

# COTTONWOOD COMMONS PROPOSED SHOPPING CENTER

NWC OF COTTONWOOD AVE & SANDERSON AVE | SAN JACINTO, CA 92583



## PROPERTY HIGHLIGHTS:

- Fully Entitled Pads Available For Ground Lease, Build to Suit or For Sale
- ±1,327 SF - ±2,654 SF End Cap/Drive Through Unit Available For Lease (End Cap to Arco AM/PM Building)
- High Sales Volume Arco Am/PM is Now Open! Drive Thru End Cap & Pads Ready Immediate For Delivery!
- Ideal location for fast food, retail services, grocery, auto, coffee/donut shop and other restaurant uses.
- 1,247 residential units are in the on-going development process. 535 new residential lots are under application with 500 multi-family units and nearly 9.3M SQFT of Industrial Business Park Building space has been submitted
- Population growth of 172% since 1990. Median age is 30.6 with an average household size of 2.93 people.

JOIN:



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$119,550	\$87,033	\$81,975
Population	9,377	65,268	146,384
Daytime Population	434	10,775	26,611

## TRAFFIC COUNTS

**35,324 Cars Per Day**

Cottonwood Ave and N. Sanderson Ave

\*Source: City of San Jacinto - Counts Unlimited, Inc.

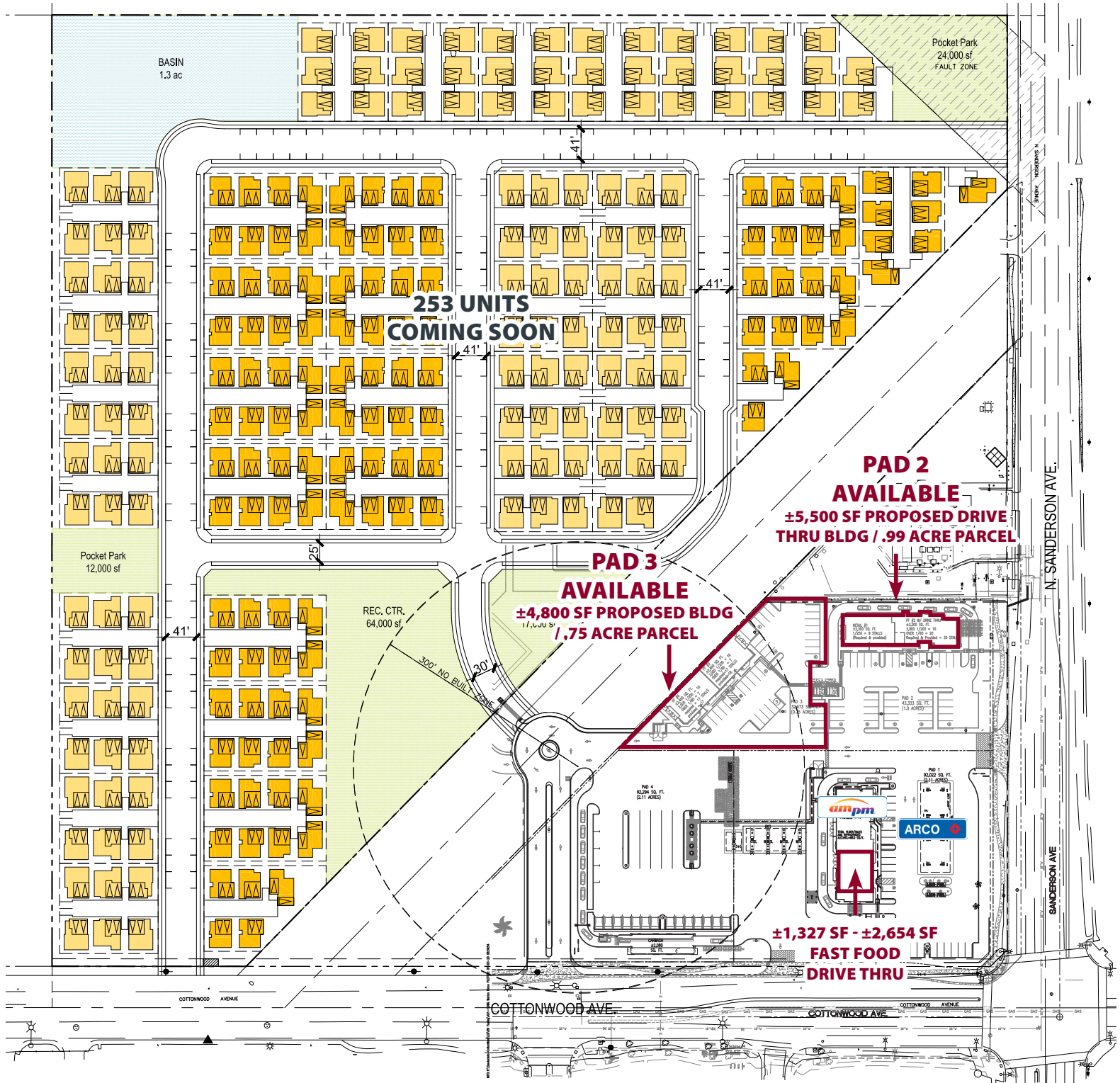
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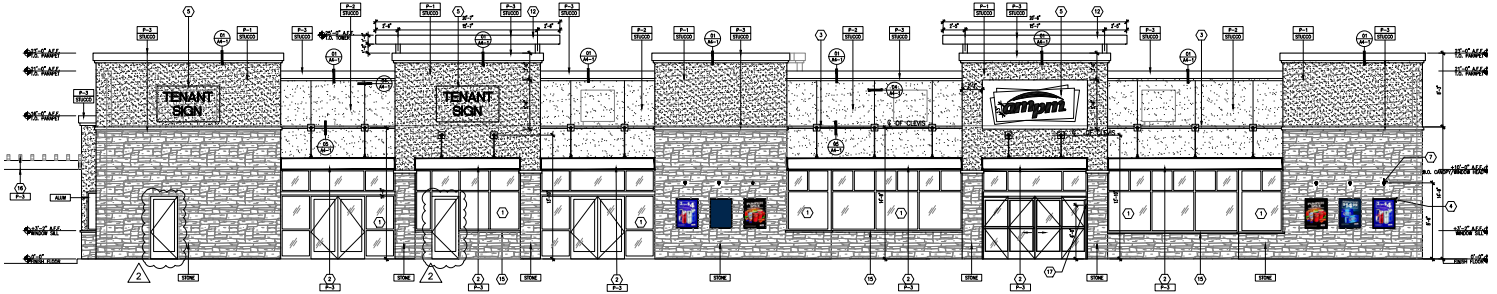
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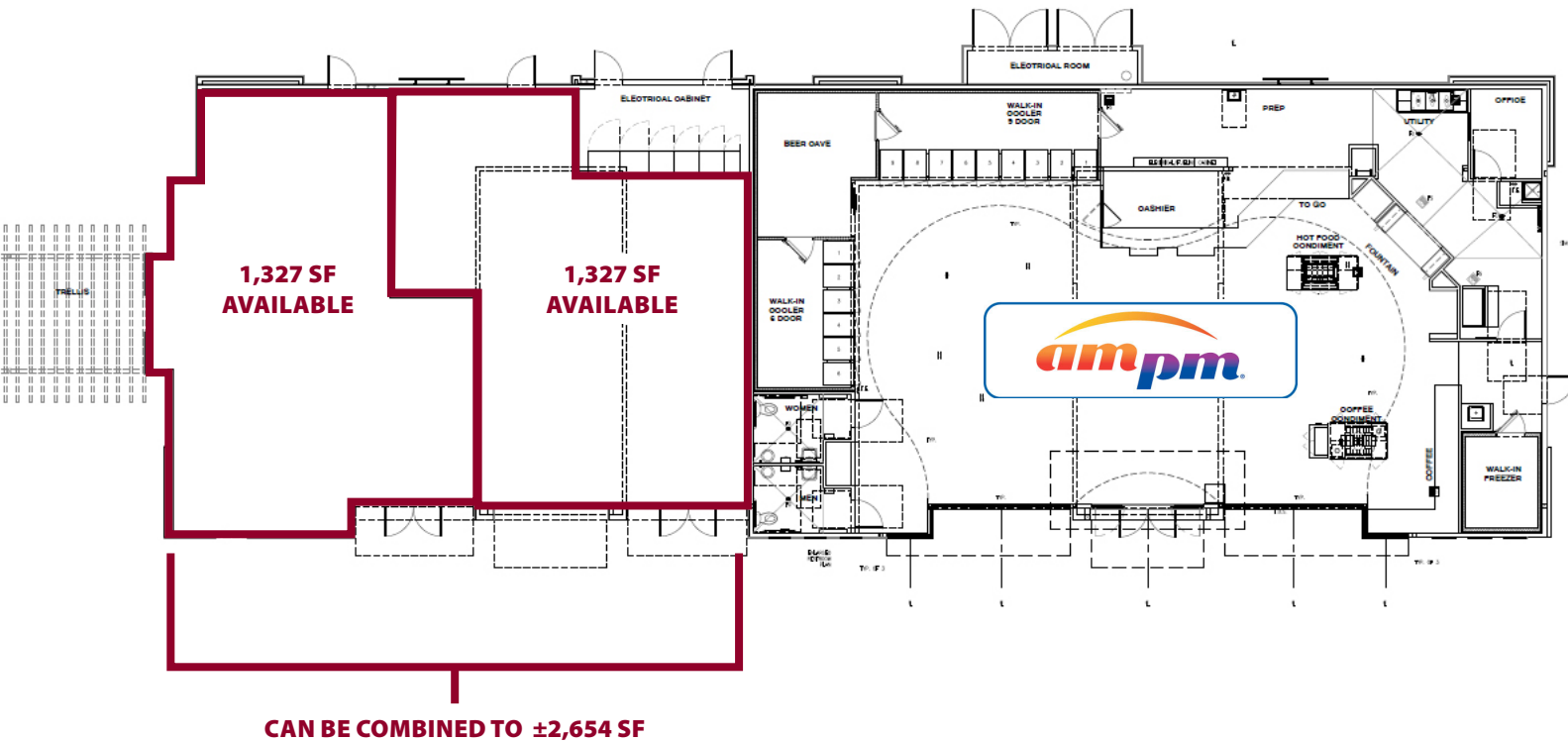
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## CONCEPTUAL ELEVATION SUBJECT TO CHANGE



## CONCEPTUAL FLOOR PLAN SUBJECT TO CHANGE



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## city profile

**POPULATION**

- 60,888 <sup>\*DERRIGO</sup>
- 87,265 <sup>\*DERRIGO PROJECTED BUILD-OUT</sup>  
BUILD-OUT OF ALL ACTIVE RESIDENTIAL UNITS
- 44,099 <sup>DAYTIME POPULATION</sup>
- 31.4 <sup>MEDIAN AGE</sup>

**RESIDENTIAL COST OF LIVING / INCOME**

- \$480,500 <sup>MEDIAN HOME PRICE</sup>  
SRCAR | FEB 2025
- 15,855 <sup>NO. OF HOUSEHOLDS</sup>  
ESRI
- \$95,261 <sup>AVERAGE HH INCOME</sup>  
ESRI
- \$75,239 <sup>MEDIAN HH INCOME</sup>  
ESRI

**TRADE AREA POPULATION**

1 MILE	17,189
3 MILES	85,078
5 MILES	163,401
30 MIN DRIVE	413,276

**economic DEVELOPMENT**

**4th FASTEST GROWING CITY BY PERCENTAGE IN RIVERSIDE COUNTY**

**RESIDENT DEMAND**

- RETAIL \$345 MILLION
- FOOD SERVICE \$60.5 MILLION

**HOME TO SOBOBA CASINO RESORT**

**2M ANNUAL VISITORS**

**Education**

**SJUSD**

10,173 Students  
90.7% Grad Rate

**MSJC**

17,000+ Students

AFFORDABLE - ACCESSIBLE

FINANCIAL AID AWARDS: \$16.3 million

SCHOLARSHIP AWARDS: \$215,004

**26.12 MI<sup>2</sup>**

**48% POPULATION SOME COLLEGE / COLLEGE DEGREE**

## Residential

DEVELOPMENT

**NEW SFR FINALS**

**1,735**  
2017-CURRENT

**APPROVED TRACT MAPS**

**7** SINCE 2017  
**17** TOTAL ACTIVE MAPS

**22** COMPLETED TRACT MAPS  
Since 2/2017

**5** TRACT MAPS UNDER CONSTRUCTION

**7** NEW TRACT MAPS  
(Tract Maps Under Entitlement Review):  
**~2,950 UNITS**

**STATUS**

- New Tentative Tract
- Approved Tract Map
- Building in Process
- Completed
- Expired

**NEW RESIDENTIAL coming SOON:**

- 424** MCLEISH RANCH LYON/DEANZA
- 600** LGI HOMES ESPLANADE/ WARREN RD
- 633** CHAGON FARMS CAWTSON/7TH  
430 TOWNHOMES
- 249** ESPLANADE COLLECTION COMMONWEALTH/HEWITT
- 191** RANCHO DE ALAMO CAWSTON/COTTONWOOD

**TOTAL NEW UNITS: 2,097**

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San Jacinto, CA 92582		1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>							
Estimated Population (2024)		9,377		65,268		146,384	
Projected Population (2029)		9,530		65,562		146,758	
Census Population (2020)		9,364		64,055		147,476	
Census Population (2010)		7,690		54,646		126,778	
Projected Annual Growth (2024-2029)		153	0.3%	294	-	375	-
Historical Annual Growth (2020-2024)		13	-	1,213	0.5%	-1,092	-0.2%
Historical Annual Growth (2010-2020)		1,674	2.2%	9,409	1.7%	20,698	1.6%
Estimated Population Density (2024)		2,986 <i>psm</i>		2,309 <i>psm</i>		1,865 <i>psm</i>	
Trade Area Size		3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
<b>Households</b>							
Estimated Households (2024)		2,248		21,461		49,232	
Projected Households (2029)		2,326		21,749		49,781	
Census Households (2020)		2,152		20,854		49,197	
Census Households (2010)		1,864		19,043		44,352	
Projected Annual Growth (2024-2029)		79	0.7%	288	0.3%	549	0.2%
Historical Annual Change (2010-2024)		383	1.5%	2,418	0.9%	4,880	0.8%
<b>Average Household Income</b>							
Estimated Average Household Income (2024)		\$119,550		\$87,033		\$81,975	
Projected Average Household Income (2029)		\$123,547		\$90,088		\$84,620	
Census Average Household Income (2010)		\$72,038		\$47,898		\$47,389	
Census Average Household Income (2000)		\$37,775		\$36,099		\$36,911	
Projected Annual Change (2024-2029)		\$3,997	0.7%	\$3,055	0.7%	\$2,645	0.6%
Historical Annual Change (2000-2024)		\$81,776	9.0%	\$50,934	5.9%	\$45,064	5.1%
<b>Median Household Income</b>							
Estimated Median Household Income (2024)		\$94,289		\$68,850		\$66,374	
Projected Median Household Income (2029)		\$96,961		\$71,462		\$68,534	
Census Median Household Income (2010)		\$66,487		\$38,743		\$39,823	
Census Median Household Income (2000)		\$33,257		\$27,701		\$29,068	
Projected Annual Change (2024-2029)		\$2,672	0.6%	\$2,612	0.8%	\$2,160	0.7%
Historical Annual Change (2000-2024)		\$61,032	7.6%	\$41,148	6.2%	\$37,306	5.3%
<b>Per Capita Income</b>							
Estimated Per Capita Income (2024)		\$28,658		\$28,694		\$27,717	
Projected Per Capita Income (2029)		\$30,159		\$29,961		\$28,850	
Census Per Capita Income (2010)		\$17,462		\$16,690		\$16,578	
Census Per Capita Income (2000)		\$14,343		\$14,802		\$14,774	
Projected Annual Change (2024-2029)		\$1,501	1.0%	\$1,267	0.9%	\$1,133	0.8%
Historical Annual Change (2000-2024)		\$14,314	4.2%	\$13,892	3.9%	\$12,943	3.7%
Estimated Average Household Net Worth (2024)		\$1.24 M		\$903,827		\$860,723	