

# VALLEY MEDICAL CENTER

PROFESSIONAL OFFICES FOR LEASE

1695 S. SAN JACINTO AVE.  
SAN JACINTO, CA 92583

ONLY ONE  
SUITE LEFT!

VALLEY  
MEDICAL  
&  
BUSINESS  
CENTER

- MEDICAL & EXECUTIVE CENTER
- World Financial Inc.
  - Dr. D. Mike DOD
  - Chiropractic - Dr. Goodwin
  - Acupuncture
  - Stone Rehabilitation Services
  - Laker and Johnson Church
  - American Solar Solutions
  - Allstate Storage
  - National Wholesale Supply - Dr. Mike
  - Bayview Health & Rehabilitation
  - United Medical Management - Storage Center
  - Social Values Community
  - Archival Art Program
  - Medical Services Group
  - Dr. A. Curtis, Jr.



JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CaIDRE #01351570

# PROPERTY OVERVIEW

1695 SOUTH SAN JACINTO AVE | SAN JACINTO, CA 92583

## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	±1,155 SF
<b>LEASE RATE:</b>	\$1.75/ SF/ MG
<b>STORIES:</b>	2
<b>YEAR BUILT:</b>	2006
<b>MARKET:</b>	Inland Empire
<b>SUBMARKET:</b>	San Jacinto/Hemet



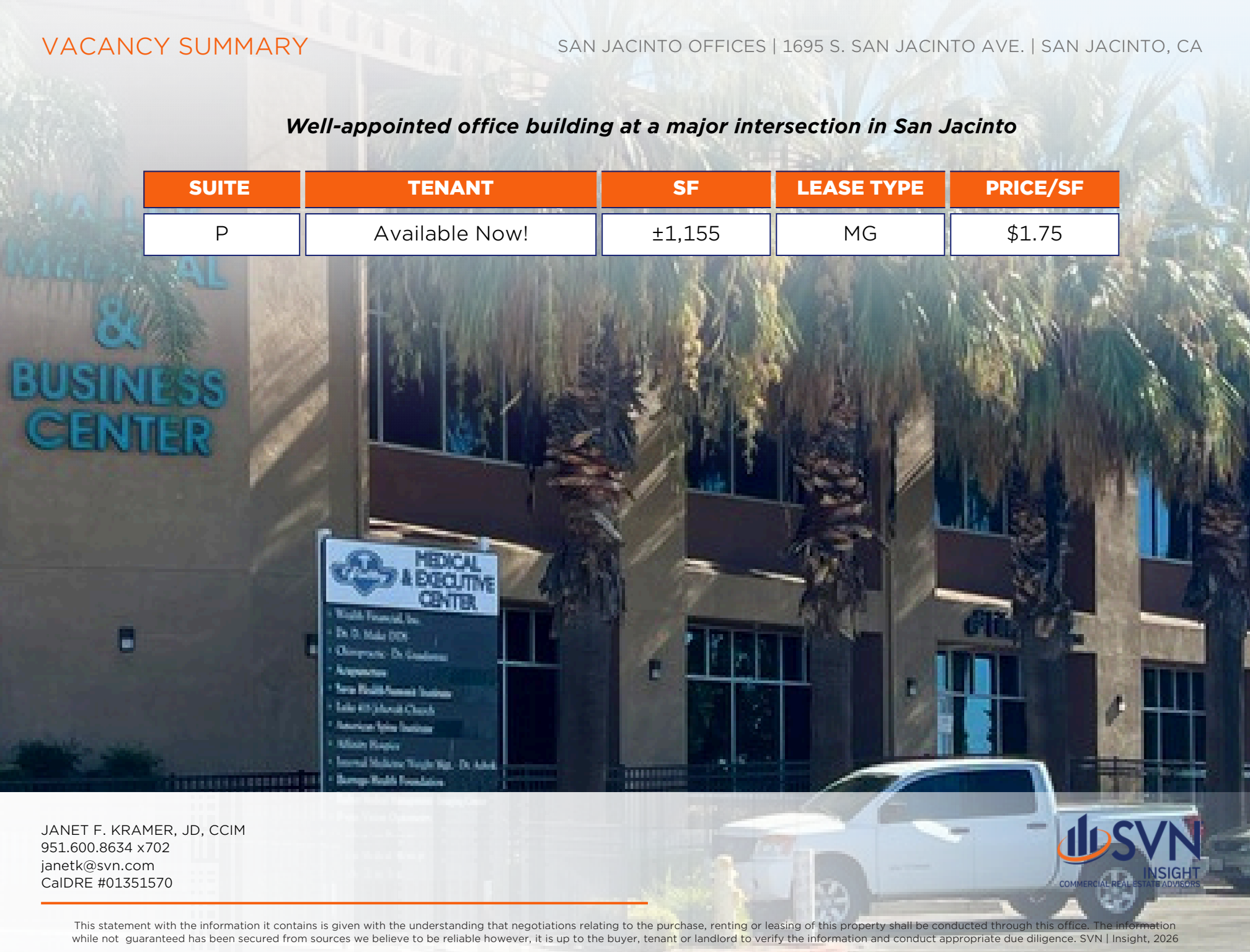
## PROPERTY FEATURES

- Well-appointed medical and executive office building in San Jacinto, CA. Fully built-out Suite P: ±1,155 SF
- Elevator-served, two-story building with professional entry/lobby; Shared restrooms on each floor
- Building Directory signage; Diverse tenant mix in project; Excellent parking and easy ingress/egress to San Jacinto Avenue
- Located near one of San Jacinto's core corridors



***Well-appointed office building at a major intersection in San Jacinto***

SUITE	TENANT	SF	LEASE TYPE	PRICE/SF
P	Available Now!	±1,155	MG	\$1.75

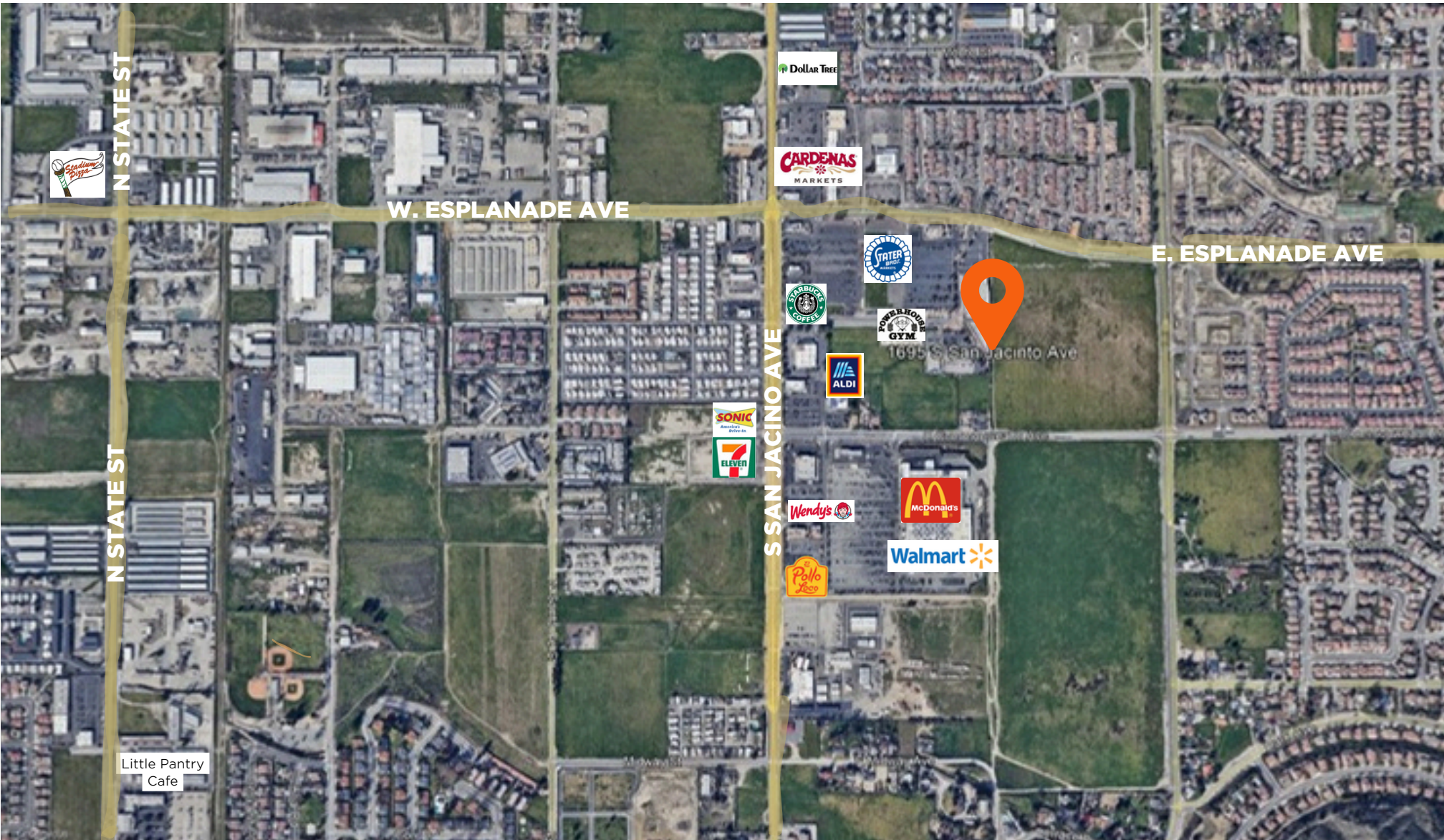


JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CaIDRE #01351570



# AERIAL LOCATOR

1695 S SAN JACINTO AVE | SAN JACINTO, CA 92583



# DEMOGRAPHICS

SAN JACINTO OFFICES | 1695 S. SAN JACINTO AVE. | SAN JACINTO, CA



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

## POPULATION

Source: ESRI



118,108  
POPULATION



36.0  
MEDIAN AGE



38,615  
HOUSEHOLDS

## EMPLOYMENT



42%  
WHITE COLLAR



33%  
BLUE COLLAR



25%  
SERVICES



10%  
UNEMPLOYMENT RATE

## EDUCATION



33%  
HIGH SCHOOL  
GRADUATE



31%  
SOME COLLEGE



15%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$64,719  
MEDIAN HOUSEHOLD  
INCOME

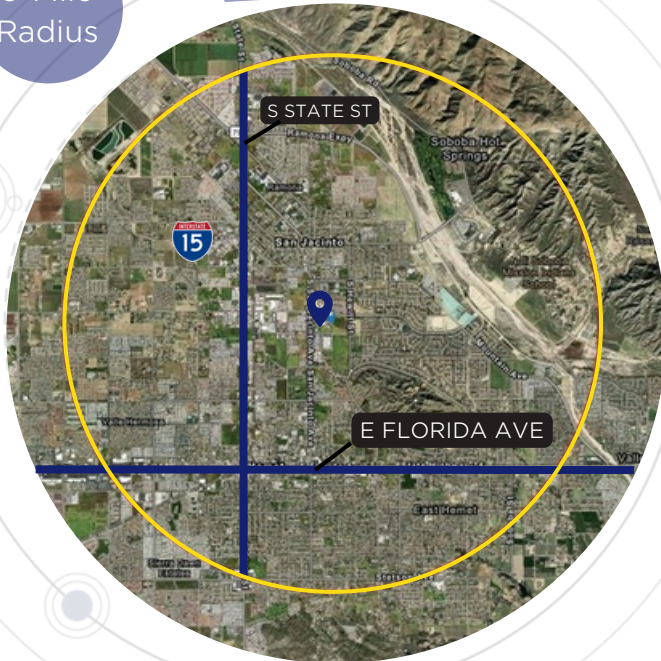


\$26,465  
PER CAPITA  
INCOME



\$124,060  
MEDIAN NET  
WORTH

3-Mile  
Radius



JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
[janetk@svn.com](mailto:janetk@svn.com)  
CaIDRE #01351570

