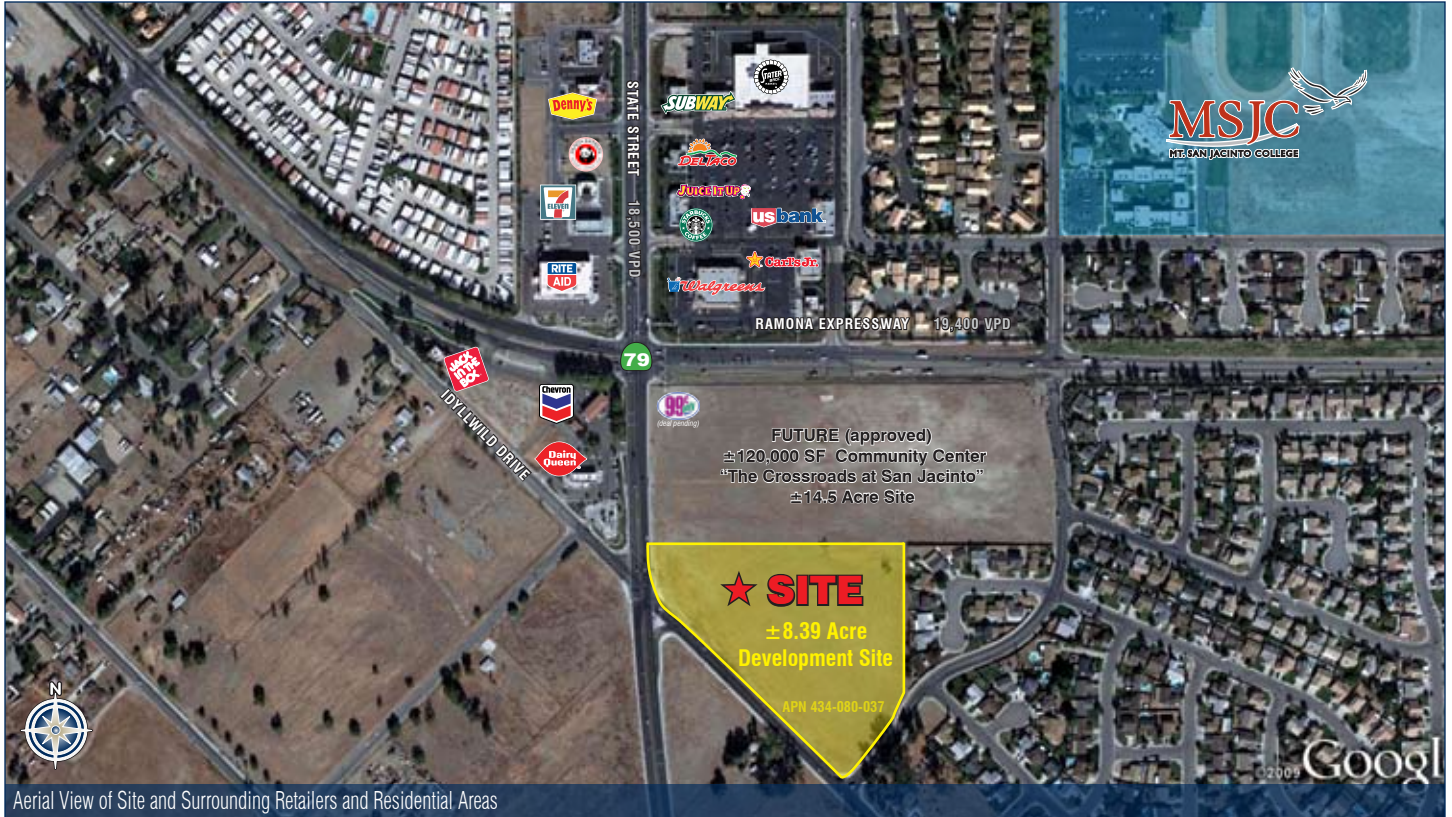


NEC of State & Idyllwild San Jacinto, CA 92583

±8.39 Acres of Commercial Land for SALE



PROPERTY FACT SHEET



Aerial View of Site and Surrounding Retailers and Residential Areas



Bird's Eye View of Site

PROPERTY DESCRIPTION & FEATURES

- ±8.39 acre (±365,468 SF) development site (APN 434-080-037)
- Adjacent to the 120,000 SF planned community center, The Crossroads at San Jacinto and surrounded by dense residential areas
- Priced below competitive commercial land
- Located less than 1/2 mile from the Mt. San Jacinto College San Jacinto Campus with its nearly 7,300 students
- Traffic Counts:
 - State Street 18,500 VPD
 - Ramona Expressway 19,400 VPD

AREA RETAILERS



DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	5,094	40,636	112,003
Households	1,785	14,319	41,993
Average Household Income	\$43,817	\$46,101	\$49,627
Daytime Employees	812	7,596	28,288

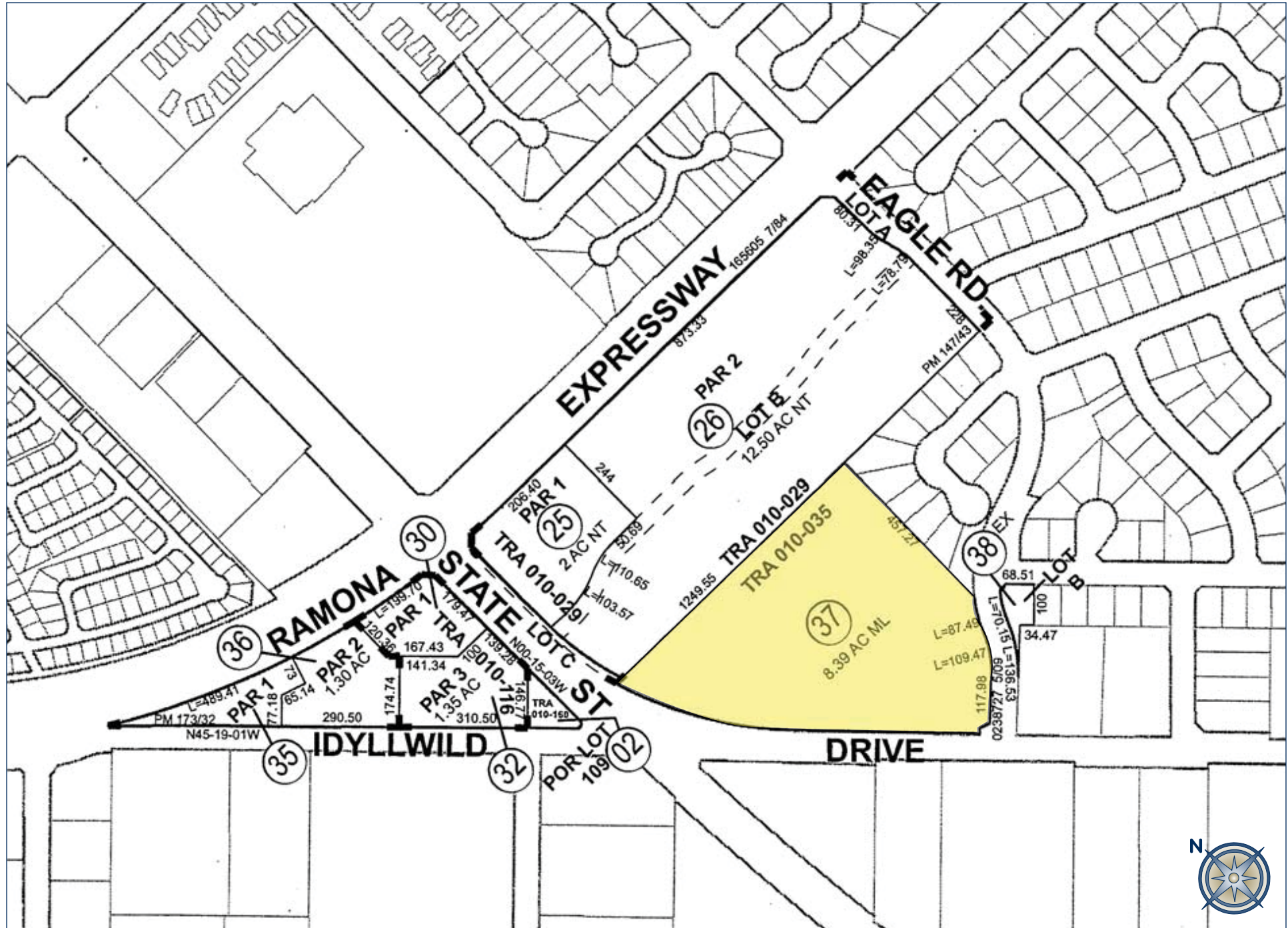
CONTACT	Ryan Gonzales 858.724.0470 rgonzales@sierraus.com CA License #01109934	Anthony Villasenor 858.724.0424 avillasenor@sierraus.com CA License #01235967	www.SierraUS.com 322 8th Street • Suite 105 Del Mar, CA 92014 858.724.0292(fax) • 866.606.8555(toll-free)
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NEC of State & Idyllwild San Jacinto, CA 92583

±8.39 Acres of Commercial Land for SALE



PLAT OF SURVEY





STATE STREET 18,500 VPD

79

RAMONA EXPRESSWAY 19,400 VPD

FUTURE (approved)
±120,000 SF Community Center
"The Crossroads at San Jacinto"
±14.5 Acre Site

★ SITE
±8.39 Acre
Development Site
APN 434-080-037



FULL PROFILE

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



Lat/Lon: 33.79981/-116.972

State St. & Idyllwild Dr.		1 Mile	3 Miles	5 Miles
San Jacinto, CA				
POPULATION	2010 Estimated Population	5,094	40,636	112,003
	2015 Projected Population	5,450	47,524	126,970
	2000 Census Population	3,952	29,102	88,264
	1990 Census Population	3,738	22,509	73,339
	Historical Annual Growth 1990 to 2010	1.8%	4.0%	2.6%
	Projected Annual Growth 2010 to 2015	1.4%	3.4%	2.7%
HOUSEHOLDS	2010 Est. Households	1,785	14,319	41,993
	2015 Proj. Households	1,865	16,717	47,451
	2000 Census Households	1,456	10,627	34,569
	1990 Census Households	1,340	8,962	31,248
	Historical Annual Growth 1990 to 2010	1.7%	3.0%	1.7%
	Projected Annual Growth 2010 to 2015	0.9%	3.3%	2.6%
AGE	2010 Est. Population 0 to 9 Years	15.5%	15.5%	14.3%
	2010 Est. Population 10 to 19 Years	14.2%	13.5%	12.6%
	2010 Est. Population 20 to 29 Years	14.4%	13.9%	13.7%
	2010 Est. Population 30 to 44 Years	19.3%	18.9%	17.8%
	2010 Est. Population 45 to 59 Years	15.3%	15.3%	15.2%
	2010 Est. Population 60 to 74 Years	12.0%	11.3%	12.1%
	2010 Est. Population 75 Years Plus	9.3%	11.6%	14.3%
	2010 Est. Median Age	34.8	35.9	38.3
MARITAL STATUS & SEX	2010 Est. Male Population	48.6%	48.0%	47.2%
	2010 Est. Female Population	51.4%	52.0%	52.8%
	2010 Est. Never Married	23.1%	21.1%	20.0%
	2010 Est. Now Married	51.3%	50.6%	51.3%
	2010 Est. Separated or Divorced	16.4%	17.3%	16.7%
	2010 Est. Widowed	9.3%	11.1%	11.9%
INCOME	2010 Est. HH Income \$200,000 or More	-	0.5%	1.0%
	2010 Est. HH Income \$150,000 to \$199,999	1.4%	1.5%	1.5%
	2010 Est. HH Income \$100,000 to \$149,999	6.2%	5.0%	6.0%
	2010 Est. HH Income \$75,000 to \$99,999	9.7%	9.8%	8.6%
	2010 Est. HH Income \$50,000 to \$74,999	14.3%	15.6%	16.4%
	2010 Est. HH Income \$35,000 to \$49,999	18.0%	17.5%	16.3%
	2010 Est. HH Income \$25,000 to \$34,999	13.8%	14.8%	14.5%
	2010 Est. HH Income \$15,000 to \$24,999	16.2%	17.9%	18.3%
	2010 Est. HH Income \$0 to \$14,999	20.4%	17.4%	17.4%
	2010 Est. Average Household Income	\$43,817	\$46,101	\$49,627
	2010 Est. Median HH Income	\$34,288	\$36,047	\$37,052
2010 Est. Per Capita Income	\$15,582	\$17,170	\$19,922	
2010 Est. Number of Businesses	77	912	2,897	
2010 Est. Total Number of Employees	812	7,596	28,288	

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FULL PROFILE

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



Lat/Lon: 33.79981/-116.972

State St. & Idyllwild Dr.

San Jacinto, CA

		1 Mile	3 Miles	5 Miles
RACE	2010 Est. White Population	88.5%	88.1%	89.3%
	2010 Est. Black Population	3.9%	4.1%	3.7%
	2010 Est. Asian & Pacific Islander	2.6%	3.2%	3.2%
	2010 Est. American Indian & Alaska Native	2.5%	2.2%	1.9%
	2010 Est. Other Races Population	2.5%	2.4%	2.0%
HISPANIC	2010 Est. Hispanic Population	2,503	18,268	43,879
	2010 Est. Hispanic Population Percent	49.1%	45.0%	39.2%
	2015 Proj. Hispanic Population Percent	52.4%	48.0%	42.9%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	3,223	26,237	74,691
	2010 Est. Elementary (0 to 8)	13.5%	11.8%	9.9%
	2010 Est. Some High School (9 to 11)	12.6%	12.9%	13.0%
	2010 Est. High School Graduate (12)	31.7%	31.9%	33.4%
	2010 Est. Some College (13 to 16)	21.9%	23.1%	23.0%
	2010 Est. Associate Degree Only	6.9%	7.0%	6.5%
	2010 Est. Bachelor Degree Only	8.5%	8.5%	9.0%
	2010 Est. Graduate Degree	5.0%	4.7%	5.2%
HOUSING	2010 Est. Total Housing Units	2,004	16,763	48,720
	2010 Est. Owner Occupied Percent	58.9%	58.0%	56.1%
	2010 Est. Renter Occupied Percent	30.2%	27.4%	30.0%
	2010 Est. Vacant Housing Percent	10.9%	14.6%	13.8%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.9%	1.9%	1.3%
	2000 Homes Built 1995 to 1998	4.1%	5.2%	4.8%
	2000 Homes Built 1990 to 1994	11.4%	16.1%	11.1%
	2000 Homes Built 1980 to 1989	38.4%	33.5%	28.1%
	2000 Homes Built 1970 to 1979	22.2%	23.3%	28.6%
	2000 Homes Built 1960 to 1969	8.5%	9.5%	15.0%
	2000 Homes Built 1950 to 1959	4.2%	4.8%	6.4%
	2000 Homes Built Before 1949	10.2%	5.6%	4.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.2%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.4%	0.2%
	2000 Home Value \$400,000 to \$499,999	-	0.2%	0.1%
	2000 Home Value \$300,000 to \$399,999	1.0%	0.8%	0.5%
	2000 Home Value \$200,000 to \$299,999	1.3%	1.8%	2.3%
	2000 Home Value \$150,000 to \$199,999	4.2%	7.2%	8.7%
	2000 Home Value \$100,000 to \$149,999	19.1%	33.4%	32.1%
	2000 Home Value \$50,000 to \$99,999	71.6%	51.6%	50.4%
	2000 Home Value \$25,000 to \$49,999	2.9%	4.4%	5.3%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$87,977	\$99,071	\$99,841
	2000 Median Rent	\$302	\$461	\$449

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State St. & Idyllwild Dr.		1 Mile	3 Miles	5 Miles
San Jacinto, CA				
LABOR FORCE	2010 Est. Labor: Population Age 16+	3,863	30,987	87,471
	2010 Est. Civilian Employed	44.7%	44.4%	44.2%
	2010 Est. Civilian Unemployed	8.7%	10.4%	8.8%
	2010 Est. in Armed Forces	0.3%	0.3%	0.2%
	2010 Est. not in Labor Force	46.3%	45.0%	46.8%
	2010 Labor Force: Males	47.7%	47.1%	46.2%
	2010 Labor Force: Females	52.3%	52.9%	53.8%
OCCUPATION	2000 Occupation: Population Age 16+	1,198	8,861	27,453
	2000 Mgmt, Business, & Financial Operations	4.6%	6.7%	7.6%
	2000 Professional & Related	14.6%	14.9%	14.9%
	2000 Service	21.8%	22.4%	21.6%
	2000 Sales and Office	21.7%	24.3%	24.8%
	2000 Farming, Fishing, and Forestry	3.7%	2.5%	1.7%
	2000 Construction, Extraction, & Maintenance	16.9%	12.1%	13.2%
	2000 Production, Transport, & Material Moving	16.8%	17.0%	16.3%
	2000 Percent White Collar Workers	40.9%	45.9%	47.2%
2000 Percent Blue Collar Workers	59.1%	54.1%	52.8%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	75.1%	70.4%	72.7%
	2000 Drive to Work in Carpool	16.8%	20.6%	17.6%
	2000 Travel to Work by Public Transportation	0.1%	0.4%	0.8%
	2000 Drive to Work on Motorcycle	0.1%	0.4%	0.3%
	2000 Walk or Bicycle to Work	4.9%	3.6%	4.2%
	2000 Other Means	1.6%	0.9%	1.2%
	2000 Work at Home	1.3%	3.7%	3.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	27.5%	34.7%	38.0%
	2000 Travel to Work in 15 to 29 Minutes	24.3%	22.6%	22.5%
	2000 Travel to Work in 30 to 59 Minutes	34.1%	27.3%	25.2%
	2000 Travel to Work in 60 Minutes or More	14.0%	15.3%	14.3%
	2000 Average Travel Time to Work	31.5	28.9	27.3
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$71.6 M	\$593 M	\$1.83 B
	2010 Est. Apparel	\$3.42 M	\$28.4 M	\$87.1 M
	2010 Est. Contributions & Gifts	\$4.13 M	\$34.6 M	\$108 M
	2010 Est. Education & Reading	\$1.78 M	\$14.6 M	\$45.5 M
	2010 Est. Entertainment	\$3.93 M	\$32.6 M	\$100 M
	2010 Est. Food, Beverages & Tobacco	\$11.9 M	\$98.3 M	\$301 M
	2010 Est. Furnishings & Equipment	\$2.98 M	\$24.7 M	\$76.3 M
	2010 Est. Health Care & Insurance	\$5.34 M	\$44.3 M	\$136 M
	2010 Est. Household Operations & Shelter & Utilities	\$21.4 M	\$178 M	\$547 M
	2010 Est. Miscellaneous Expenses	\$1.22 M	\$10.1 M	\$31.1 M
	2010 Est. Personal Care	\$1.05 M	\$8.68 M	\$26.7 M
	2010 Est. Transportation	\$14.4 M	\$119 M	\$366 M

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