



FOR LEASE

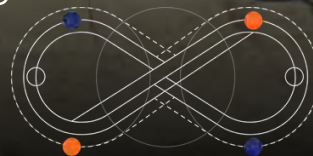
SAN JACINTO ESPLANADE

2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA INDUSTRIAL

OFFICE
RETAIL
LAND



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



STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CaIDRE #01922901

PROPERTY SUMMARY

SAN JACINTO ESPLANADE | 2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA

- Competitive Rents: Asking \$1.75 PSF NNN; Nets currently \$0.59 PSF
- Underserved Trade Area in San Jacinto
- Drug Anchored Center; Strong Tenant Mix
- Suites from ±1,200 SF to ±14,080 SF
- Abundant Parking
- Join: *Walgreens*



AVAILABILITIES

SUITE	SIZE	CONDITION
2211	±14,080 SF	Fully Fixturized Grocery
2191-103C	±1,390 SF	Vanilla Shell
2191-109I	±1,200 SF	Former Real Estate Office
Major C	±24,000 SF	Proposed Building
PAD C	±4,700 SF	Proposed Pad

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

STEVE CASTELLANOS
 951.600.8634 x703
 stevec@svn.com
 CaIDRE #01922901

SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY

SAN JACINTO ESPLANADE | 2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA



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

STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CaIDRE #01922901

SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS

DEMOGRAPHICS

SAN JACINTO ESPLANADE | 2181-2291 WEST ESPLANADE AVENUE | SAN JACINTO, CA



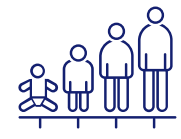
- State California
- County Riverside
- Mayor Crystal Ruiz
- Website sanjacintoca.gov

POPULATION

Source: ESRI



83,348
POPULATION

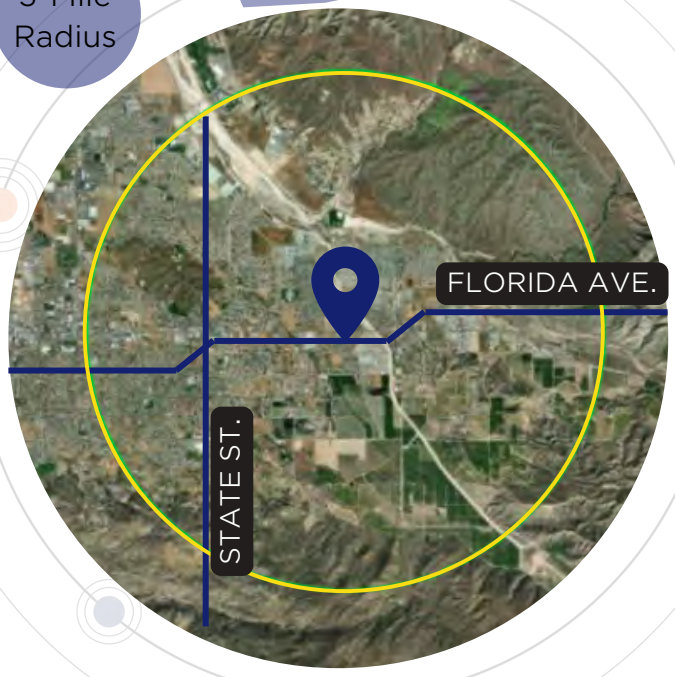


36.8
MEDIAN AGE



28,055
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



52%
WHITE COLLAR



32%
BLUE COLLAR



21%
SERVICES



9.2%
UNEMPLOYMENT RATE

EDUCATION



33%
HIGH SCHOOL
GRADUATE



34%
SOME COLLEGE



13%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$47,966
MEDIAN HOUSEHOLD
INCOME



\$22,779
PER CAPITA
INCOME



\$83,299
MEDIAN NET
WORTH

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

STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CaIDRE #01922901

SVN | INSIGHT COMMERCIAL REAL ESTATE ADVISORS

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2023