

# FOR SALE | 490 W 7TH ST. SAN JACINTO, CA 92583

## LIGHT INDUSTRIAL COMMERCIAL VACANT LAND | 87,120 SF | 2 ACRES



**PRESENTED BY**

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# DISCLAIMER

490 W 7TH ST SAN JACINTO, CA 92583

## Disclaimer Statement:

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# EXECUTIVE SUMMARY

## OVERVIEW

Boasting 2 acres, this development-opportunity land is located on a well-traveled street in the heart of San Jacinto businesses.

Any developer can obtain all the needed entitlement on their own and develop for various other uses on this lot.





# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

- Land Area - 2 AC (87,120 SF)
- 6,626 ADT - W 7th Street
- 218 LF Extensive Frontage - W 7th Street
- Street Utilities Access







# LAND USES - ZONING CLEARANCE

City of San Jacinto LI (Light Industrial) zoning permits a wide range of commercial-use developments as listed below. The buyer is independently responsible for verifying the intended use per the existing zoning regulations.

- Indoor Cultivation | Dispensaries | Manufacturing | Microbusinesses | Testing Laboratories
- Educational Facilities - Commercial Schools
- Live Entertainment, food & beverage products, clothing & fabric/retail services
- Contractor Storage Base & Metal Products Fabrication & Machine/Welding Shops
- Motor Vehicles & Transportation Equipment
- Paper Products/Printing & Publishing
- Plastics, Other Synthetics, & Rubber Products
- Recycling Facilities - Collection Facility
- Stone & Cut Stone Products / Building & Landscape Materials Sales
- Farm Supply & Feed Store
- Outdoor Display & Sales
- Banks & Financial Services
- Medical Services - Clinic, Laboratory, & Urgent Care
- Office - Business Service, Processing, & Professional/Administrative
- Equipment Rental
- Vehicle Services - Minor Maintenance/Repair/Installation & Rentals/Sales
- Alternative Energy - Solar & Energy Systems





**490 W 7TH STREET**



# NEARBY RETAILERS





# DEMOGRAPHICS

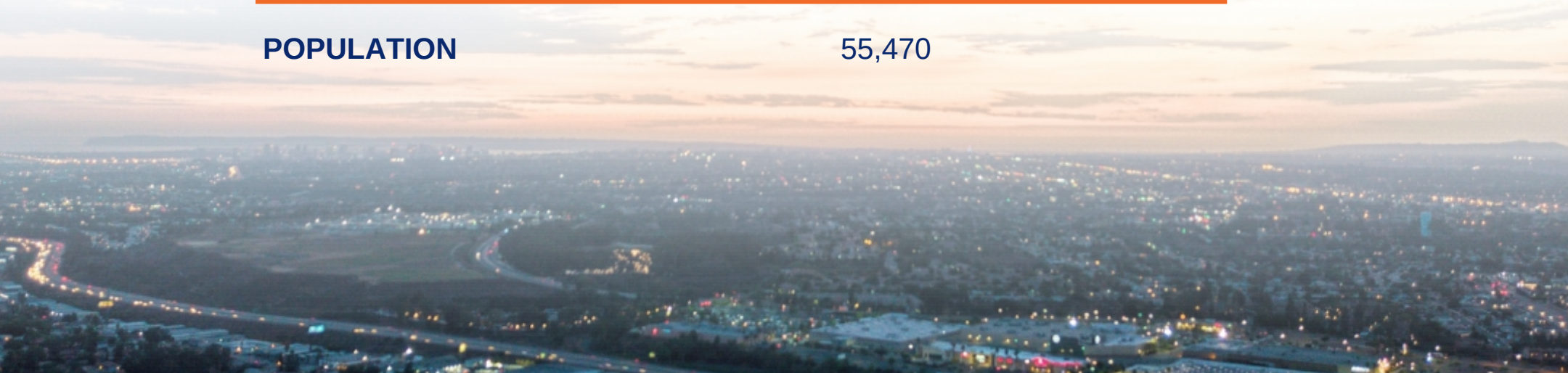
## CITY OF SAN JACINTO

Situated near the San Jacinto Mountains and by the San Jacinto River, the City of San Jacinto is a mix of old and new. It's one of the oldest cities in Riverside County, offering a blend of history and modern life.

Here, traffic isn't a hassle, and the air is fresh. The Main Street is cozy and has a mix of old charm and new energy. You can find affordable homes, good places to shop, and great golf spots. Besides being a nice place to live, San Jacinto has good opportunities for businesses. Successful companies thrive here, making it a promising spot for entrepreneurs.

Whether you're into the city's history or looking for business chances, San Jacinto has something for you. Take some time to check it out, and you might find it's a pretty cool place to be.

AREA	26.12 SQUARE MILES
ELEVATION	1,565 FT
POPULATION	55,470





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