

THE MAGNET AT SAN JACINTO

SEC RAMONA EXPWY
& STATE ST
SAN JACINTO, CA

PROPERTY HIGHLIGHTS

- NEW SHOPPING CENTER COMING SOON
- ANCHOR, PAD & SHOP SPACE FOR LEASE
- POSITIONED IN THE HEART OF THE SAN JACINTO/HEMET RETAIL CORRIDOR
- DIRECTLY ACROSS FROM THE NEW VILLAGE AT SAN JACINTO SHOPPING CENTER ANCHORED BY STATER BROS, CARL'S JR AND MANY OTHERS
- EXCELLENT DRAW CREATED BY THE NEWLY CONSTRUCTED SOBOBA CASINO
- EXCELLENT ACCESS & UNPARALLELED EXPOSURE TO 49,087 CARS PER DAY
- RESIDENTIAL ACTIVITY IN THE HEMET/SAN JACINTO TRADE AREA CONSISTS OF 39,461 UNITS IN DEVELOPMENT PROCESS (TOTALING A 59% INCREASE IN POPULATION UPON FULFILLMENT)
- IDEAL OPPORTUNITY FOR RESTAURANTS, FAST FOOD, HOTEL, FITNESS CENTER, BANKS, DRUG STORES, CHILD CARE, PET SUPPLY, THEATER, FURNITURE STORE, OR OTHER RETAIL/RESTAURANT USES

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|-----------------------|----------|----------|----------|
| 2025 Est. Population | 12,938 | 55,969 | 135,776 |
| 2030 Proj. Population | 12,900 | 55,600 | 134,689 |
| Adj. Daytime Demos. | 5,153 | 26,767 | 73,418 |
| Average HH Income | \$97,451 | \$92,135 | \$84,824 |

TRAFFIC COUNTS

49,087 CPD

W Ramona Expy. & State Street

*Source: City of San Jacinto 2022 Traffic Study

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TED RIVENBARK

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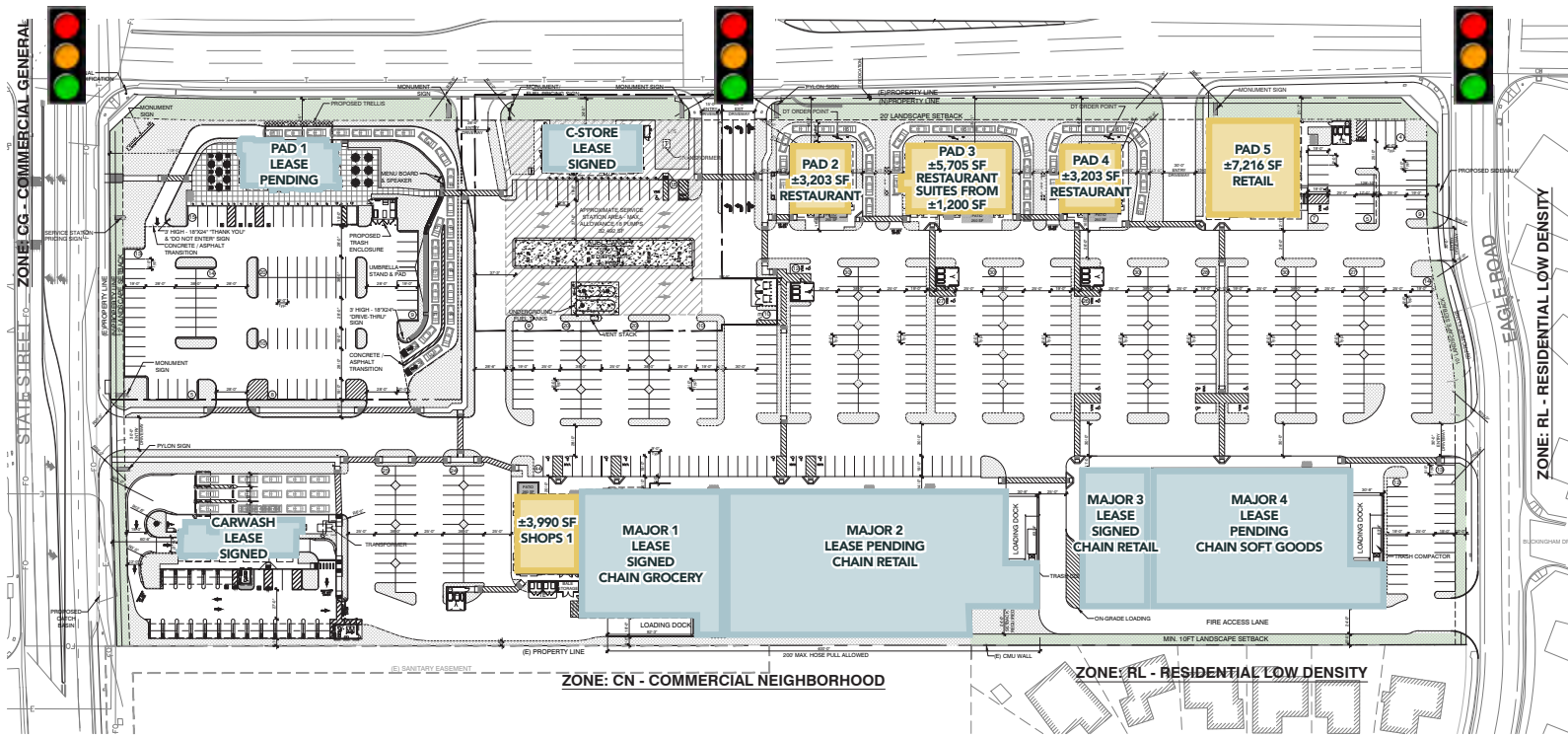
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THE
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SEC RAMONA EXPLWY & STATE ST | SAN JACINTO, CA

CONCEPTUAL SITE PLAN



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DEMOGRAPHICS

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| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| POPULATION | 12,938 | 55,969 | 135,776 |
| AVERAGE HOUSEHOLD INCOME | \$97,451 | \$92,135 | \$84,824 |
| TOTAL EMPLOYEES | 899 | 8,033 | 24,184 |



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SAN JACINTO CITY PROFILE

THE
MAGNET
AT SAN JACINTO
SEC RAMONA EXPLUY & STATE ST | SAN JACINTO, CA

city profile

POPULATION

60,888 ^{*DERRIGO}

87,265 ^{*DERRIGO}
PROJECTED BUILD-OUT
BUILD-OUT OF ALL ACTIVE RESIDENTIAL UNITS

44,099 DAYTIME POPULATION

31.4 MEDIAN AGE

6.6% ANNUAL GROWTH YEAR-OVER-YEAR



economic DEVELOPMENT

4th FASTEST GROWING CITY BY PERCENTAGE IN RIVERSIDE COUNTY

RESIDENTIAL COST OF LIVING / INCOME

\$480,500
MEDIAN HOME PRICE
SRCAR | FEB 2025

15,855
NO. OF HOUSEHOLDS
ESRI

\$95,261
AVERAGE HH INCOME
ESRI

\$75,239
MEDIAN HH INCOME
ESRI

RESIDENT DEMAND



RETAIL \$345 MILLION

FOOD SERVICE \$60.5 MILLION



HOME TO SOBOBA CASINO RESORT
2M ANNUAL VISITORS

TRADE AREA POPULATION

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



Education

SJUSD

10,173 Students
90.7% Grad Rate

48% POPULATION SOME COLLEGE / COLLEGE DEGREE

MSJC

17,000+ Students

| | |
|-------------------------|----------------------------|
| AFFORDABLE - ACCESSIBLE | |
| FINANCIAL AID AWARDS: | SCHOLARSHIP AWARDS: |
| COST PER UNIT: \$146 | \$26.3 million / \$215,004 |

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SAN JACINTO RESIDENTIAL DEVELOPMENT

THE
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SEC RAMONA EXPLUY & STATE ST | SAN JACINTO, CA

Residential

DEVELOPMENT



NEW SFR FINALS
1,735
2017-CURRENT



APPROVED TRACT MAPS
7 SINCE 2017
17 TOTAL ACTIVE MAPS



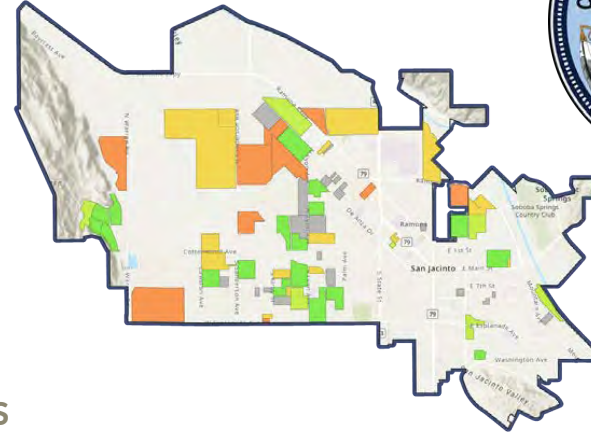
22 COMPLETED
TRACT MAPS
Since 2/2017



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 **MGLEISH RANCH**
LYON/DEANZA

600 **LGI HOMES**
ESPLANADE/ WARREN RD

633 **430 TOWNHOMES**
CHACON FARMS
CAWTON/7TH

249 **ESPLANADE**
COLLECTION
COMMONWEALTH/HEWITT

191 **RANCHO DE ALAMO**
CAWTON/COTTONWOOD

TOTAL NEW UNITS: 2,097

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