

MIXED USE ZONING

7 PARCELS AVAILABLE FOR SALE/LEASE

1073 N Ramona Blvd, San Jacinto, CA 92582
Contact Broker for Pricing

Mt. San Jacinto
College

Ramona Expressway 25,000 CPD

7 Parcels

Ramona Blvd 7,000 CPD

State St 18,000 CPD

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



CHRIS LINDHOLM

Land Specialist

T 909.230.4500 | **C** 951.965.9021

chris@progressiverep.com

CalDRE #02047355

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

Neither Progressive Real Estate Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Progressive Real Estate Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

CONCEPTUAL SITE PLAN



PROPERTY OVERVIEW

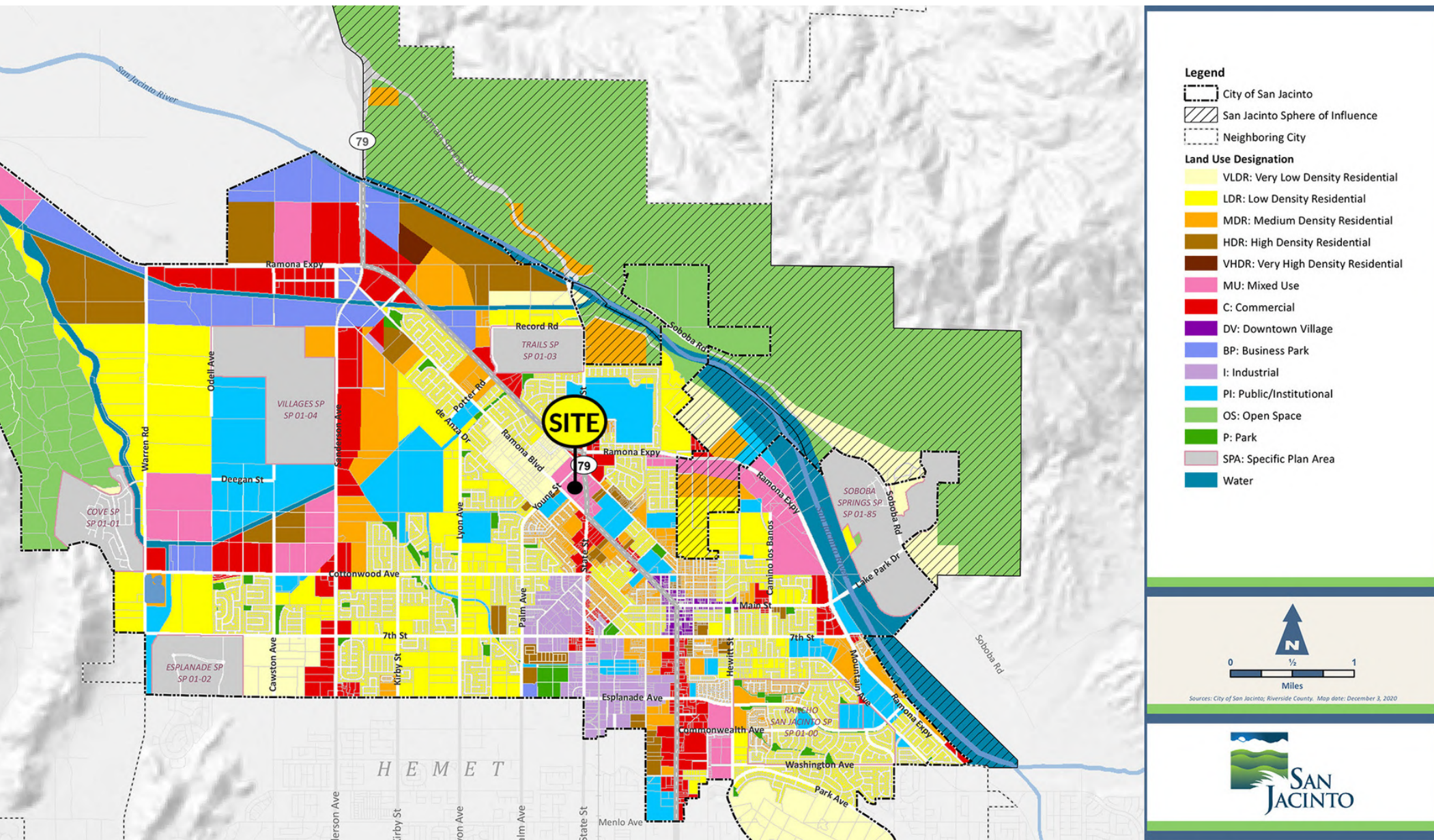


HIGHLIGHTS

- Contact broker for pricing guidance regarding sale or lease of individual parcels
- APN Numbers 434070002-006, 013, 030
- Property is designated as Mixed-Use under the proposed General Plan Amendment. See proposed Land Use map on page 5.
- Proposed General Plan Land Use allows for a wide variety of residential development between 10-36 DUA. See attached Table LU-1 on page 7 and link to draft land use documents here:

https://static1.squarespace.com/static/5a999021cc8fedea12873268/t/62e1b8a095f25537af322d0f/1658960036658/2_SanJacinto_GP_LandUse_PR.pdf

PROPOSED LAND USE MAP



DEVELOPMENT MAP



LAND USE TABLE

Table LU-1 General Plan Land Use 2040 Potential Buildout Summary

Land Use Designation	Acres (1)	Allowed Density and/or Intensity	Assumed Density and/or Intensity (2)	Units	Population	Non- Residential Square Feet	Jobs
RESIDENTIAL LAND USES							
Very Low Density Residential	1,073	0-2 du/ac	0.4 du/ac	215	718	-	-
Low Density Residential	4,025	2-7 du/ac	3 du/ac	6,033	20,149	-	-
Medium Density Residential	1,366	5-14 du/ac	6 du/ac	4,098	13,686	-	-
High Density Residential	854	14-22 du/ac	16 du/ac	6,835	22,830	-	-
Very High Density Residential	41	22-32 du/ac	24 du/ac	495	1,654	-	-
<i>Residential Subtotal</i>	<i>7,360</i>	-	-	17,676	59,037	-	-
NON-RESIDENTIAL LAND USES							
Commercial	1225	0.50 FAR	0.25 FAR	-	-	6,792,240	7,180
Business Park	727	1.0 FAR	0.25 FAR	-	-	3,956,817	3,044
Industrial	373	0.50 FAR	0.30 FAR	-	-	2,437,334	1,625
Public Institution	1393	0.50 FAR	0.05 FAR	-	-	1,678,815	2,772
Open Space	6189	0.025 du/ac and 0.15 FAR	0.017 du/ac and 0.0008 FAR	56	186	197,968	1,057
Park	175	-	-	-	-	3,821	64
Water	1,157	-	-	-	-	-	-
Right-of-Way	1,736	-	-	-	-	-	-
<i>Non-Residential Subtotal</i>	<i>12,975</i>	-	-	56	186	15,066,995	15,740
MIXED-USE LAND USES							
Mixed-Use	871	10.1-36 du/ac and 1.0 FAR	22 du/ac and 0.25 FAR	11,500	38,410	3,795,004	5,060
Downtown Village	60	40 du/ac and 2.0 FAR	6 du/ac and 0.30 FAR	181	603	393,341	571
<i>Mixed-Use Subtotal</i>	<i>931</i>	-	-	11,681	39,013	4,188,344	5,631
SPECIFIC PLAN LAND USES							
Specific Plan Area	1,530	Varies	Varies	2,669	8,916	5,157,888	5,618
<i>Specific Plan Subtotal</i>	<i>1,530</i>	-	-	2,669	8,916	5,157,888	5,618
Totals	22,796	-	-	32,081	107,152	24,413,227	26,989

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.

COMMUNITY MAP



EXISTING PARCEL MAP (PARCELS CAN BE ADJUSTED AS NEEDED)

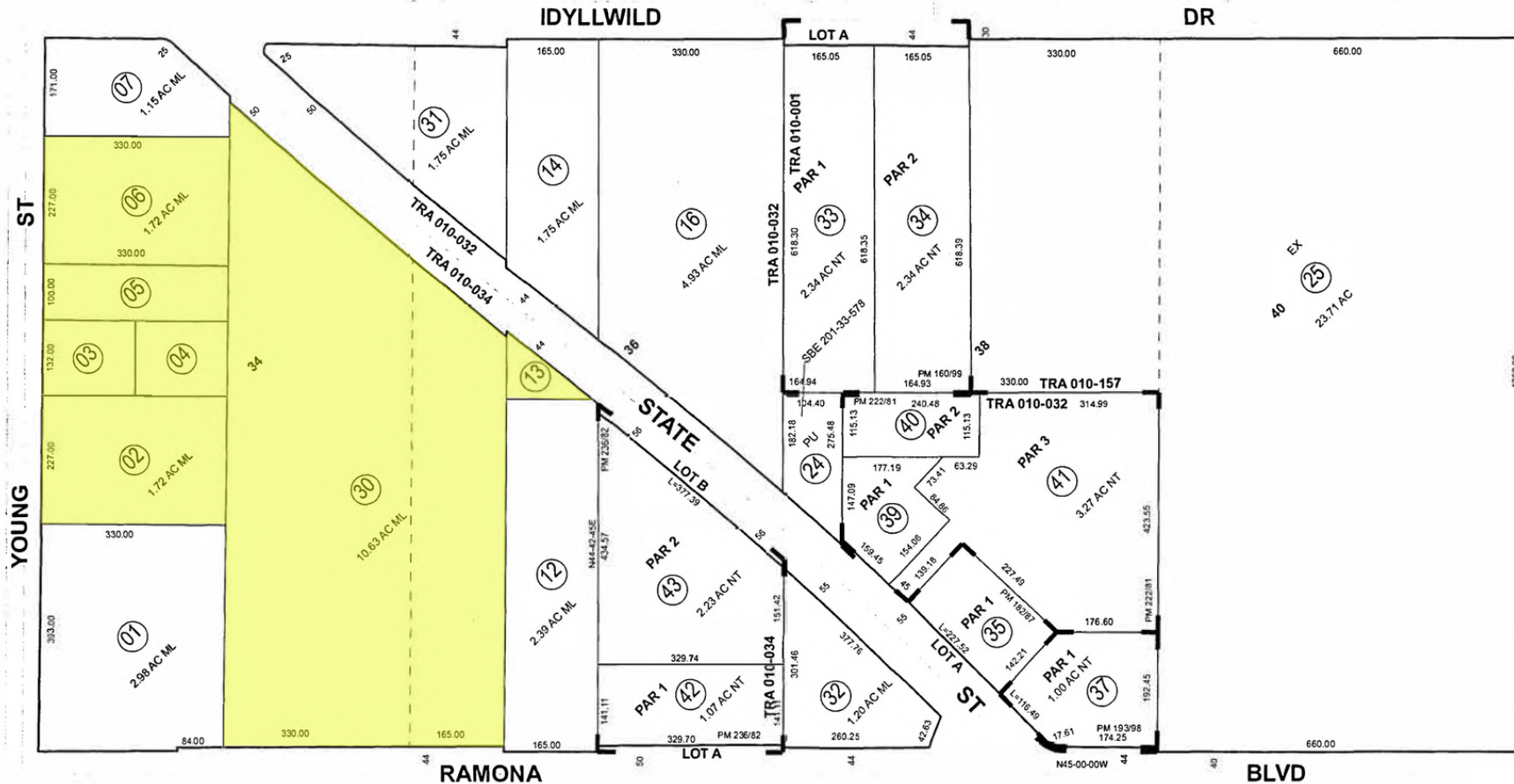
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

AUG 06 2014

POR. SEC 27 T. 4S., R. 1W
CITY OF SAN JACINTO

TRA 010-034
010-032
010-001
010-157

434-07
21-17
21-17-2



Legend	
—	Lot Lines
—	Right-Of-Way
- - -	Old Lot Lines
- - -	Reference R.O.W.
- - -	Other Easements
.....	Lease Area
—	Subdivision Tic Mark



Mt. San Jacinto Community College



Diamond Valley Lake



Soboba Springs Golf Course

WHY SAN JACINTO?

CITY OF SAN JACINTO

- The City of San Jacinto, with a growing population of over 53,000, is in the northern portion of the San Jacinto Valley in Riverside County, southern California. San Jacinto City covers over 30 square miles of the valley floor and is just 12 miles south of the Banning / Beaumont Valley (roughly 85,000 people). The region is 12 miles east of Menifee, 17 miles north of the Temecula wine country and 44 miles west of Palm Springs and other desert cities.
- As a growing community to western Orange County and Northern San Diego County, San Jacinto is home to over 15,000 housing units, the Mt. San Jacinto College (15,700 2017 / 2018 undergraduate and graduate student enrollment), San Jacinto High School (roughly 2,700 students) and the newly built Soboba Casino attracting thousands of customers on an annual basis.
- In addition to an established population base, San Jacinto has substantial growth potential including numerous residential projects in the development pipeline. With the improved economy, many of these projects are moving forward bringing new residents to the area on a monthly basis. Riverside County Transportation Commission (RCTC) recognizes this projected approved growth will need improved access to the San Jacinto Valley and has plans to expand and realign SR-79 from Domenigoni Parkway and Gilman Springs Road. This improvement will provide a more direct north-south route through the San Jacinto Valley (EIR completed, funding still needed).
- An additional \$1 billion, 16-mile roadway, now has funding for the first segment, "Mid County Parkway 74". This six-lane artery will connect the San Jacinto Valley to Interstate 215 (map displayed below). Construction is slated to start in 2020 on the first segment which includes a new interchange at Interstate 215 and Placentia Avenue.



San Jacinto, CA

53,000

Population

6.6%

Growth Rate

4th

Fastest Growing City
in Riverside County

DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2023 Total Population	14,899	67,278	146,476
2023 Median Age	35.2	34.6	36.6
2023 Total Households	4,412	20,633	47,664
2023 Average Household Size	3.37	3.22	3.04
INCOME			
2023 Median Household Income	\$61,026	\$54,378	\$52,235
2023 Average Household Income	\$87,325	\$79,097	\$75,083
2023 Per Capita Income	\$25,603	\$24,364	\$24,573
Business Summary			
2023 Total Businesses	237	1,175	3,097
2023 Total Employees	2,014	9,164	27,603