



RETAIL PROPERTY FOR LEASE
1221 S SAN JACINTO
SAN JACINTO, CA 92583

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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CalDRE #01301532

ALLIED 
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Lease Rate:	Negotiable
Building Size:	1,400 SF

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PROPERTY OVERVIEW

Freestanding Retail Building located on the main street of S San Jacinto Ave with over 20,000 cars per day. Site was formerly built out as a retail pharmacy and would be ideal for for many retail and office uses. Please contact the agent today to schedule a private tour.

LOCATION OVERVIEW

Located on a main street with over 20,000 CPD next door to Family Dollar Store.

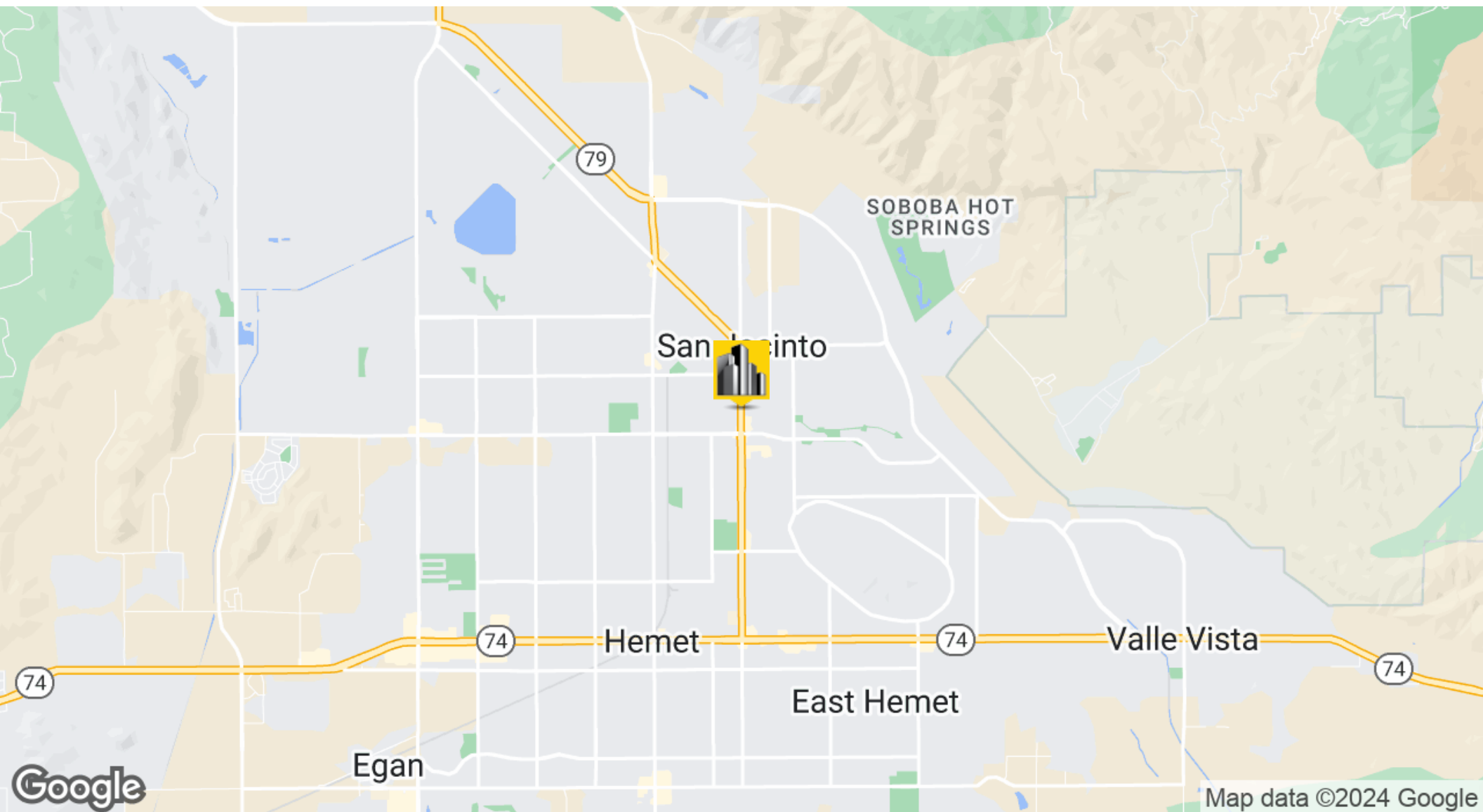
PROPERTY HIGHLIGHTS

- Great Location with Prime Visibility
- Move In Ready Buildout
- Next door to Family Dollar with Great Demographics
- Freestanding Building with onsite parking



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LOCATION MAP



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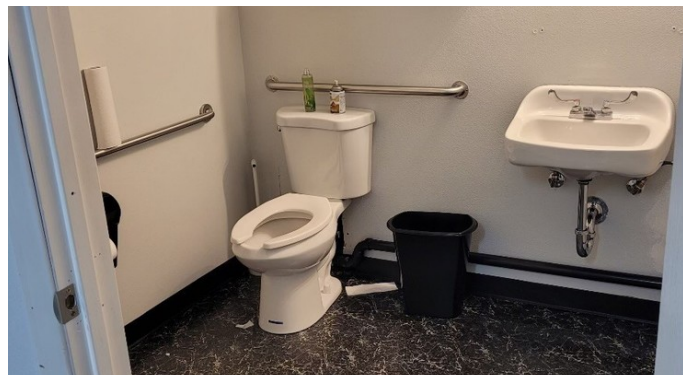
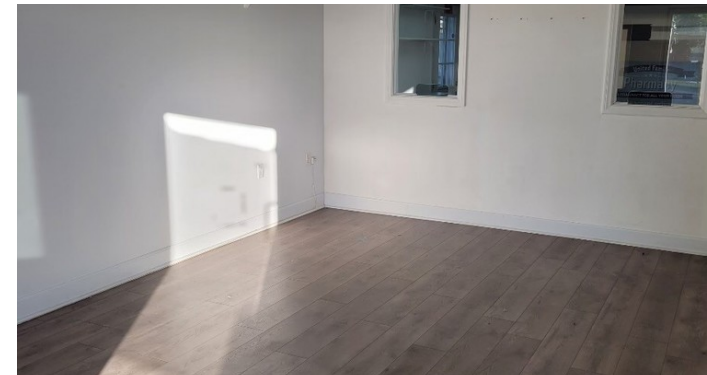


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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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ADDITIONAL PHOTOS



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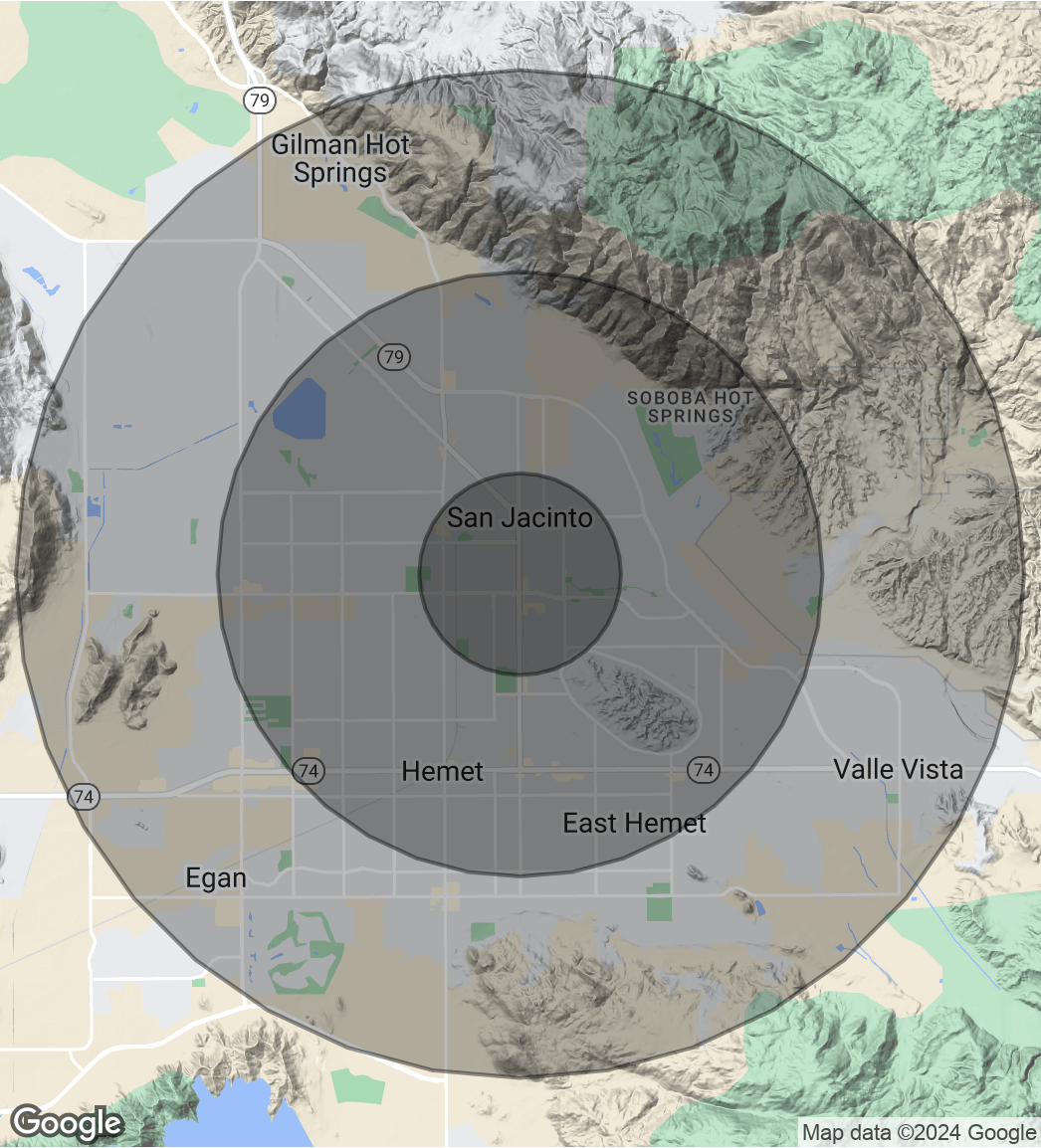
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,332	88,281	152,287
Average Age	30.8	33.6	36.6
Average Age (Male)	30.3	32.1	34.8
Average Age (Female)	31.5	35.4	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,003	30,925	55,149
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$44,806	\$45,776	\$49,155
Average House Value	\$232,301	\$208,398	\$201,149

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,296	55,929	104,041
Total Population - Black	559	3,932	6,408
Total Population - Asian	540	2,001	3,467
Total Population - Hawaiian	0	148	809
Total Population - American Indian	154	1,549	2,460
Total Population - Other	4,950	20,813	28,682

* Demographic data derived from 2020 ACS - US Census



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