



# FOR SALE

## ONE (1) ACRE COMMERCIAL PAD

Southeast Corner of State St. & West Community College Dr.

San Jacinto, California 92582

# SAN JACINTO



**SITE**



N STATE ST

W COMMUNITY COLLEGE DR



**NAI Capital**  
Commercial Real Estate Services, Worldwide.

For More Information:  
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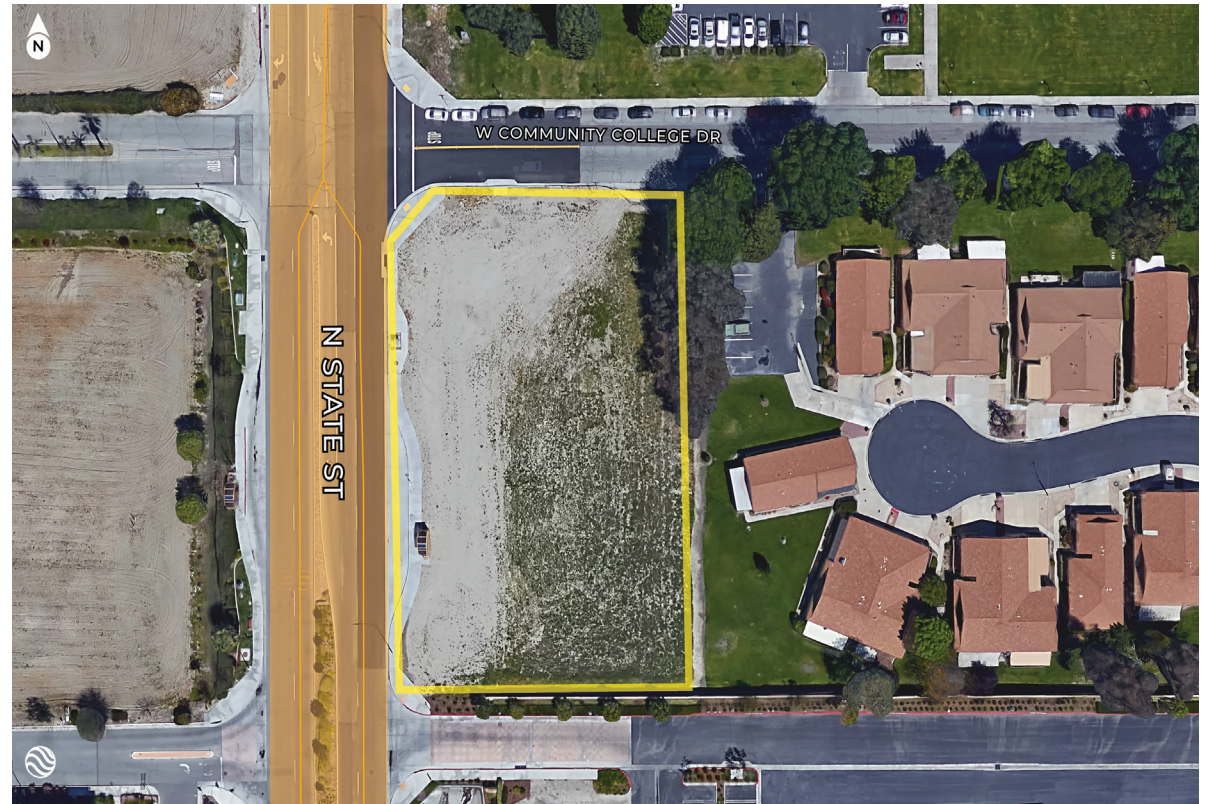
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### HIGHLIGHTS:

- Approximately 0.96-Acre Vacant Parcel
- Located on Hard Corner at Major Intersection
- Level, Clear, Rectangular Site with Curb, Gutter, Sidewalk & Storm Drains
- Zoned CG - Commercial General
- Frontage on Two Streets: 255' on State St; 157' on Community College Drive
- Traffic Count on State Street: 14,900 Vehicles Per Day (Estimate)
- Adjacent to Mt. San Jacinto College (+/- 24,000 Students)
- Adjacent to The Village at San Jacinto; Anchored by Stater Bros. Market
- 0.2 Mile from Ramona Expressway (79)
- Assessor's Parcel Number 433-270-049
- ~~PRICE: \$307,000~~
- ❖ **PRICE REDUCTION: \$270,000.00**



**ZONING:** The CG zone is applied to areas appropriate for general commercial and daily shopping needs of a broad market area. The CG zone may allow a wide range of retail sales and business, professional, and personal services that are accessible to transit corridors. This zone allows a maximum floor area ratio (FAR) of 0.50. Allowed uses include retail, office, daycare, restaurants, medical, services and others.



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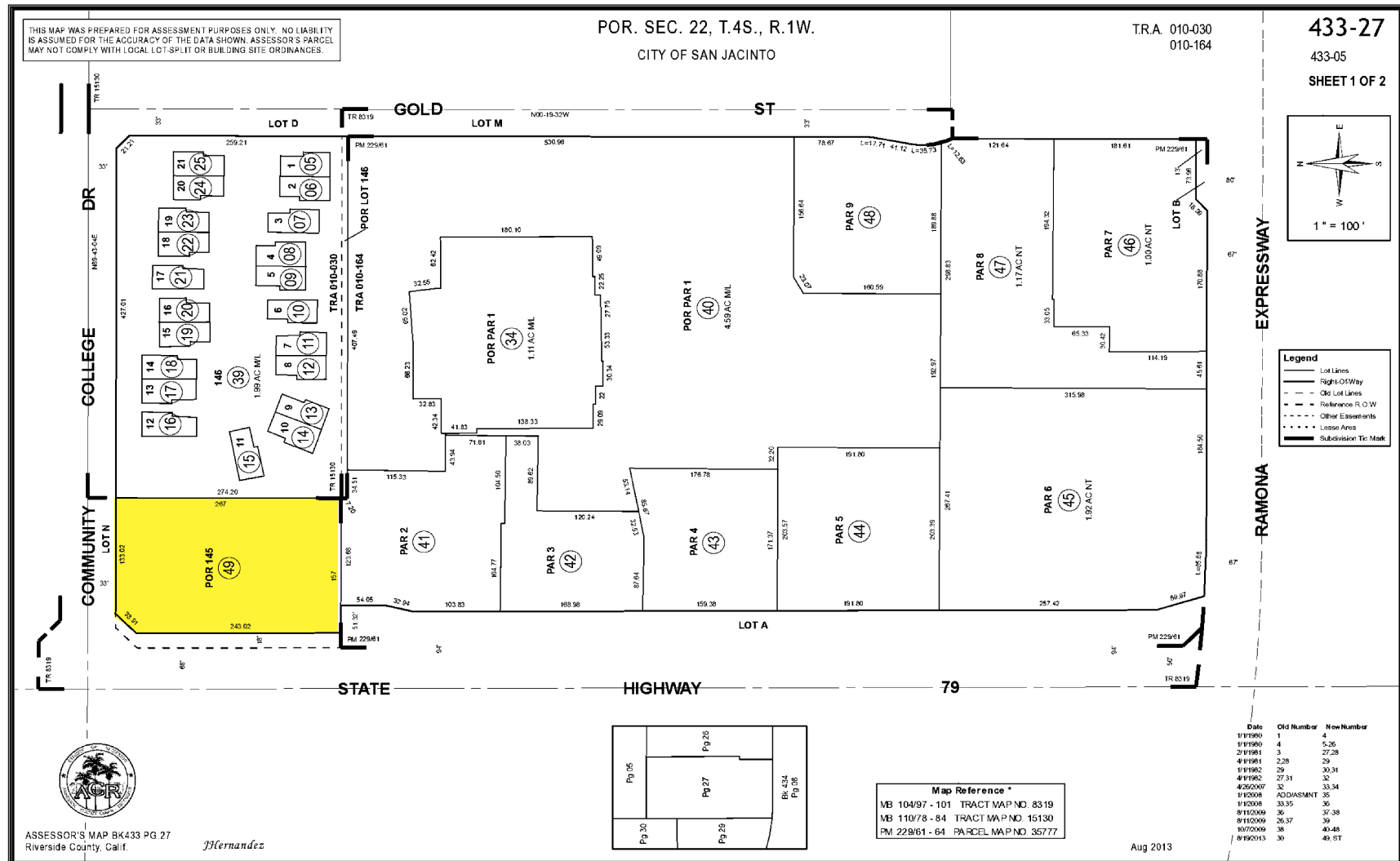
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### AERIALS





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### DEMOGRAPHICS:



#### Population

	1 Mile	3 Mile	5 Mile
2023 Estimated Population	9,506	49,791	125,403
2028 Projected Population	10,058	52,335	131,319
2023 Male Population	4,720	24,583	61,374
2023 Female Population	4,786	25,209	64,029
2023 Total Population	9,506	49,791	125,403
2023 Total Businesses	113	983	2,644



#### Income

	1 Mile	3 Mile	5 Mile
2023 Estimated Household Income: Average	\$85,502	\$83,553	\$75,203
2023 Estimated Household Income: Median	\$72,782	\$64,925	\$61,394
2023 Estimated Per Capita Income	\$26,600	\$24,737	\$24,820
2028 Projected Household Income: Average	\$81,801	\$80,660	\$73,216
2028 Projected Household Income: Median	\$75,562	\$67,406	\$63,728
2028 Projected Per Capita Income	\$26,626	\$24,995	\$28,903



#### Households

	1 Mile	3 Mile	5 Mile
2023 Estimated Households	2,947	14,617	41,157
2023 Average Household Size	3.9	4.1	3.8
2028 Projected Households	3,263	16,088	44,998



#### Age

	1 Mile	3 Mile	5 Mile
Median Age	36.7	33.9	35.7
Age 19 Years or Less	2,698	14,878	35,752
Age 20 to 64 Years	5,273	28,038	35,752
Age 65 Years or Over	1,534	28,038	69,104
2023 Total population: under 5 years	569	3,306	8,185
2023 Total population: 5 to 9 years	692	3,729	8,939
2023 Total population: 10 to 14 years	759	4,057	9,546
2023 Total population: 15 to 19 years	678	3,785	9,082
2023 Total population: 20 to 24 years	577	3,308	8,246
2023 Total population: 25 to 29 years	628	3,570	8,805
2023 Total population: 30 to 34 years	677	3,720	8,771
2023 Total population: 35 to 39 years	621	3,350	8,113
2023 Total population: 40 to 44 years	609	3,163	7,491
2023 Total population: 45 to 49 years	562	2,847	6,780
2023 Total population: 50 to 54 years	538	2,773	6,917
2023 Total population: 55 to 59 years	536	2,752	7,080
2023 Total population: 60 to 64 years	527	2,556	6,902
2023 Total population: 65 to 69 years	466	2,121	5,892
2023 Total population: 70 to 74 years	410	1,863	5,249
2023 Total population: 75 to 79 years	323	1,324	3,887
2023 Total population: 80 to 84 years	189	841	2,698
2023 Total population: 85 years and over	146	727	2,822