



# FOR LEASE

## SAN JACINTO ESPLANADE

2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA

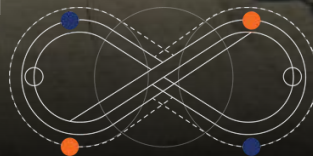
OFFICE  
RETAIL  
LAND

INDUSTRIAL



YOUR  
NAME  
HERE

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# PROPERTY SUMMARY

SAN JACINTO ESPLANADE | 2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA

- Competitive Rents: Asking \$1.75 PSF NNN; Nets currently \$0.59 PSF
- Underserved Trade Area in San Jacinto
- Drug Anchored Center; Strong Tenant Mix
- Suites from ±1,200 SF to ±14,080 SF
- Abundant Parking
- Join: *Walgreens*



AVAILABILITIES		
SUITE	SIZE	CONDITION
2211	±14,080 SF	Fully Fixturized Grocery
2191-103C	±1,390 SF	Vanilla Shell
2191-109I	±1,200 SF	Former Real Estate Office
Major C	±24,000 SF	Proposed Building
PAD C	±4,700 SF	Proposed Pad

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# DEMOGRAPHICS

SAN JACINTO ESPLANADE | 2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA



- State California
- County Riverside
- Mayor Crystal Ruiz
- Website [sanjacintoca.gov](http://sanjacintoca.gov)

## POPULATION

Source: ESRI



83,348  
POPULATION

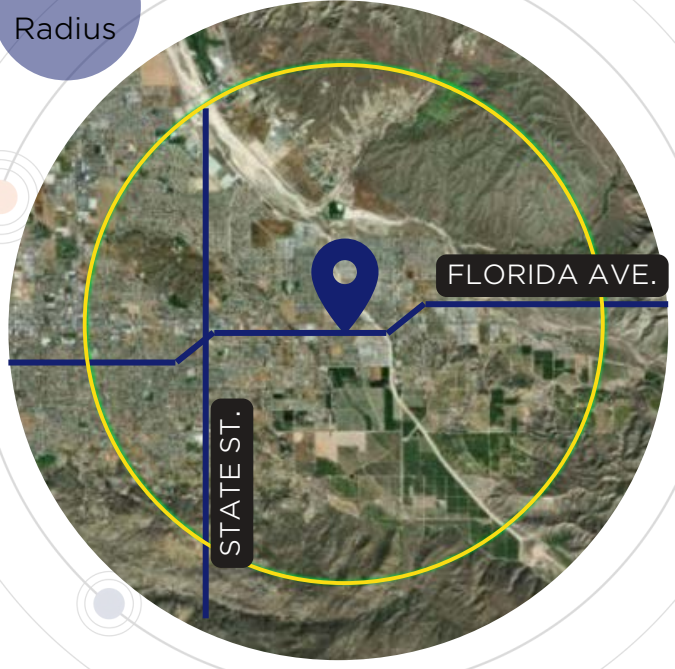


36.8  
MEDIAN AGE



28,055  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



52%  
WHITE COLLAR



32%  
BLUE COLLAR



21%  
SERVICES



9.2%  
UNEMPLOYMENT RATE

## EDUCATION



33%  
HIGH SCHOOL  
GRADUATE



34%  
SOME COLLEGE



13%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$47,966  
MEDIAN HOUSEHOLD  
INCOME



\$22,779  
PER CAPITA  
INCOME



\$83,299  
MEDIAN NET  
WORTH

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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2024