

# VILLAGE AT SAN JACINTO

1191-1291 N.  
STATE STREET  
SAN JACINTO, CA

JOIN:



CLAYTON  
A RECORD  
ELEMENTARY  
SCHOOL

STATE ST (21,460 CPD)



MT. SAN JACINTO COLLEGE

18,152  
STAFF AND  
STUDENTS



RAMONA EXPY (27,627 CPD)

PLANNED  
SHOPPING  
CENTER

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Join:



- Stater Bros. Anchored Shopping Center
- Positioned in the Heart of the San Jacinto/Hemet Retail Corridor
- Excellent Draw Created by SOBOBA CASINO
- Neighboring MSJC with approx. 18,152 Staff and Students
- ±2,000 SF 2nd Gen. Restaurant Potentially Available - Do Not Disturb Tenant
- ±2,000 SF Available Neighboring All Star Physical Therapy
- ±.75 Acre Drive Thru Pad Available for Ground Lease or Build to Suit
- ±Excellent Exposure to approx. 49,000 CPD



261.5K

Estimated # of Customers  
 in the last 12 months

2.2M

Estimated # of Visits  
 in the last 12 months

Ranked Top  
**82%** of **10,274**  
 Neighborhood Centers  
 Nationwide

12-Month Shopping Center Statistics for Village at San Jacinto - Placer.ai

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
Average Income	\$86,703	\$88,775	\$80,893
Residential Population	12,100	54,423	132,573
Daytime Population	4,967	26,693	72,087

Source: Regis

**TRAFFIC COUNTS**

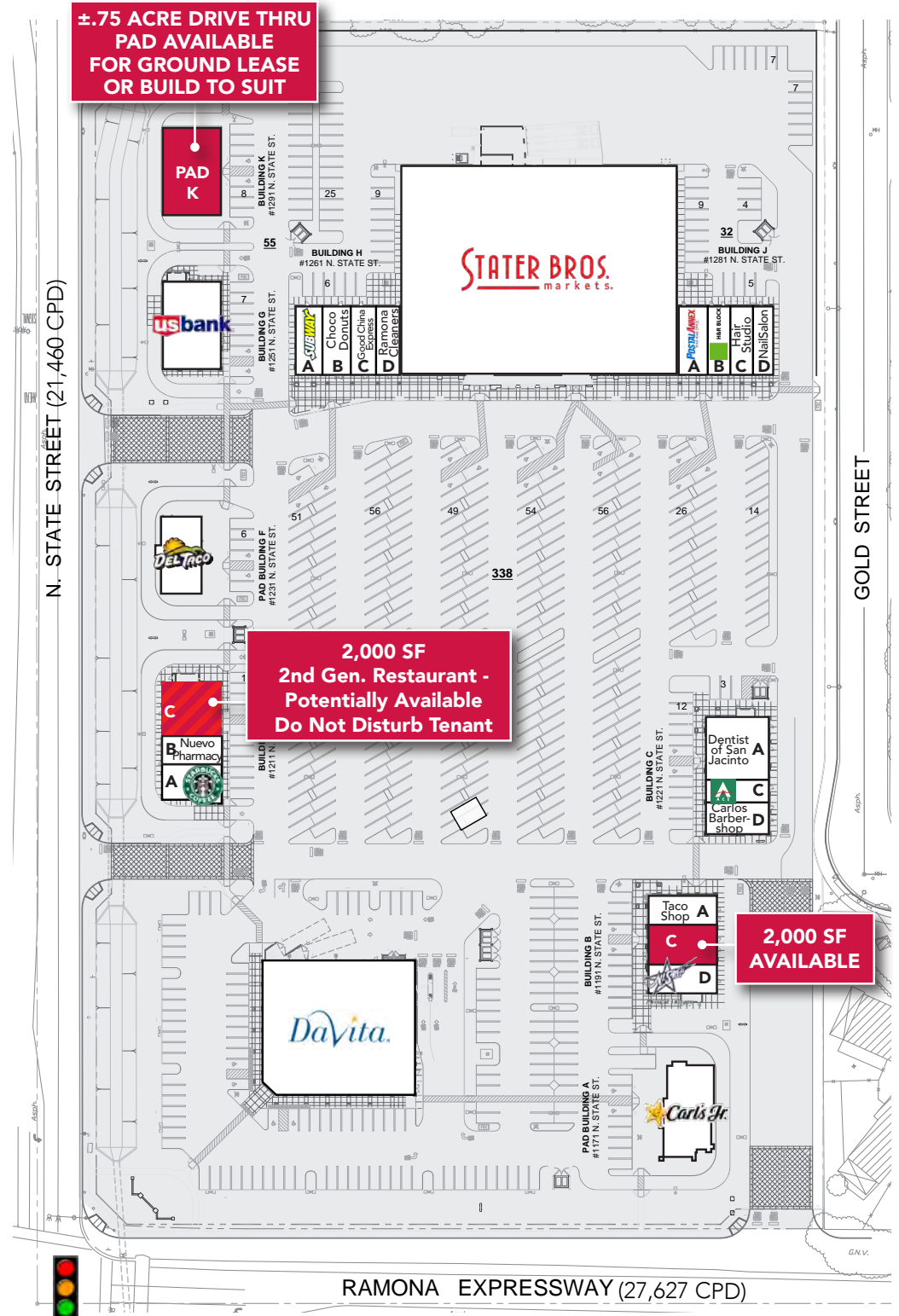
**21,460 CPD** North/South on State St\*  
**27,627 CPD** East/West on Ramona Expressway\*

Source: City of San Jacinto

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# Site Plan

BUILDING	SUITE	TENANT	SF
A-1171		Carls' Jr.	2,676
B-1191	A	Los Portales Taco Shop	1,578
	C	AVAILABLE	2,000
	D	All Star Physical Therapy	1,500
C-1221	A	Dentist of San Jacinto	3,000
	C	Ace Cash Express, Inc.	1,000
	D	Carlos Barbershop	1,500
D-1181		Davita	14,820
E-1211	A	Starbucks	1,750
	B	Nuevo Pharmacy	1,250
	C	2nd Gen. Restaurant - Potentially Available Do Not Disturb Tenant	2,000
F-1231		Del Taco	2,300
G-1251		US Bank	3,750
H-1261	A	Subway	1,300
	B	Choco Donuts	1,000
	C	Good China Express	1,800
	D	Ramona Cleaners	1,300
I-1271		Stater Bros.	43,709
J-1281	A	Postal Annex	1,000
	B	H&R Block	1,100
	C	Hair Studio by KC	1,200
	D	Le's Nail Salon	1,500
K-1291	PAD	±.75 ACRE DRIVE THRU PAD AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT	



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# About San Jacinto

## city profile

### RESIDENTIAL COST OF LIVING / INCOME

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

**\$95,261**  
 AVERAGE HH INCOME  
ESRI

**15,855**  
 NO. OF HOUSEHOLDS  
ESRI

**\$75,239**  
 MEDIAN HH INCOME  
ESRI

### TRADE AREA

#### POPULATION

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



### 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

### RESIDENT DEMAND



RETAIL  
**\$345 MILLION**

FOOD SERVICE  
**\$60.5 MILLION**



**2M ANNUAL VISITORS**

### Education

**SJUSD**

10,173 Students  
 90.7% Grad Rate

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

**MSJC**

17,000+ Students

AFFORDABLE - ACCESSIBLE

FINANCIAL AID AWARDS:	
COST PER UNIT: \$16.3 million	SCHOLARSHIP AWARDS: \$215,004
146	1215,004

# Residential

## DEVELOPMENT



**NEW SFR FINALS**  
**1,735**

2017-CURRENT



**APPROVED TRACT MAPS**

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



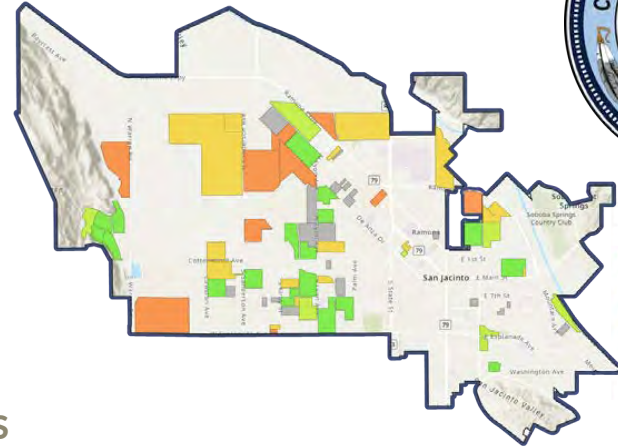
**22** COMPLETED TRACT MAPS  
Since 2/2017



**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* SOON:

**424** **MCLEISH RANCH**  
LYON/DEANZA

**600** **LGI HOMES**  
ESPLANADE/ WARREN RD

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

**249** **ESPLANADE COLLECTION**  
COMMONWEALTH/HEWITT

**191** **RANCHO DE ALAMO**  
CAWSTON/COTTONWOOD

**TOTAL NEW UNITS: 2,097**

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FOR MORE INFORMATION, PLEASE CONTACT:



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