

OFFERING MEMORANDUM

3.34 ACRES AVAILABLE FOR SALE

43025-43175 Cedar Ave, San Jacinto, CA 92544

Offered At: \$2,895,000



SITE PLAN



PROPERTY HIGHLIGHTS

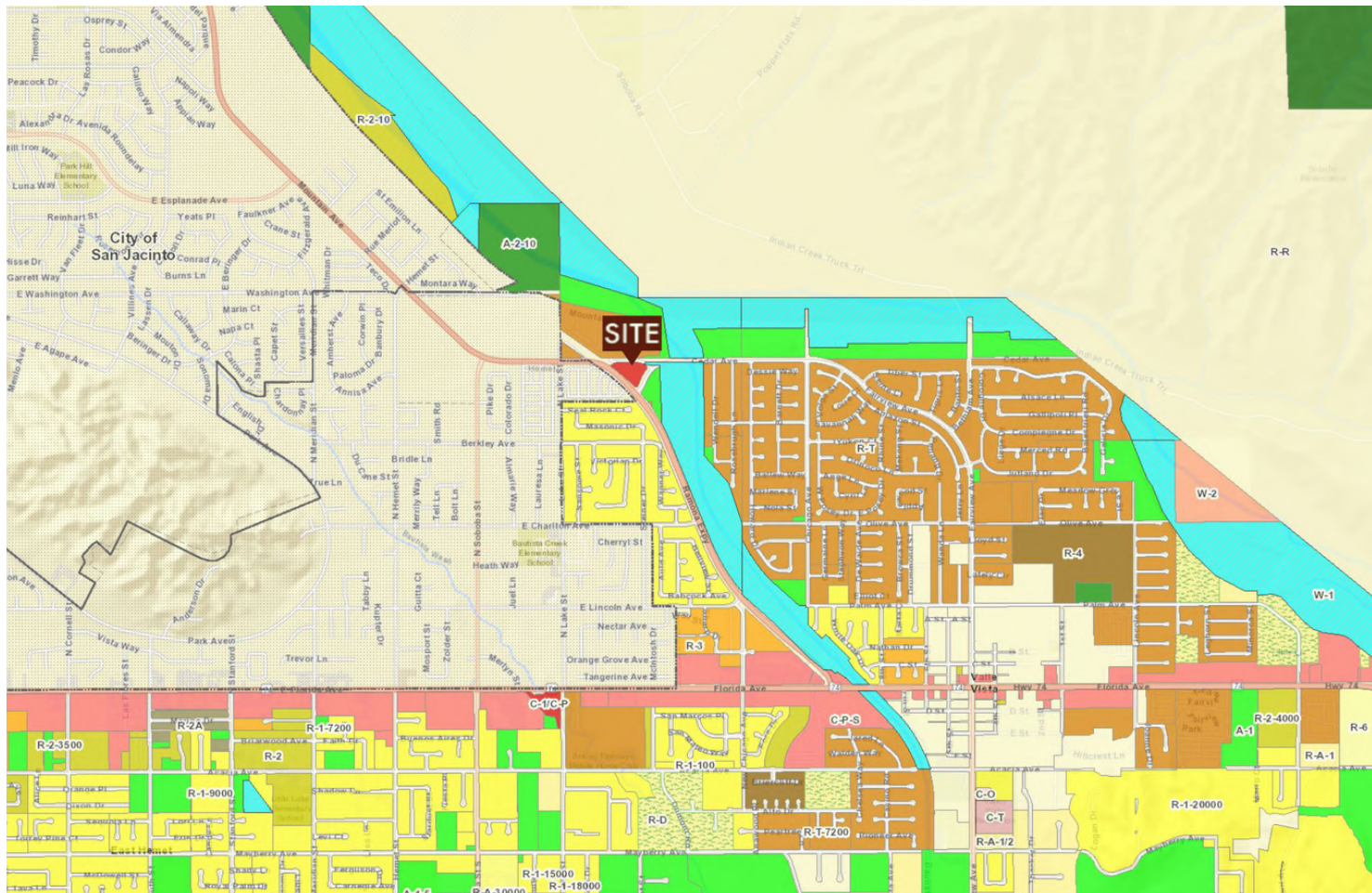


PROPERTY OVERVIEW

- Property is surrounded by residential on major traffic corridor with virtually no surrounding competition.
- Property is the only location in the County of Riverside along Ramona Expressway that is zoned C-1 General Commercial. (See additional details on Page 4)
- Gas Station, Express Car Wash and Drive-Thru are all permitted uses without a CUP. Concurrent sale of beer and wine for off-premises consumption requires a CUP. (Buyer to verify with County of Riverside)
- **Property is already parcelized into 3 parcels** giving several options for development or exit strategy for a Buyer or Developer. (See Page 6 for Parcel Map)
- Signalized intersection with access from 3 streets. Buyer to verify access with the County of Riverside.
- Level lot with readily available utilities.

ZONING MAP

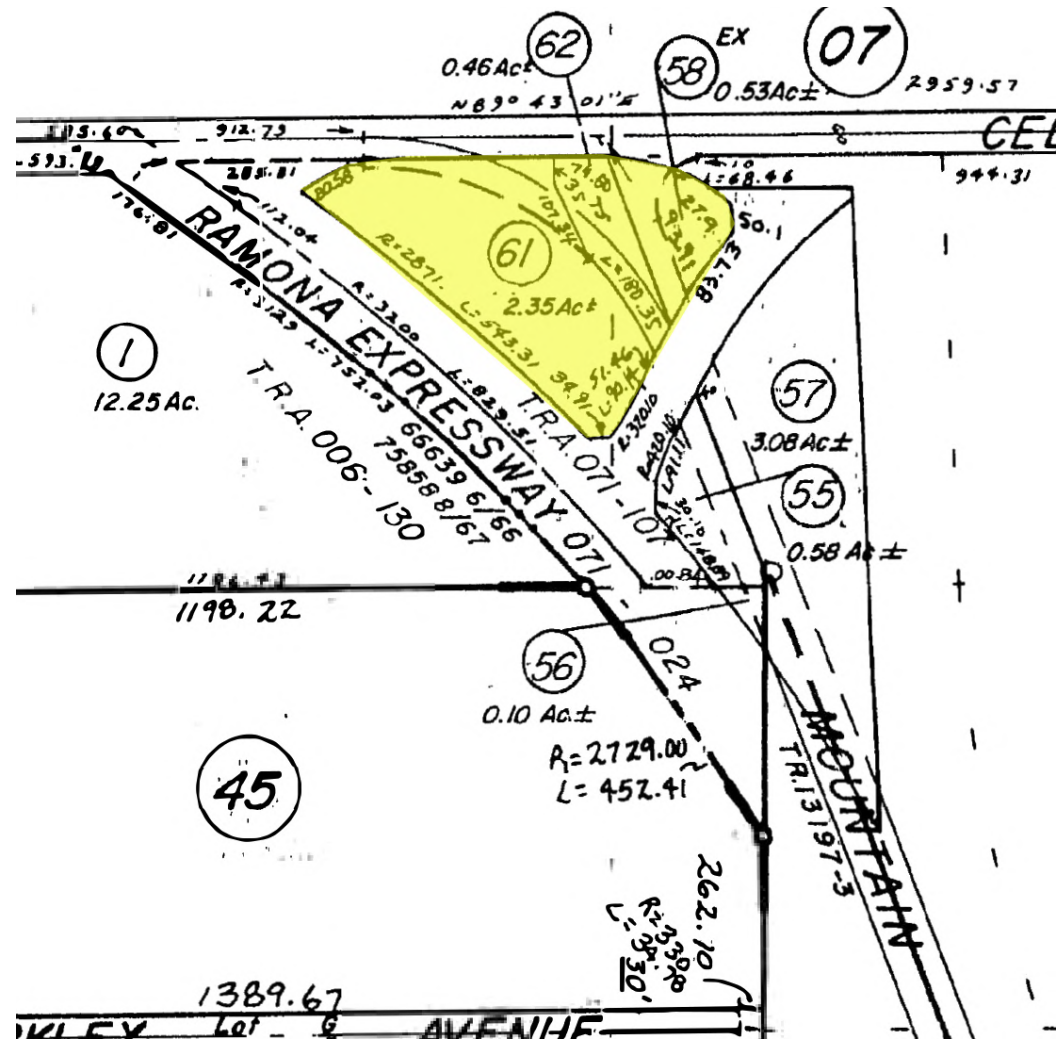
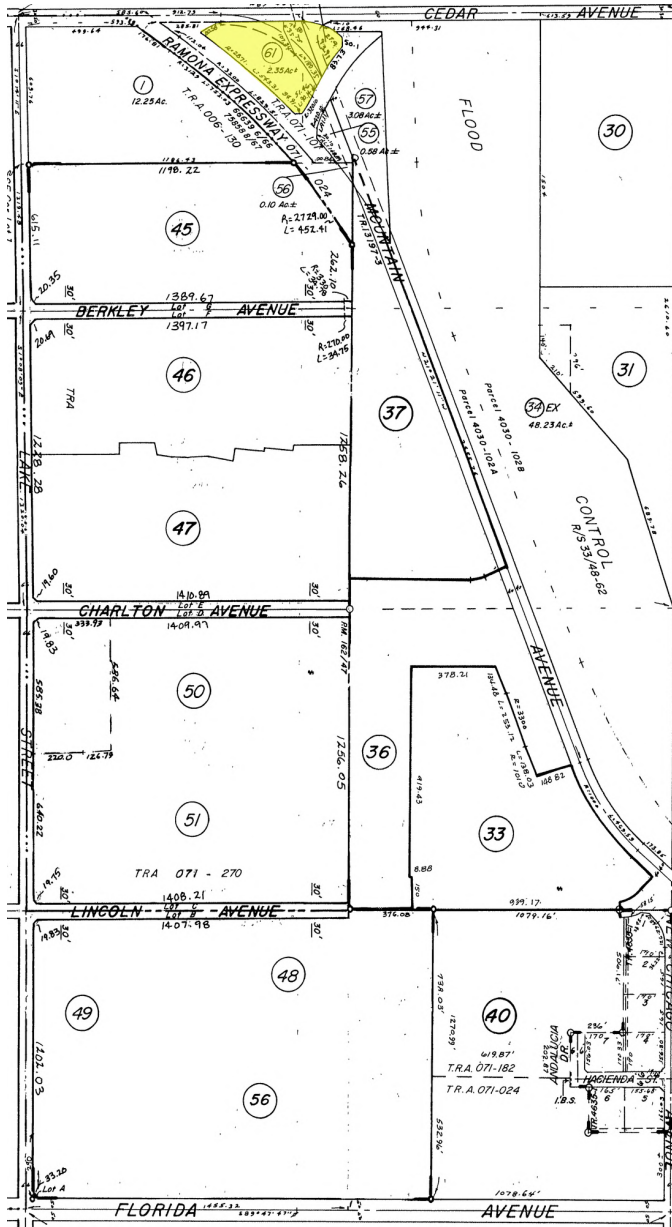
- Property is the only location in the County of Riverside along Ramona Expressway that is zoned C-1 General Commercial. See Map below. Permitted uses include drive-thru restaurant, express car wash and gasoline service station without a CUP. Concurrent sale of beer and wine for off-premises consumption requires a CUP. Buyer to verify with County of Riverside
- Interactive County GIS Map here: https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public
- County Zoning Ordinance here (relevant pages 94-101): https://planning.rctlma.org/Portals/14/Ord348Update/348.4847_50/Ord.%20348%20Clean%20Version.pdf?ver=2021-06-03-113853-123



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
<u>POPULATION</u>			
2021 Total Population	10,311	61,040	127,368
2021 Median Age	39.6	36.9	38.2
2021 Total Households	3,624	20,643	45,256
2021 Average Household Size	2.8	2.9	2.8
<u>INCOME</u>			
2021 Median Household Income	\$65,984	\$58,686	\$51,160
2021 Average Household Income	\$69,198	\$66,891	\$57,746
2021 Per Capita Income	\$24,338	\$22,694	\$20,597
<u>BUSINESS SUMMARY</u>			
2021 Total Businesses	105	1,070	2,562
2021 Total Employees	690	8,415	22,592

Presented By



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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.