

LAND FOR SALE

Four Parcels total ±9.21 Acres Commercial General Zoning Land

Offering at \$1,880,000 N. State St & N. Ramona Blvd (refer to 333 N State St), San Jacinto, CA 92583



Subject Property Description:

- Excellent opportunity for commercial real estate developers and builders.
- Total 4 side by side Commercial General zoning flat lots offering approx. 9.21 Acre in the City of San Jacinto, Riverside County, one of the fastest growing areas in the Southern California.
- Subject property is on N. State St crossover N. Ramona Blvd, which is a major commercial corridor in the City, total traffic count more than 42,000 vehicles per day.
- According to City Development Code, Commercial General zoning may allow a wide range of retail business, professional and personal services; maximum floor area ratio may be 40%. Besides shopping center and office building development, mixed used project might be a possibility, need to verify with City.
- Vicinities are included various retails, community centers with grocery anchored, fast-food pads, gas stations, banks, residential houses, and San Jacinto High School just cross street.
- There are many new residential and commercial buildings either for sale/ for lease, or in the process of development, or ready for development in San Jacinto. Subject property has easy access to Highway 74 & 79, Freeway 215, 60 and 10.
- No physical addresses for the property yet, 4 parcel numbers are 434-090-008, 009, 010, and 011. 333 N State St is only for reference.

Information is deemed reliable but not guaranteed. Potential buyers shall verify with City regarding the desired use and perform their own thorough due diligence.

For more information, please contact the listing broker:

Hubert King, CA DRE #00553474, Senior Vice President, CCIM, 626-298-1267, hkingcpm@gmail.com

Doresa Wang, CA DRE #01523172, Senior Consultant, CCIM, 626-877-6866, doresawang@gmail.com



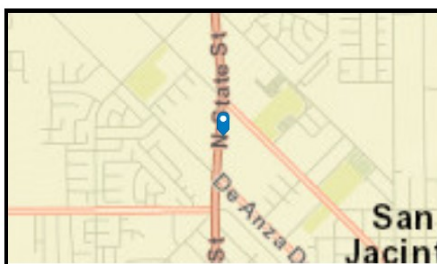
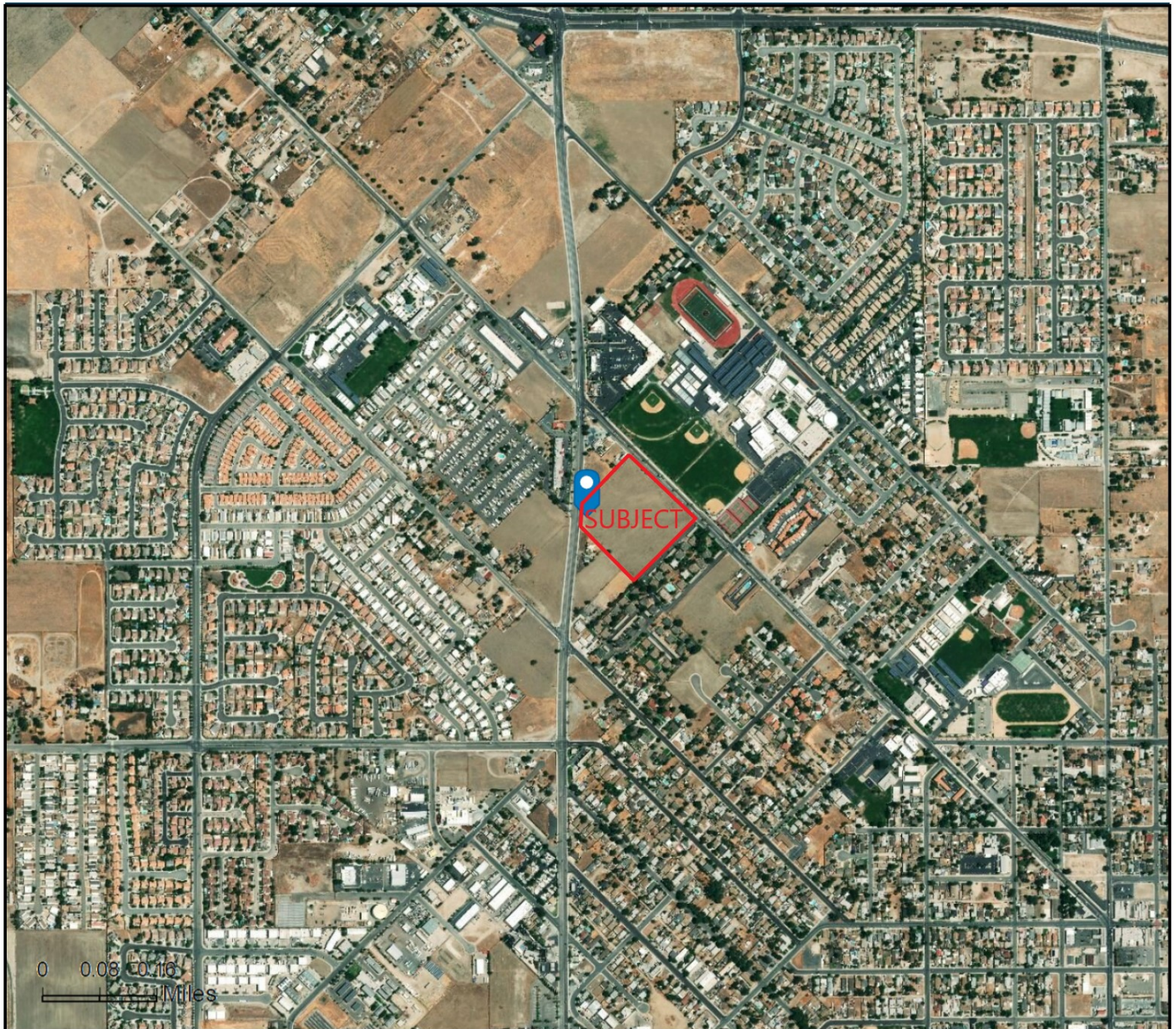
Office: 2633 S. Baldwin Ave, Arcadia, CA 91007, DRE #01918023



Site Map on Satellite Imagery - 1.6 Miles Wide

327-505 N State St, San Jacinto, California, 92583
Rings: 3 mile radii

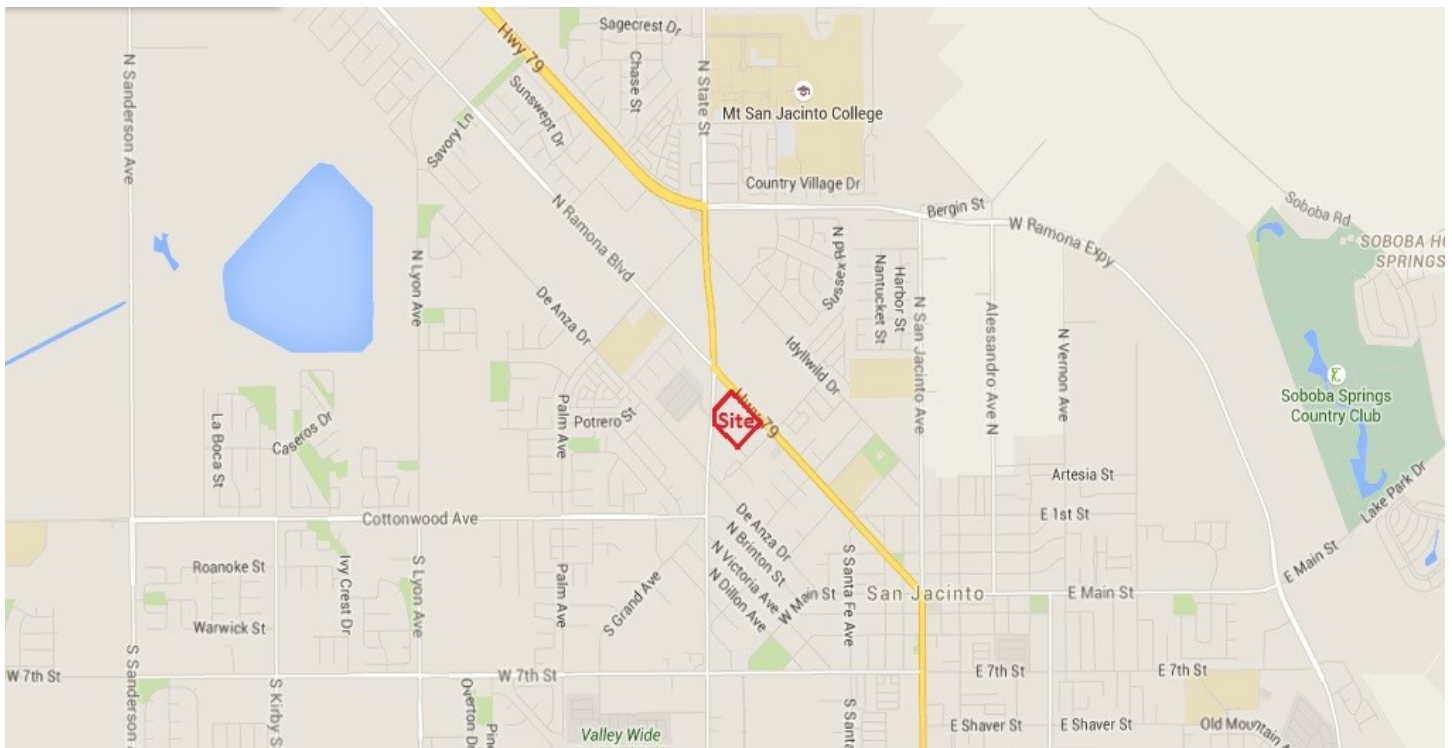
Doresa Wang, doresawang@gmail.com,
Latitude: 33.79195
Longitude: -116.97136



Source: ArcGIS Online World Imagery Basemap

May 05, 2020

±9.21 acres Commercial General Zoning land on N. State St & N. Ramona Blvd, San Jacinto, CA 92583



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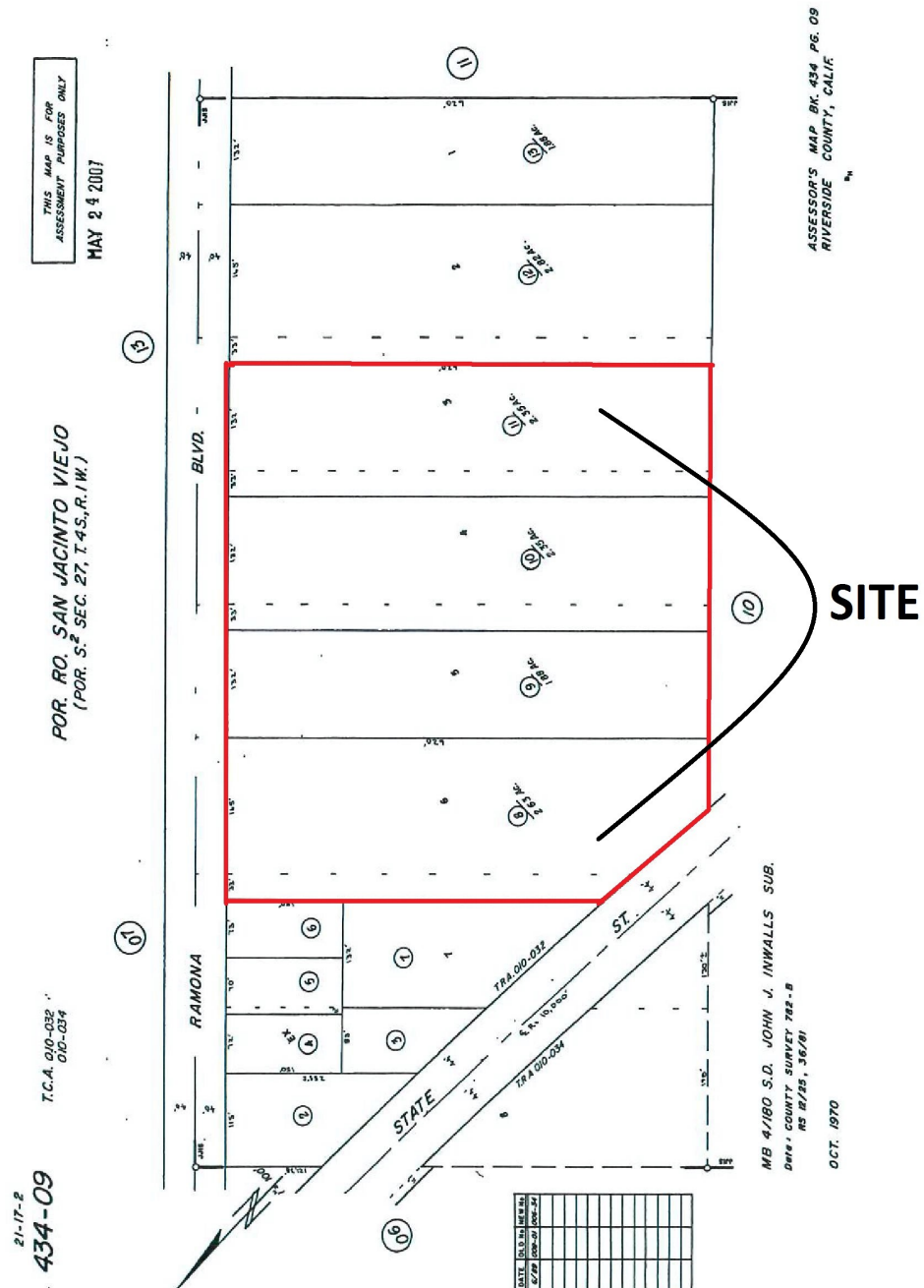


Subject property ground view

Property cross N. State St. is a strip mall



Subject Property: CA

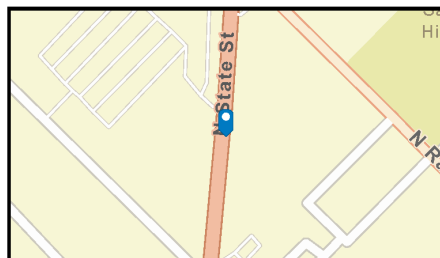


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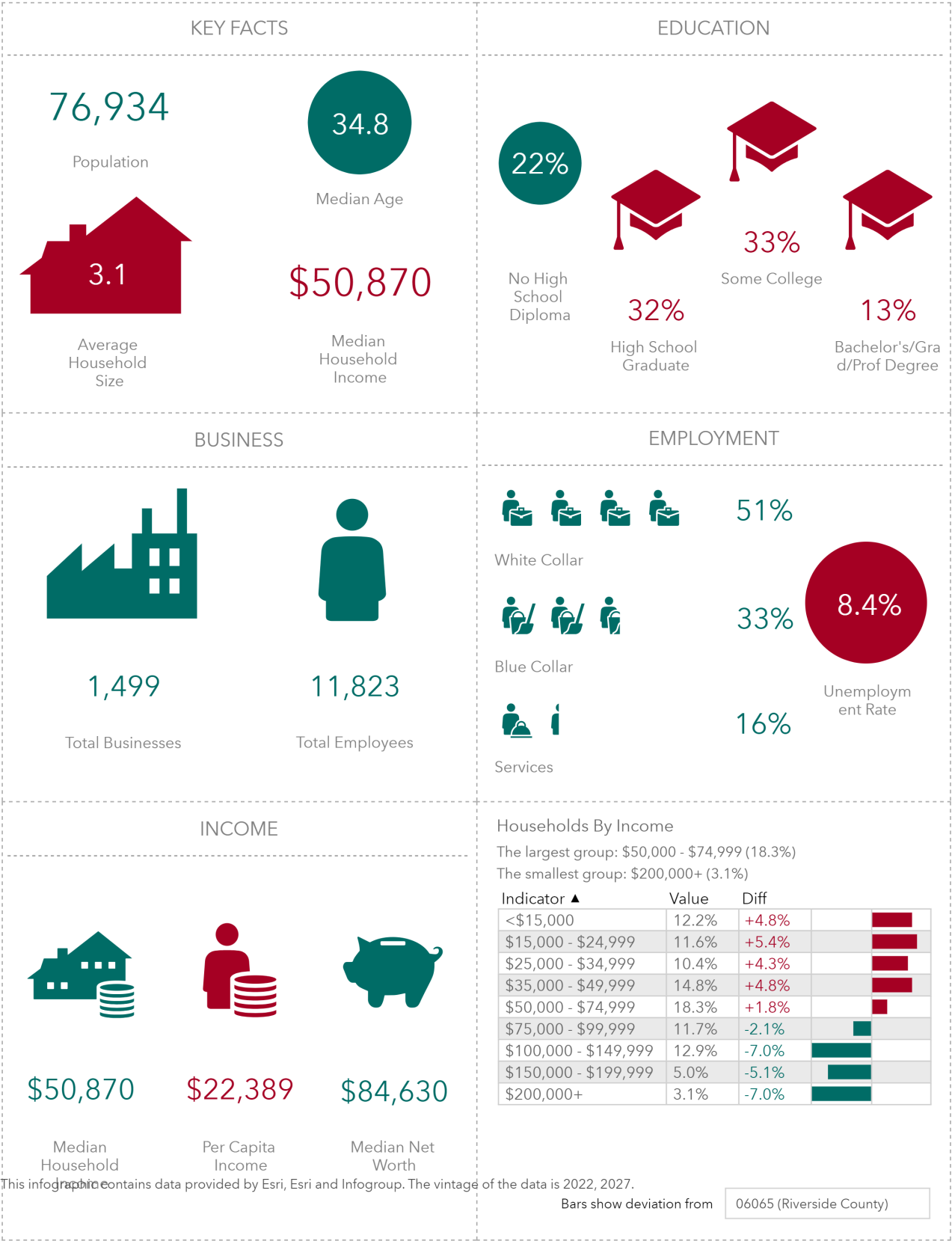


Page 1 of 1

Infographic

333 N State St, San Jacinto, California, 92583 2 (3 miles)
333 N State St, San Jacinto, California, 92583
Ring of 3 miles

Doresa Wang, doresawang@gmail.com, 6268776866
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This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

Bars show deviation from 06065 (Riverside County)



Retail Demand Outlook

333 N State St, San Jacinto, California, 92583 2
333 N State St, San Jacinto, California, 92583
Ring: 3 mile radius

Doresa Wang, doresawang@gmail.com,
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Top Tapestry Segments	Percent	Demographic Summary	2022	2027
Senior Escapes (9D)	17.3%	Population	76,934	79,047
Up and Coming Families (7A)	17.3%	Households	24,189	24,835
Fresh Ambitions (13D)	14.4%	Families	16,466	16,924
Down the Road (10D)	9.5%	Median Age	34.8	34.9
Social Security Set (9F)	6.7%	Median Household Income	\$50,870	\$60,984
		2022	2027	Projected
		Consumer Spending	Forecasted Demand	Spending Growth
Apparel and Services		\$40,556,550	\$52,580,182	\$12,023,632
Men's		\$7,880,037	\$10,217,193	\$2,337,156
Women's		\$13,975,043	\$18,121,145	\$4,146,102
Children's		\$6,010,649	\$7,796,771	\$1,786,122
Footwear		\$9,745,446	\$12,628,259	\$2,882,813
Watches & Jewelry		\$2,251,408	\$2,918,386	\$666,978
Apparel Products and Services (1)		\$1,002,418	\$1,298,155	\$295,737
Computer				
Computers and Hardware for Home Use		\$3,207,716	\$4,160,229	\$952,513
Portable Memory		\$82,240	\$106,592	\$24,352
Computer Software		\$186,846	\$242,008	\$55,162
Computer Accessories		\$344,208	\$446,601	\$102,393
Entertainment & Recreation		\$60,203,678	\$78,085,994	\$17,882,316
Fees and Admissions		\$13,314,707	\$17,263,483	\$3,948,776
Membership Fees for Clubs (2)		\$4,414,002	\$5,721,186	\$1,307,184
Fees for Participant Sports, excl. Trips		\$2,199,565	\$2,855,140	\$655,575
Tickets to Theatre/Operas/Concerts		\$1,409,663	\$1,825,778	\$416,115
Tickets to Movies		\$1,110,569	\$1,441,217	\$330,648
Tickets to Parks or Museums		\$656,820	\$852,596	\$195,776
Admission to Sporting Events, excl. Trips		\$1,064,850	\$1,380,253	\$315,403
Fees for Recreational Lessons		\$2,438,225	\$3,160,234	\$722,009
Dating Services		\$21,013	\$27,080	\$6,067
TV/Video/Audio		\$22,824,981	\$29,605,711	\$6,780,730
Cable and Satellite Television Services		\$15,738,188	\$20,411,357	\$4,673,169
Televisions		\$2,195,346	\$2,849,193	\$653,847
Satellite Dishes		\$27,741	\$35,989	\$8,248
VCRs, Video Cameras, and DVD Players		\$90,988	\$117,990	\$27,002
Miscellaneous Video Equipment		\$291,121	\$377,214	\$86,093
Video Cassettes and DVDs		\$156,487	\$203,005	\$46,518
Video Game Hardware/Accessories		\$557,456	\$722,478	\$165,022
Video Game Software		\$316,169	\$409,787	\$93,618
Rental/Streaming/Downloaded Video		\$1,370,120	\$1,777,707	\$407,587
Installation of Televisions		\$15,693	\$20,387	\$4,694
Audio (3)		\$2,012,356	\$2,611,533	\$599,177
Rental and Repair of TV/Radio/Sound Equipment		\$53,316	\$69,070	\$15,754
Pets		\$13,315,367	\$17,275,111	\$3,959,744
Toys/Games/Crafts/Hobbies (4)		\$2,189,381	\$2,839,409	\$650,028
Recreational Vehicles and Fees (5)		\$1,797,620	\$2,332,375	\$534,755
Sports/Recreation/Exercise Equipment (6)		\$3,461,354	\$4,494,613	\$1,033,259
Photo Equipment and Supplies (7)		\$826,420	\$1,071,530	\$245,110
Reading (8)		\$1,947,478	\$2,523,201	\$575,723
Catered Affairs (9)		\$531,379	\$687,021	\$155,642
Food		\$180,260,237	\$233,775,172	\$53,514,935
Food at Home		\$106,853,298	\$138,569,675	\$31,716,377
Bakery and Cereal Products		\$13,666,661	\$17,719,771	\$4,053,110
Meats, Poultry, Fish, and Eggs		\$23,050,332	\$29,887,839	\$6,837,507
Dairy Products		\$10,710,346	\$13,887,361	\$3,177,015
Fruits and Vegetables		\$20,873,024	\$27,067,121	\$6,194,097
Snacks and Other Food at Home (10)		\$38,552,935	\$50,007,582	\$11,454,647
Food Away from Home		\$73,406,940	\$95,205,497	\$21,798,557
Alcoholic Beverages		\$11,430,869	\$14,820,765	\$3,389,896

Data Note: The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

June 23, 2022



Retail Demand Outlook

333 N State St, San Jacinto, California, 92583 2
333 N State St, San Jacinto, California, 92583
Ring: 3 mile radius

Doresa Wang, doresawang@gmail.com,
Latitude: 33.79168
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	2022 Consumer Spending	2027 Forecasted Demand	Projected Spending Growth
Financial			
Value of Stocks/Bonds/Mutual Funds	\$468,551,235	\$607,814,950	\$139,263,715
Value of Retirement Plans	\$1,664,315,253	\$2,158,836,109	\$494,520,856
Value of Other Financial Assets	\$149,162,021	\$193,399,065	\$44,237,044
Vehicle Loan Amount excluding Interest	\$56,355,832	\$73,189,273	\$16,833,441
Value of Credit Card Debt	\$51,334,342	\$66,556,774	\$15,222,432
Health			
Nonprescription Drugs	\$2,983,952	\$3,872,016	\$888,064
Prescription Drugs	\$6,399,696	\$8,305,283	\$1,905,587
Eyeglasses and Contact Lenses	\$1,771,940	\$2,298,321	\$526,381
Home			
Mortgage Payment and Basics (11)	\$187,743,910	\$243,820,794	\$56,076,884
Maintenance and Remodeling Services	\$51,486,299	\$66,879,075	\$15,392,776
Maintenance and Remodeling Materials (12)	\$11,275,327	\$14,661,993	\$3,386,666
Utilities, Fuel, and Public Services	\$97,355,776	\$126,316,383	\$28,960,607
Household Furnishings and Equipment			
Household Textiles (13)	\$1,934,834	\$2,508,653	\$573,819
Furniture	\$12,028,900	\$15,603,822	\$3,574,922
Rugs	\$548,583	\$711,517	\$162,934
Major Appliances (14)	\$7,111,284	\$9,236,754	\$2,125,470
Housewares (15)	\$1,689,041	\$2,192,282	\$503,241
Small Appliances	\$1,023,376	\$1,327,408	\$304,032
Luggage	\$323,920	\$420,230	\$96,310
Telephones and Accessories	\$1,880,311	\$2,436,548	\$556,237
Household Operations			
Child Care	\$9,175,873	\$11,891,994	\$2,716,121
Lawn and Garden (16)	\$9,057,479	\$11,765,600	\$2,708,121
Moving/Storage/Freight Express	\$1,472,460	\$1,911,617	\$439,157
Housekeeping Supplies (17)	\$15,411,359	\$19,998,493	\$4,587,134
Insurance			
Owners and Renters Insurance	\$11,580,699	\$15,049,111	\$3,468,412
Vehicle Insurance	\$37,509,723	\$48,682,613	\$11,172,890
Life/Other Insurance	\$10,595,322	\$13,746,463	\$3,151,141
Health Insurance	\$78,889,078	\$102,359,191	\$23,470,113
Personal Care Products (18)	\$9,759,501	\$12,658,475	\$2,898,974
School Books and Supplies (19)	\$2,515,939	\$3,264,177	\$748,238
Smoking Products	\$7,530,840	\$9,756,090	\$2,225,250
Transportation			
Payments on Vehicles excluding Leases	\$50,514,716	\$65,619,982	\$15,105,266
Gasoline and Motor Oil	\$47,378,075	\$61,495,659	\$14,117,584
Vehicle Maintenance and Repairs	\$21,611,762	\$28,048,206	\$6,436,444
Travel			
Airline Fares	\$11,687,761	\$15,160,007	\$3,472,246
Lodging on Trips	\$12,512,934	\$16,236,298	\$3,723,364
Auto/Truck Rental on Trips	\$1,034,782	\$1,342,853	\$308,071
Food and Drink on Trips	\$10,942,782	\$14,197,247	\$3,254,465

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June 23, 2022



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Ring: 3 mile radius

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- (1) **Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) **Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) **Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) **Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) **Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) **Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) **Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) **Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) **Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) **Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) **Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) **Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) **Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) **Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) **Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) **Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) **Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) **Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) **School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

Data Note: The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

June 23, 2022



Retail Market Potential

333 N State St, San Jacinto, California, 92583 2
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Ring: 3 mile radius

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Demographic Summary		2022	2027
Population		76,934	79,047
Population 18+		56,654	58,077
Households		24,189	24,835
Median Household Income		\$50,870	\$60,984

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	30,557	53.9%	98
Bought any women's clothing in last 12 months	27,459	48.5%	100
Bought any shoes in last 12 months	40,019	70.6%	98
Bought any fine jewelry in last 12 months	11,180	19.7%	103
Bought a watch in last 12 months	9,677	17.1%	120
Automobiles (Households)			
HH owns/leases any vehicle	21,137	87.4%	98
HH bought/leased new vehicle last 12 months	1,995	8.2%	86
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	48,535	85.7%	97
Bought/changed motor oil in last 12 months	26,622	47.0%	98
Had tune-up in last 12 months	13,455	23.7%	97
Beverages (Adults)			
Drank non-diet (regular) in last 6 months	25,048	44.2%	112
Drank beer/ale in last 6 months	22,059	38.9%	96
Cameras (Adults)			
Own digital point & shoot camera/camcorder	4,544	8.0%	82
Own digital SLR camera/camcorder	4,601	8.1%	83
Printed digital photos in last 12 months	13,198	23.3%	92
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	19,391	34.2%	105
Have a smartphone	51,919	91.6%	100
Have a smartphone: Android phone (any brand)	25,599	45.2%	113
Have a smartphone: Apple iPhone	26,437	46.7%	89
Number of cell phones in household: 1	8,010	33.1%	108
Number of cell phones in household: 2	8,825	36.5%	95
Number of cell phones in household: 3+	6,961	28.8%	99
HH has cell phone only (no landline telephone)	17,242	71.3%	107
Computers (Households)			
HH owns a computer	18,485	76.4%	94
HH owns desktop computer	8,788	36.3%	96
HH owns laptop/notebook	14,493	59.9%	91
HH owns any Apple/Mac brand computer	4,311	17.8%	80
HH owns any PC/non-Apple brand computer	15,740	65.1%	98
HH purchased most recent computer in a store	8,397	34.7%	94
HH purchased most recent computer online	4,808	19.9%	88
HH spent \$1-\$499 on most recent home computer	3,901	16.1%	104
HH spent \$500-\$999 on most recent home computer	4,328	17.9%	94
HH spent \$1,000-\$1,499 on most recent home computer	2,486	10.3%	86
HH spent \$1,500-\$1,999 on most recent home computer	861	3.6%	68
HH spent \$2,000+ on most recent home computer	884	3.7%	77

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2022 and 2027.

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Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 months	36,761	64.9%	104
Bought brewed coffee at convenience store in last 30 days	6,879	12.1%	98
Bought cigarettes at convenience store in last 30 days	5,245	9.3%	129
Bought gas at convenience store in last 30 days	22,712	40.1%	106
Spent at convenience store in last 30 days: \$1-19	3,352	5.9%	78
Spent at convenience store in last 30 days: \$20-\$39	5,508	9.7%	95
Spent at convenience store in last 30 days: \$40-\$50	5,414	9.6%	112
Spent at convenience store in last 30 days: \$51-\$99	3,975	7.0%	116
Spent at convenience store in last 30 days: \$100+	12,759	22.5%	110
Entertainment (Adults)			
Attended a movie in last 6 months	26,611	47.0%	98
Went to live theater in last 12 months	4,884	8.6%	86
Went to a bar/night club in last 12 months	8,590	15.2%	89
Dined out in last 12 months	25,940	45.8%	90
Gambled at a casino in last 12 months	6,344	11.2%	98
Visited a theme park in last 12 months	8,333	14.7%	103
Viewed movie (video-on-demand) in last 30 days	5,713	10.1%	78
Viewed TV show (video-on-demand) in last 30 days	4,296	7.6%	90
Watched any pay-per-view TV in last 12 months	3,633	6.4%	100
Downloaded a movie over the Internet in last 30 days	4,075	7.2%	94
Downloaded any individual song in last 6 months	11,569	20.4%	104
Used internet to watch a movie online in the last 30 days	19,153	33.8%	99
Used internet to watch a TV program online in last 30 days	11,147	19.7%	90
Played a video/electronic game (console) in last 12 months	7,578	13.4%	114
Played a video/electronic game (portable) in last 12 months	3,936	6.9%	116
Financial (Adults)			
Have home mortgage (1st)	17,962	31.7%	88
Used ATM/cash machine in last 12 months	33,476	59.1%	98
Own any stock	5,276	9.3%	78
Own U.S. savings bond	2,645	4.7%	76
Own shares in mutual fund (stock)	4,841	8.5%	77
Own shares in mutual fund (bonds)	3,181	5.6%	80
Have interest checking account	16,627	29.3%	83
Have non-interest checking account	20,980	37.0%	105
Have savings account	36,599	64.6%	94
Have 401K retirement savings plan	10,910	19.3%	88
Own/used any credit/debit card in last 12 months	49,216	86.9%	98
Avg monthly credit card expenditures: \$1-110	7,745	13.7%	114
Avg monthly credit card expenditures: \$111-\$225	4,337	7.7%	97
Avg monthly credit card expenditures: \$226-\$450	5,367	9.5%	108
Avg monthly credit card expenditures: \$451-\$700	4,305	7.6%	95
Avg monthly credit card expenditures: \$701-\$1,000	3,445	6.1%	81
Avg monthly credit card expenditures: \$1001-2000	4,539	8.0%	80
Avg monthly credit card expenditures: \$2001+	3,151	5.6%	63
Did banking online in last 12 months	28,663	50.6%	95
Did banking on mobile device in last 12 months	22,810	40.3%	96

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2022 and 2027.

June 23, 2022



Retail Market Potential

333 N State St, San Jacinto, California, 92583 2
333 N State St, San Jacinto, California, 92583
Ring: 3 mile radius

Doresa Wang, doresawang@gmail.com,
Latitude: 33.79168
Longitude: -116.97161

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
HH used bread in last 6 months	22,846	94.4%	100
HH used chicken (fresh or frozen) in last 6 months	16,839	69.6%	101
HH used turkey (fresh or frozen) in last 6 months	3,104	12.8%	89
HH used fish/seafood (fresh or frozen) in last 6 months	14,164	58.6%	100
HH used fresh fruit/vegetables in last 6 months	20,835	86.1%	98
HH used fresh milk in last 6 months	20,078	83.0%	100
HH used organic food in last 6 months	5,509	22.8%	91
Health (Adults)			
Exercise at home 2+ times per week	21,324	37.6%	93
Exercise at club 2+ times per week	6,456	11.4%	83
Visited a doctor in last 12 months	43,235	76.3%	96
Used vitamin/dietary supplement in last 6 months	33,584	59.3%	98
Home (Households)			
HH did any home improvement in last 12 months	7,514	31.1%	91
HH used any maid/professional cleaning service in last 12 months	4,184	17.3%	84
HH purchased low ticket HH furnishings in last 12 months	5,000	20.7%	96
HH purchased big ticket HH furnishings in last 12 months	6,134	25.4%	97
HH bought any small kitchen appliance in last 12 months	6,037	25.0%	98
HH bought any large kitchen appliance in last 12 months	3,413	14.1%	91
Insurance (Adults/Households)			
Currently carry life insurance	24,320	42.9%	89
Carry medical/hospital/accident insurance	43,178	76.2%	94
Carry homeowner/personal property insurance	28,205	49.8%	88
Carry renter's insurance	6,169	10.9%	102
HH has auto insurance: 1 vehicle in household covered	7,881	32.6%	111
HH has auto insurance: 2 vehicles in household covered	7,023	29.0%	94
HH has auto insurance: 3+ vehicles in household covered	5,229	21.6%	87
Pets (Households)			
Household owns any pet	12,446	51.5%	98
Household owns any cat	4,867	20.1%	88
Household owns any dog	9,892	40.9%	103
Psychographics (Adults)			
Represents adults who "completely agree" with the statement:			
Buying American is important	19,167	33.8%	96
Buy based on quality not price	10,258	18.1%	105
Buy on credit rather than wait	8,641	15.3%	115
Only use coupons brands: usually buy	7,628	13.5%	99
Will pay more for environmentally safe products	7,814	13.8%	101
Buy based on price not brands	16,633	29.4%	102
Am interested in how to help the environment	12,357	21.8%	107
Reading (Adults)			
Bought digital book in last 12 months	8,264	14.6%	84
Bought hardcover book in last 12 months	11,839	20.9%	86
Bought paperback book in last 12 month	15,814	27.9%	89
Read any daily newspaper (paper version)	8,037	14.2%	92
Read any digital newspaper in last 30 days	24,995	44.1%	89
Read any magazine (paper/electronic version) in last 6 months	48,667	85.9%	97

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Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	37,221	65.7%	98
Went to family restaurant/steak house: 4+ times a month	11,683	20.6%	99
Went to fast food/drive-in restaurant in last 6 months	51,372	90.7%	100
Went to fast food/drive-in restaurant 9+ times/month	23,265	41.1%	109
Fast food restaurant last 6 months: eat in	13,246	23.4%	103
Fast food restaurant last 6 months: home delivery	8,035	14.2%	122
Fast food restaurant last 6 months: take-out/drive-thru	31,113	54.9%	98
Fast food restaurant last 6 months: take-out/walk-in	11,569	20.4%	96
Television & Electronics (Adults/Households)			
Own any tablet	29,893	52.8%	94
Own any e-reader	5,563	9.8%	80
Own e-reader/tablet: iPad	16,974	30.0%	86
HH has Internet connectable TV	9,739	40.3%	94
Own any portable MP3 player	7,746	13.7%	100
HH owns 1 TV	4,820	19.9%	101
HH owns 2 TVs	6,404	26.5%	96
HH owns 3 TVs	5,317	22.0%	99
HH owns 4+ TVs	5,039	20.8%	100
HH subscribes to cable TV	8,789	36.3%	98
HH subscribes to fiber optic	985	4.1%	75
HH owns portable GPS navigation device	4,331	17.9%	87
HH purchased video game system in last 12 months	1,890	7.8%	101
HH owns any Internet video device for TV	10,381	42.9%	95
Travel (Adults)			
Took domestic trip in continental US last 12 months	26,470	46.7%	88
Took 3+ domestic non-business trips in last 12 months	6,145	10.8%	86
Spent on domestic vacations in last 12 months: \$1-999	6,837	12.1%	96
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	3,027	5.3%	86
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	1,895	3.3%	89
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	1,706	3.0%	80
Spent on domestic vacations in last 12 months: \$3,000+	2,479	4.4%	68
Domestic travel in last 12 months: used general travel website	3,158	5.6%	94
Took foreign trip (including Alaska and Hawaii) in last 3 years	17,399	30.7%	92
Took 3+ foreign trips by plane in last 3 years	3,884	6.9%	86
Spent on foreign vacations in last 12 months: \$1-999	3,839	6.8%	93
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	2,563	4.5%	117
Spent on foreign vacations in last 12 months: \$3,000+	2,678	4.7%	78
Foreign travel in last 3 years: used general travel website	3,045	5.4%	82
Nights spent in hotel/motel in last 12 months: any	22,006	38.8%	86
Took cruise of more than one day in last 3 years	5,363	9.5%	88
Member of any frequent flyer program	11,032	19.5%	79
Member of any hotel rewards program	11,864	20.9%	81

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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June 23, 2022



Executive Summary

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3 miles

Population

2010 Population	63,860
2020 Population	76,083
2022 Population	76,934
2027 Population	79,047
2010-2020 Annual Rate	1.77%
2020-2022 Annual Rate	0.50%
2022-2027 Annual Rate	0.54%
2022 Male Population	48.3%
2022 Female Population	51.7%
2022 Median Age	34.8

In the identified area, the current year population is 76,934. In 2020, the Census count in the area was 76,083. The rate of change since 2020 was 0.50% annually. The five-year projection for the population in the area is 79,047 representing a change of 0.54% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	35.4%
2022 Black Alone	9.4%
2022 American Indian/Alaska Native Alone	2.8%
2022 Asian Alone	3.1%
2022 Pacific Islander Alone	0.5%
2022 Other Race	31.5%
2022 Two or More Races	17.4%
2022 Hispanic Origin (Any Race)	57.7%

Persons of Hispanic origin represent 57.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	57
2010 Households	21,241
2020 Households	23,876
2022 Households	24,189
2027 Households	24,835
2010-2020 Annual Rate	1.18%
2020-2022 Annual Rate	0.58%
2022-2027 Annual Rate	0.53%
2022 Average Household Size	3.15

The household count in this area has changed from 23,876 in 2020 to 24,189 in the current year, a change of 0.58% annually. The five-year projection of households is 24,835, a change of 0.53% annually from the current year total. Average household size is currently 3.15, compared to 3.16 in the year 2020. The number of families in the current year is 16,466 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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Mortgage Income

2022 Percent of Income for Mortgage 25.9%

Median Household Income

2022 Median Household Income \$50,870

2027 Median Household Income \$60,984

2022-2027 Annual Rate 3.69%

Average Household Income

2022 Average Household Income \$71,314

2027 Average Household Income \$90,084

2022-2027 Annual Rate 4.78%

Per Capita Income

2022 Per Capita Income \$22,389

2027 Per Capita Income \$28,198

2022-2027 Annual Rate 4.72%

Households by Income

Current median household income is \$50,870 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$60,984 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$71,314 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$90,084 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$22,389 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$28,198 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 91

2010 Total Housing Units 24,476

2010 Owner Occupied Housing Units 13,308

2010 Renter Occupied Housing Units 7,933

2010 Vacant Housing Units 3,235

2020 Total Housing Units 25,289

2020 Vacant Housing Units 1,413

2022 Total Housing Units 25,576

2022 Owner Occupied Housing Units 14,553

2022 Renter Occupied Housing Units 9,636

2022 Vacant Housing Units 1,387

2027 Total Housing Units 26,170

2027 Owner Occupied Housing Units 15,114

2027 Renter Occupied Housing Units 9,722

2027 Vacant Housing Units 1,335

Currently, 56.9% of the 25,576 housing units in the area are owner occupied; 37.7%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 25,289 housing units in the area and 5.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.50%. Median home value in the area is \$250,046, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 7.31% annually to \$355,887.

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Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

June 23, 2022

COMMERCIAL DEVELOPMENT OPPORTUNITY

Pedestrian Walkway Perspective



Main Architecture Entry



COMMERCIAL DEVELOPMENT OPPORTUNITY



COMMERCIAL DEVELOPMENT OPPORTUNITY

Site Plan Perspective



Project Entry



COMMERCIAL DEVELOPMENT OPPORTUNITY

- | | | |
|----------------------------------|----------------------------------|-----------------------|
| 1. Project Entry & Water Feature | 5. Central Plaza & Water Feature | 9. Entry Low Wall |
| 2. Entry Sign | 6. Specialty Vegetation | 10. Entry Statue |
| 3. Parking Lot Pavement | 7. Specialty Shop Entry | 11. Main Entry Tree |
| 4. Courtyard & Glass Top | 8. Main Water Feature | 12. Side Walk Parkway |

Proposed Site Plan



Site Summary:

Lot Are:	9.24 Acres
Floor Area Ratio:	40%
Building Height Limit:	45 Feet
Parking Ratio:	1 Space/225 S.F.
Proposed Buildable S.F:	160,475 S.F
Proposed Parking:	630 Spaces

This development opportunity and related proposed site plan & perspective pictures are provided by seller, the broker has not verified them with City yet, buyer shall perform its own due diligence.