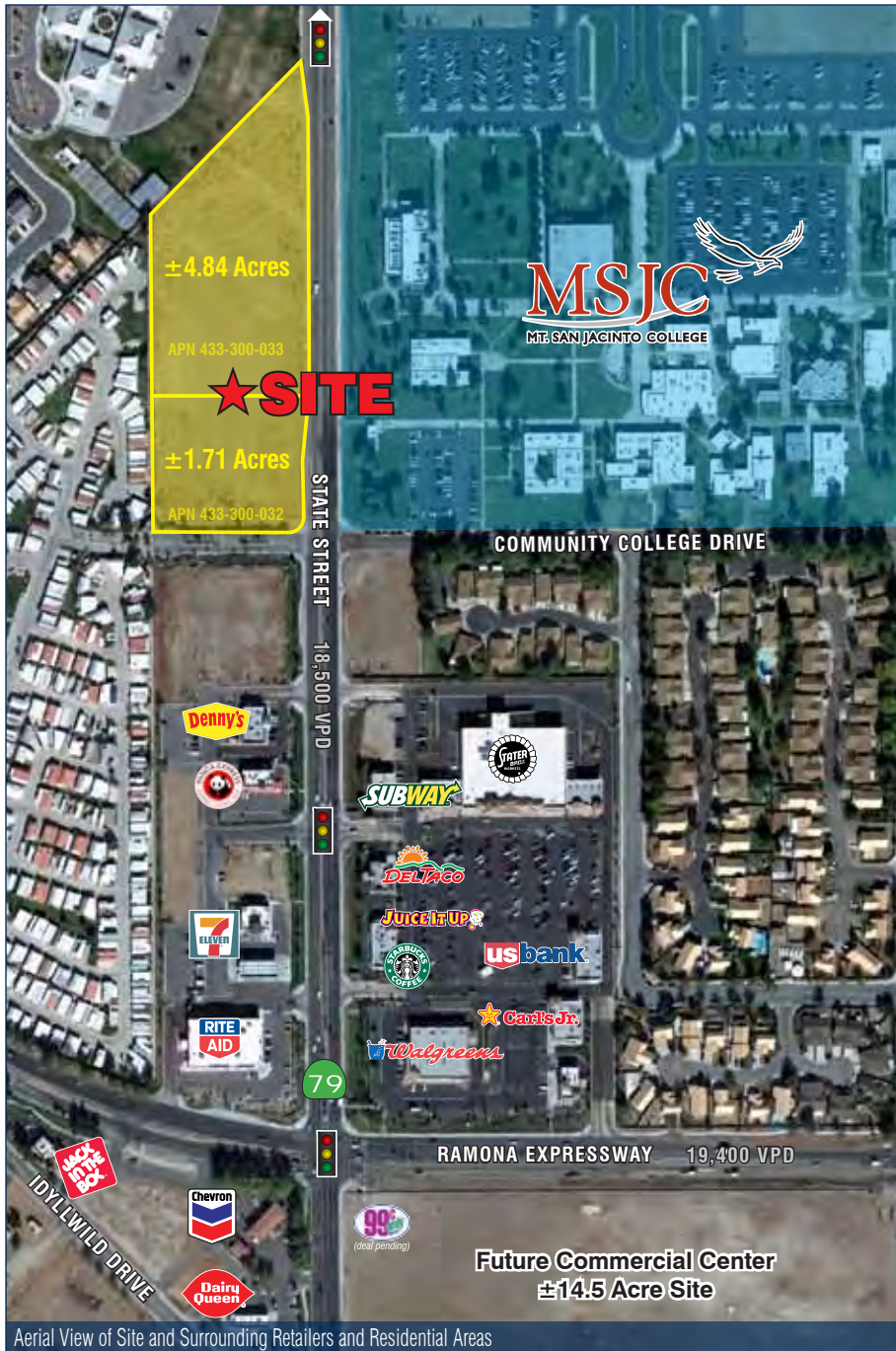


Residential/Mixed-Use Development Site

±6.55 Acres of Land - NWC of State & Community College - San Jacinto, CA 92583



PROPERTY FACT SHEET



PROPERTY DESCRIPTION & FEATURES

- Two parcels totaling ±6.55 acres
 - ±4.84 acres zoned R-3 (APN 433-300-033)
 - Senior development (S-D)
 - Very high density residential (18-22 dwelling units/acre)
 - ±1.71 acres zoned R-2 (APN 433-300-032)
 - Senior development (S-D)
 - Medium density residential (5.1-10 dwelling units/acre)
- Located directly across State Street from the Mt. San Jacinto College San Jacinto Campus with its nearly **7,300 students**
- Surrounded by more than 275,000 SF of retail developments
- Main commercial corridor
- Traffic Counts:
 - State Street **18,500 VPD**
 - Ramona Expressway **19,400 VPD**

BACK ON THE MARKET!

Motivated Seller!

AREA RETAILERS



DEMOGRAPHIC PROFILE

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| Population | 4,165 | 34,590 | 98,555 |
| Households | 1,581 | 11,891 | 36,948 |
| Average Household Income | \$45,094 | \$45,933 | \$49,098 |
| Daytime Employees | 622 | 6,462 | 25,933 |

| | | | |
|---------|--|---|---|
| CONTACT | <p>Ryan Gonzales 858.724.0470 rgonzales@sierraus.com CA License #01109934</p> | <p>Anthony Villasenor 858.724.0424 avillasenor@sierraus.com CA License #01235967</p> | <p>www.SierraUS.com 322 8th Street • Suite 105 Del Mar, CA 92014 858.724.0292(fax) • 866.606.8555(toll-free)</p> |
|---------|--|---|---|

Residential/Mixed-Use Development Site

±6.55 Acres of Land - NWC of State & Community College - San Jacinto, CA 92583



RETAILER AERIAL



±4.84 Acres

APN 433-300-033

★SITE

±1.71 Acres

APN 433-300-032

STATE STREET
18,500 VPD

MSJC
MT. SAN JACINTO COLLEGE

COMMUNITY COLLEGE DRIVE

Denny's

Panda Express

SUBWAY

STARBUCKS

DEL TACO

JUICE IT UP

STARBUCKS COFFEE

us bank

7 ELEVEN

RITE AID

Card's Jr.

Walgreens

79

RAMONA EXPRESSWAY 19,400 VPD

JACK IN THE BOX

Chevron

Dairy Queen

99c ONLY
(deal pending)

Future Commercial Center
±14.5 Acre Site



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 33.80559/-116.9721

| State St. & Community College Dr. San Jacinto, CA | | 1 Mile | 3 Miles | 5 Miles |
|--|--|----------|----------|----------|
| POPULATION | 2010 Estimated Population | 4,165 | 34,590 | 98,555 |
| | 2015 Projected Population | 4,454 | 39,827 | 112,431 |
| | 2000 Census Population | 3,330 | 24,298 | 76,596 |
| | 1990 Census Population | 3,137 | 18,819 | 63,326 |
| | Historical Annual Growth 1990 to 2010 | 1.6% | 4.2% | 2.8% |
| | Projected Annual Growth 2010 to 2015 | 1.4% | 3.0% | 2.8% |
| HOUSEHOLDS | 2010 Est. Households | 1,581 | 11,891 | 36,948 |
| | 2015 Proj. Households | 1,642 | 13,632 | 42,038 |
| | 2000 Census Households | 1,344 | 8,592 | 30,002 |
| | 1990 Census Households | 1,185 | 7,227 | 26,977 |
| | Historical Annual Growth 1990 to 2010 | 1.7% | 3.2% | 1.8% |
| | Projected Annual Growth 2010 to 2015 | 0.8% | 2.9% | 2.8% |
| AGE | 2010 Est. Population 0 to 9 Years | 13.8% | 15.8% | 14.4% |
| | 2010 Est. Population 10 to 19 Years | 12.6% | 13.9% | 12.6% |
| | 2010 Est. Population 20 to 29 Years | 12.2% | 14.2% | 13.8% |
| | 2010 Est. Population 30 to 44 Years | 18.6% | 19.4% | 17.7% |
| | 2010 Est. Population 45 to 59 Years | 15.5% | 15.4% | 15.1% |
| | 2010 Est. Population 60 to 74 Years | 15.4% | 11.2% | 12.3% |
| | 2010 Est. Population 75 Years Plus | 11.8% | 10.0% | 14.2% |
| | 2010 Est. Median Age | 39.7 | 34.4 | 38.2 |
| MARITAL STATUS & SEX | 2010 Est. Male Population | 48.3% | 48.4% | 47.3% |
| | 2010 Est. Female Population | 51.7% | 51.6% | 52.7% |
| | 2010 Est. Never Married | 20.1% | 22.0% | 20.3% |
| | 2010 Est. Now Married | 54.7% | 50.8% | 50.7% |
| | 2010 Est. Separated or Divorced | 14.8% | 17.3% | 17.0% |
| | 2010 Est. Widowed | 10.4% | 9.9% | 12.1% |
| INCOME | 2010 Est. HH Income \$200,000 or More | - | 0.3% | 1.0% |
| | 2010 Est. HH Income \$150,000 to \$199,999 | 2.1% | 1.5% | 1.6% |
| | 2010 Est. HH Income \$100,000 to \$149,999 | 5.4% | 5.3% | 5.8% |
| | 2010 Est. HH Income \$75,000 to \$99,999 | 10.4% | 10.2% | 8.4% |
| | 2010 Est. HH Income \$50,000 to \$74,999 | 14.7% | 15.6% | 16.2% |
| | 2010 Est. HH Income \$35,000 to \$49,999 | 18.9% | 17.6% | 16.3% |
| | 2010 Est. HH Income \$25,000 to \$34,999 | 13.9% | 15.1% | 14.3% |
| | 2010 Est. HH Income \$15,000 to \$24,999 | 17.1% | 17.4% | 18.9% |
| | 2010 Est. HH Income \$0 to \$14,999 | 17.6% | 17.0% | 17.6% |
| | 2010 Est. Average Household Income | \$45,094 | \$45,933 | \$49,098 |
| | 2010 Est. Median HH Income | \$36,081 | \$36,288 | \$36,322 |
| 2010 Est. Per Capita Income | \$17,513 | \$16,603 | \$19,795 | |
| 2010 Est. Number of Businesses | 52 | 763 | 2,701 | |
| 2010 Est. Total Number of Employees | 622 | 6,462 | 25,933 | |

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 33.80559/-116.9721

| State St. & Community College Dr. San Jacinto, CA | | 1 Mile | 3 Miles | 5 Miles |
|--|--|----------|----------|----------|
| RACE | 2010 Est. White Population | 90.3% | 87.9% | 89.1% |
| | 2010 Est. Black Population | 3.3% | 4.1% | 3.8% |
| | 2010 Est. Asian & Pacific Islander | 2.4% | 3.3% | 3.1% |
| | 2010 Est. American Indian & Alaska Native | 2.1% | 2.3% | 2.0% |
| | 2010 Est. Other Races Population | 1.9% | 2.4% | 2.0% |
| HISPANIC | 2010 Est. Hispanic Population | 1,719 | 15,974 | 39,426 |
| | 2010 Est. Hispanic Population Percent | 41.3% | 46.2% | 40.0% |
| | 2015 Proj. Hispanic Population Percent | 45.6% | 49.2% | 43.7% |
| | 2000 Hispanic Population Percent | | | |
| EDUCATION (Adults 25 or Older) | 2010 Est. Adult Population (25 Years or Older) | 2,827 | 22,029 | 65,645 |
| | 2010 Est. Elementary (0 to 8) | 9.3% | 12.3% | 10.4% |
| | 2010 Est. Some High School (9 to 11) | 11.5% | 12.7% | 13.0% |
| | 2010 Est. High School Graduate (12) | 34.5% | 32.0% | 33.5% |
| | 2010 Est. Some College (13 to 16) | 24.5% | 23.0% | 22.9% |
| | 2010 Est. Associate Degree Only | 6.7% | 7.1% | 6.4% |
| | 2010 Est. Bachelor Degree Only | 8.4% | 8.2% | 8.9% |
| | 2010 Est. Graduate Degree | 5.1% | 4.7% | 5.0% |
| HOUSING | 2010 Est. Total Housing Units | 1,799 | 13,863 | 43,190 |
| | 2010 Est. Owner Occupied Percent | 67.3% | 59.2% | 55.2% |
| | 2010 Est. Renter Occupied Percent | 20.6% | 26.5% | 30.4% |
| | 2010 Est. Vacant Housing Percent | 12.1% | 14.2% | 14.5% |
| HOMES BUILT BY YEAR | 2000 Homes Built 1999 to 2000 | 1.0% | 1.9% | 1.4% |
| | 2000 Homes Built 1995 to 1998 | 4.4% | 5.6% | 5.0% |
| | 2000 Homes Built 1990 to 1994 | 13.2% | 16.6% | 11.3% |
| | 2000 Homes Built 1980 to 1989 | 47.4% | 32.2% | 28.4% |
| | 2000 Homes Built 1970 to 1979 | 21.0% | 22.3% | 27.4% |
| | 2000 Homes Built 1960 to 1969 | 6.7% | 9.7% | 14.8% |
| | 2000 Homes Built 1950 to 1959 | 1.8% | 5.3% | 6.5% |
| | 2000 Homes Built Before 1949 | 4.5% | 6.4% | 5.1% |
| HOME VALUES | 2000 Home Value \$1,000,000 or More | - | 0.1% | 0.1% |
| | 2000 Home Value \$500,000 to \$999,999 | - | 0.4% | 0.2% |
| | 2000 Home Value \$400,000 to \$499,999 | - | 0.1% | 0.1% |
| | 2000 Home Value \$300,000 to \$399,999 | 0.9% | 0.9% | 0.5% |
| | 2000 Home Value \$200,000 to \$299,999 | 1.9% | 2.1% | 2.7% |
| | 2000 Home Value \$150,000 to \$199,999 | 4.1% | 7.9% | 9.1% |
| | 2000 Home Value \$100,000 to \$149,999 | 19.8% | 33.1% | 30.8% |
| | 2000 Home Value \$50,000 to \$99,999 | 70.4% | 50.6% | 50.2% |
| | 2000 Home Value \$25,000 to \$49,999 | 2.8% | 4.7% | 6.1% |
| | 2000 Home Value \$0 to \$24,999 | - | 0.1% | 0.3% |
| | 2000 Median Home Value | \$90,559 | \$99,557 | \$99,767 |
| | 2000 Median Rent | \$394 | \$421 | \$435 |

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 33.80559/-116.9721

| State St. & Community College Dr. | | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------------|--|----------|----------|----------|
| San Jacinto, CA | | | | |
| LABOR FORCE | 2010 Est. Labor: Population Age 16+ | 3,268 | 26,177 | 76,866 |
| | 2010 Est. Civilian Employed | 43.4% | 45.1% | 43.8% |
| | 2010 Est. Civilian Unemployed | 7.7% | 10.4% | 8.9% |
| | 2010 Est. in Armed Forces | 0.3% | 0.3% | 0.2% |
| | 2010 Est. not in Labor Force | 48.6% | 44.1% | 47.1% |
| | 2010 Labor Force: Males | 47.3% | 47.6% | 46.3% |
| | 2010 Labor Force: Females | 52.7% | 52.4% | 53.7% |
| OCCUPATION | 2000 Occupation: Population Age 16+ | 1,014 | 7,490 | 23,421 |
| | 2000 Mgmt, Business, & Financial Operations | 3.1% | 6.5% | 7.4% |
| | 2000 Professional & Related | 17.7% | 14.6% | 14.5% |
| | 2000 Service | 20.6% | 22.5% | 22.0% |
| | 2000 Sales and Office | 24.2% | 24.0% | 24.5% |
| | 2000 Farming, Fishing, and Forestry | 2.0% | 2.6% | 1.9% |
| | 2000 Construction, Extraction, & Maintenance | 14.7% | 12.4% | 13.5% |
| | 2000 Production, Transport, & Material Moving | 17.8% | 17.4% | 16.2% |
| | 2000 Percent White Collar Workers | 45.0% | 45.1% | 46.4% |
| 2000 Percent Blue Collar Workers | 55.0% | 54.9% | 53.6% | |
| TRANSPORTATION TO WORK | 2000 Drive to Work Alone | 79.3% | 70.8% | 71.7% |
| | 2000 Drive to Work in Carpool | 15.1% | 20.3% | 18.1% |
| | 2000 Travel to Work by Public Transportation | 0.1% | 0.3% | 0.8% |
| | 2000 Drive to Work on Motorcycle | 0.1% | 0.5% | 0.3% |
| | 2000 Walk or Bicycle to Work | 2.8% | 3.9% | 4.7% |
| | 2000 Other Means | 0.8% | 0.9% | 1.3% |
| | 2000 Work at Home | 1.7% | 3.4% | 3.2% |
| TRAVEL TIME | 2000 Travel to Work in 14 Minutes or Less | 25.9% | 34.4% | 37.9% |
| | 2000 Travel to Work in 15 to 29 Minutes | 21.4% | 22.5% | 22.3% |
| | 2000 Travel to Work in 30 to 59 Minutes | 37.5% | 28.0% | 25.5% |
| | 2000 Travel to Work in 60 Minutes or More | 15.2% | 15.1% | 14.3% |
| | 2000 Average Travel Time to Work | 33.2 | 28.9 | 27.4 |
| CONSUMER EXPENDITURE | 2010 Est. Total Household Expenditure | \$64.6 M | \$492 M | \$1.59 B |
| | 2010 Est. Apparel | \$3.08 M | \$23.5 M | \$76.1 M |
| | 2010 Est. Contributions & Gifts | \$3.80 M | \$28.5 M | \$94.1 M |
| | 2010 Est. Education & Reading | \$1.59 M | \$12.1 M | \$39.8 M |
| | 2010 Est. Entertainment | \$3.56 M | \$27.1 M | \$87.7 M |
| | 2010 Est. Food, Beverages & Tobacco | \$10.7 M | \$81.5 M | \$263 M |
| | 2010 Est. Furnishings & Equipment | \$2.71 M | \$20.5 M | \$66.5 M |
| | 2010 Est. Health Care & Insurance | \$4.84 M | \$36.6 M | \$119 M |
| | 2010 Est. Household Operations & Shelter & Utilities | \$19.3 M | \$147 M | \$478 M |
| | 2010 Est. Miscellaneous Expenses | \$1.10 M | \$8.36 M | \$27.2 M |
| | 2010 Est. Personal Care | \$943 K | \$7.19 M | \$23.3 M |
| 2010 Est. Transportation | \$13.0 M | \$99.2 M | \$320 M | |

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