

SANDERSON & COTTONWOOD

SWC SANDERSON AVE &
COTTONWOOD AVE, SAN JACINTO, CA

PURCHASE INDIVIDUAL PADS OR
ALL AVAILABLE 7.86 NET ACRES

CHASE HARVEY

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DRE# 01954291

DANIEL WATSON

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DRE# 02165277

NICK CORBELL

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CATALYST
RETAIL

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300 E STATE ST, SUITE 460
REDLANDS, CA 92373

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice

GROCERY & DRIVE-THRU PAD OPPORTUNITIES



PROPERTY FEATURES

- Currently Co-Tenanted with Shell, CVS and Autozone.
- Rough Graded and Entitled.
- 4-ways signalized intersection with convenient access.
- In immediate proximity Megan Cope Elementary School.
- Anchor opportunity Ideal for Grocer or a multitude of Uses.
- Multiple Drive-Thru Pad Opportunities along Sanderson & Cottonwood.
- Over 1,200 residential units currently under development with 535 new residential lots in the application process.
- Over 35,000 cars per day (Cottonwood and Sanderson)
- Straight shot northbound to 79 commuter route leading to I-10 FWY.

5 MILE RADIUS DEMOS

148,096
POPULATION



\$80,625

AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS

81,728

TRAFFIC COUNTS

30,069 CPD at Cottonwood
Ave and Sanderson Ave



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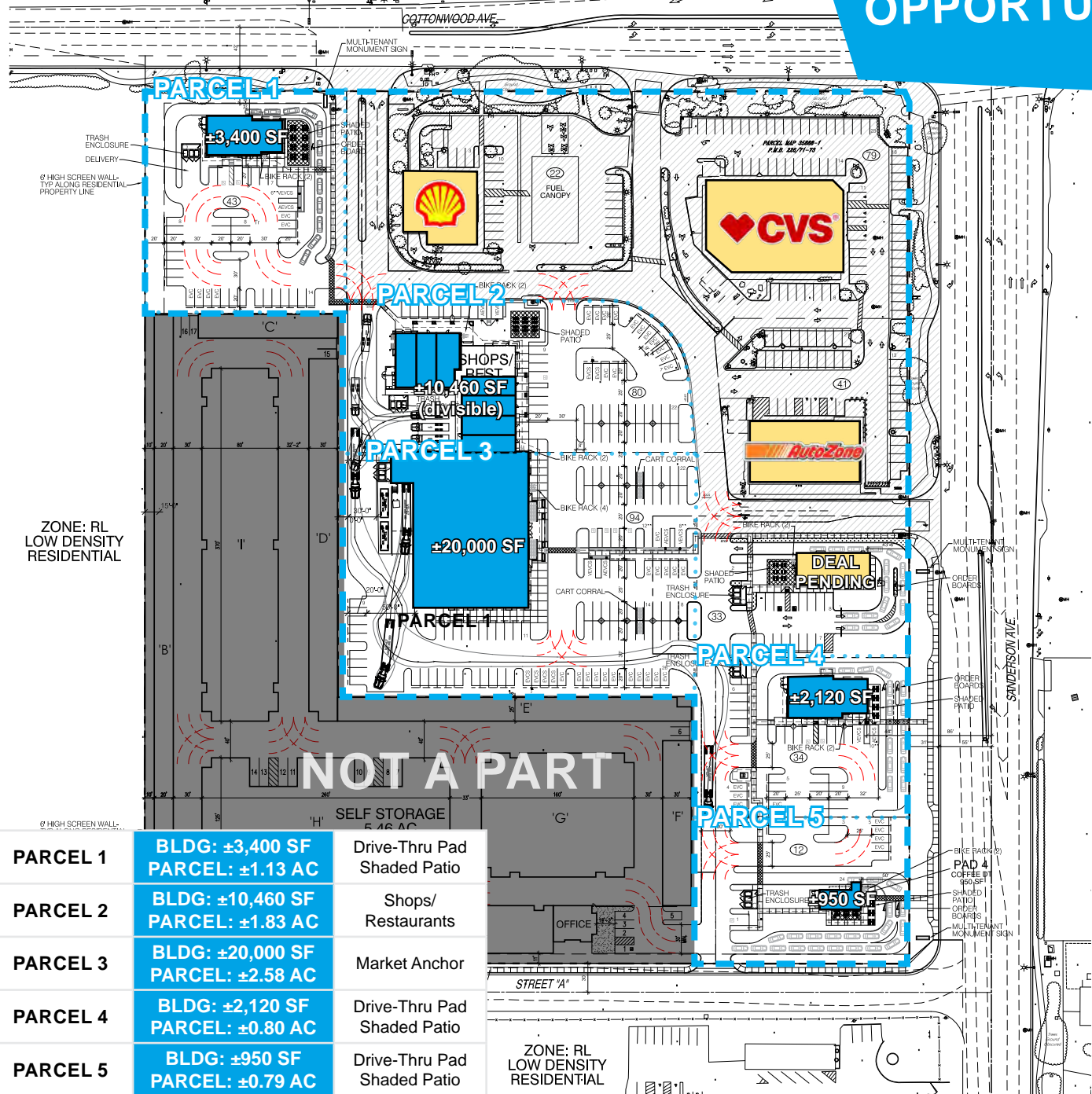


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CONCEPTUAL SITE PLAN

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PARCEL 1	BLDG: ±3,400 SF PARCEL: ±1.13 AC	Drive-Thru Pad Shaded Patio
PARCEL 2	BLDG: ±10,460 SF PARCEL: ±1.83 AC	Shops/ Restaurants
PARCEL 3	BLDG: ±20,000 SF PARCEL: ±2.58 AC	Market Anchor
PARCEL 4	BLDG: ±2,120 SF PARCEL: ±0.80 AC	Drive-Thru Pad Shaded Patio
PARCEL 5	BLDG: ±950 SF PARCEL: ±0.79 AC	Drive-Thru Pad Shaded Patio

ZONE: RL
LOW DENSITY
RESIDENTIAL

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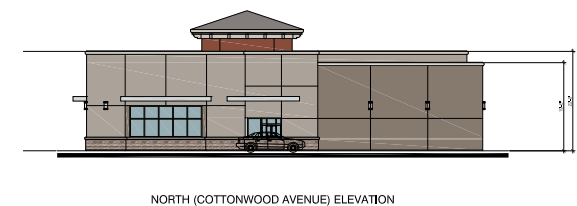
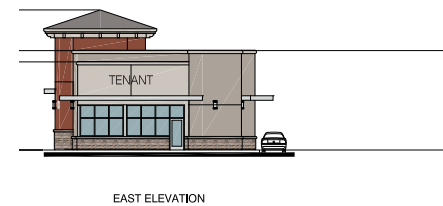
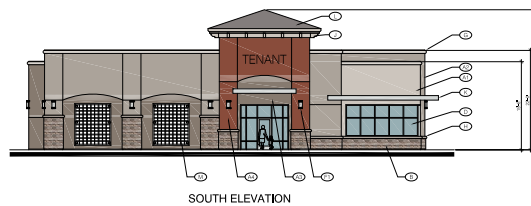
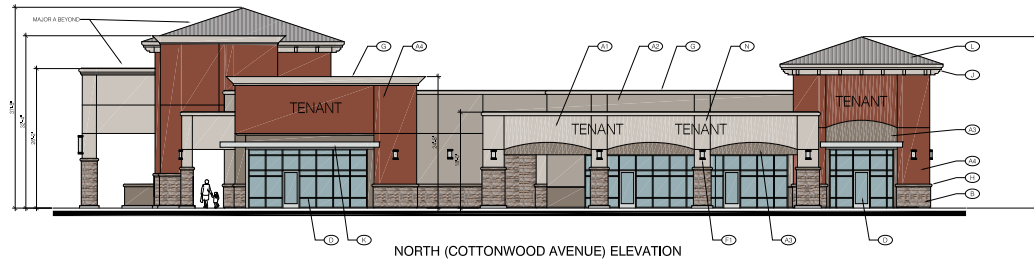
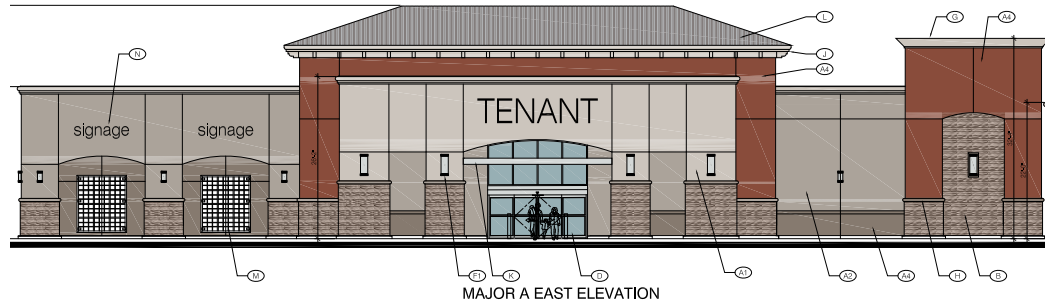
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ELEVATIONS

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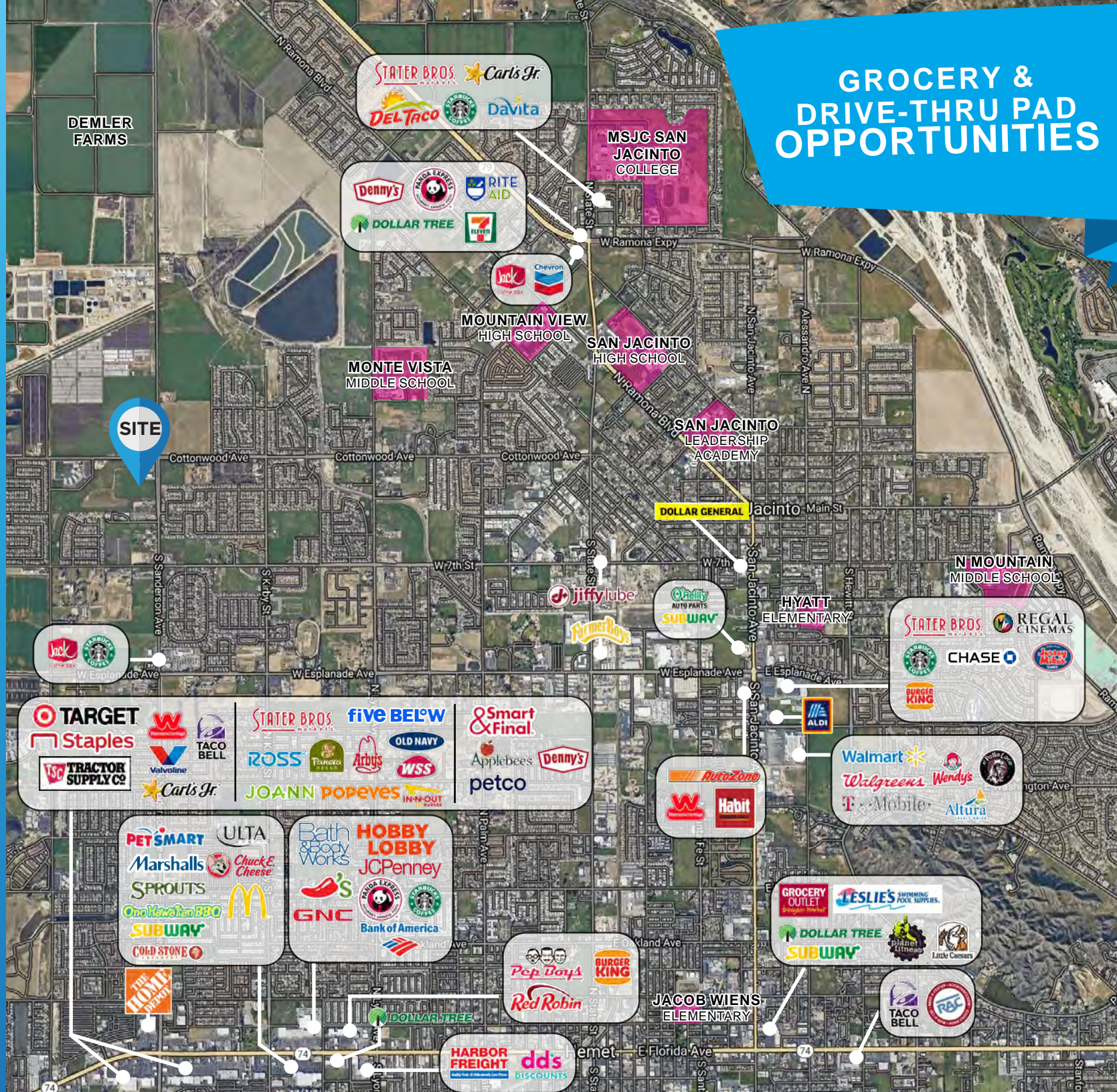
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Sanderson & Cottonwood San Jacinto, CA 92582	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,246	64,795	148,096
2029 Projected Population	9,228	65,099	148,869
2020 Census Population	9,274	63,245	147,485
2010 Census Population	7,623	53,943	126,819
Projected Annual Growth 2024 to 2029	-	-	0.1%
Historical Annual Growth 2010 to 2024	1.5%	1.4%	1.2%
2024 Median Age	34.5	36.6	36.5
Households			
2024 Estimated Households	2,171	21,282	49,634
2029 Projected Households	2,197	21,672	50,560
2020 Census Households	2,130	20,663	49,196
2010 Census Households	1,848	18,881	44,362
Projected Annual Growth 2024 to 2029	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	1.2%	0.9%	0.8%
Race and Ethnicity			
2024 Estimated White	42.0%	42.9%	39.8%
2024 Estimated Black or African American	10.2%	9.2%	10.6%
2024 Estimated Asian or Pacific Islander	7.5%	8.0%	8.4%
2024 Estimated American Indian or Native Alaskan	2.0%	2.0%	2.0%
2024 Estimated Other Races	38.3%	37.9%	39.2%
2024 Estimated Hispanic	48.3%	48.7%	51.2%
Income			
2024 Estimated Average Household Income	\$126,027	\$84,936	\$80,625
2024 Estimated Median Household Income	\$94,097	\$69,054	\$66,738
2024 Estimated Per Capita Income	\$29,593	\$27,973	\$27,167
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	12.6%	10.8%	9.5%
2024 Estimated Some High School (Grade Level 9 to 11)	8.7%	11.2%	11.8%
2024 Estimated High School Graduate	28.6%	30.0%	30.5%
2024 Estimated Some College	23.3%	24.6%	24.9%
2024 Estimated Associates Degree Only	11.5%	8.7%	8.9%
2024 Estimated Bachelors Degree Only	10.4%	9.2%	9.5%
2024 Estimated Graduate Degree	5.0%	5.5%	4.9%