±9.46 ACRE
ACRE RETAIL/OFFICE DEVELOPMENT

Pads & Shop Space
Available for Sale or Lease

SWQ San Jacinto Street &
Commonwealth Avenue
San Jacinto, CA

CATALYST
RETAIL

±9.46 ACRE

RETAIL/OFFICE DEVELOPMENT

Swq San Jacinto Street &
Commonwealth Ave
San Jacinto, CA

Nick Earle
nearle@catalystretail.com
DRE# 01916982

Nick Corbell
ncorbell@catalystretail.com
DRE# 01932821

CATALYST RETAIL

(951) 395-0000

www.catalystretail.com

38605 Calistoga Dr, Suite **150**
Murrieta, CA 92563

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PROPERTY FEATURES

- Join: 7-Eleven, and Sonic
- Ground Lease, Build-to-suit or Pad Sale Available
- Strong Traffic Counts
- Great Street Signage Available (25' Pylon Sign)
- Busy Retail Corridor
- Different Site Plan Configurations Available
- Excellent Co-Tenancy
- Signalized Intersection Being Installed Across from Walmart Center

TRAFFIC COUNTS

14,914 CPD
W. Esplanade Ave

15,654 CPD
S San Jacinto Ave

*Source: Regis Online

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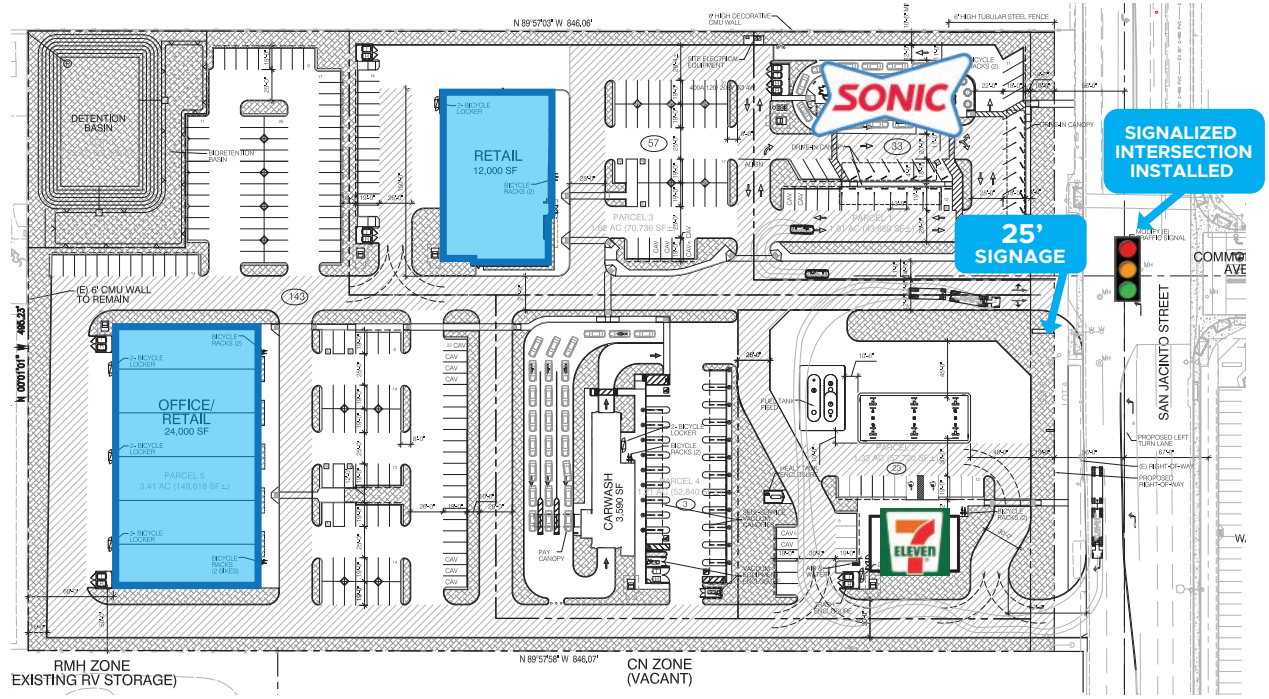
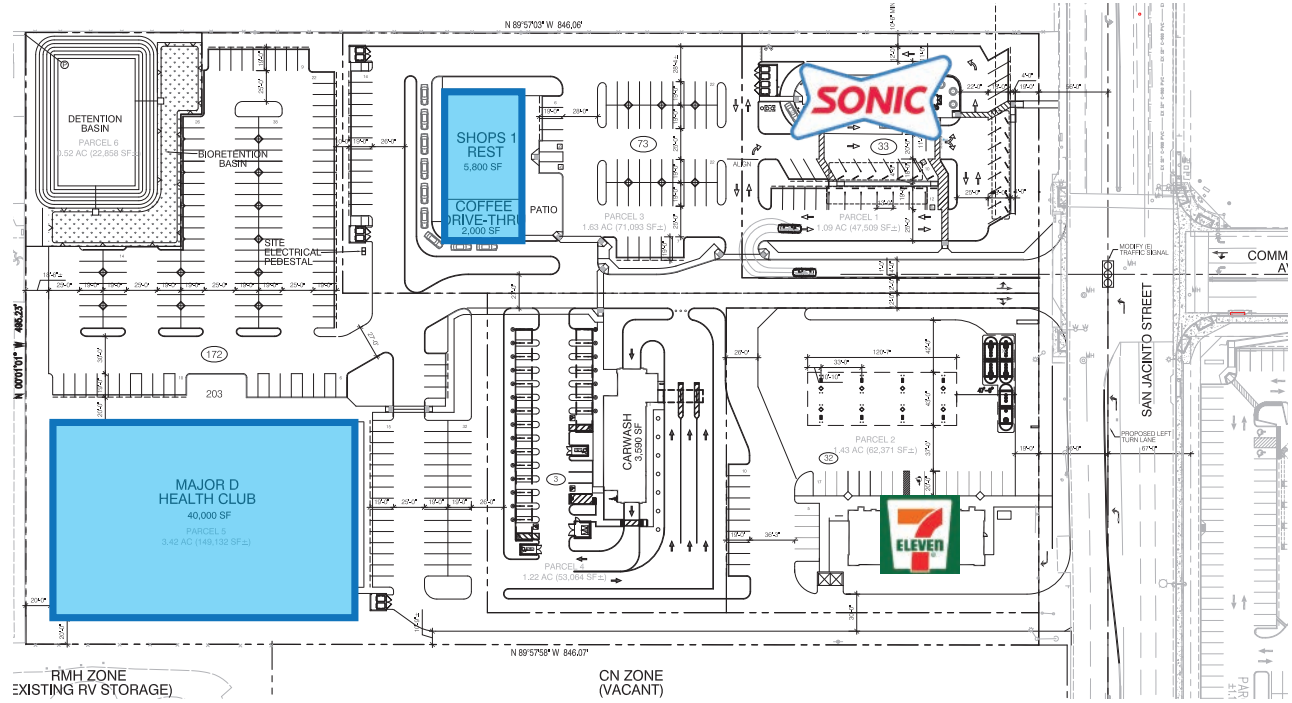
PROPOSED SITE PLAN



ALTERNATE SITE PLAN



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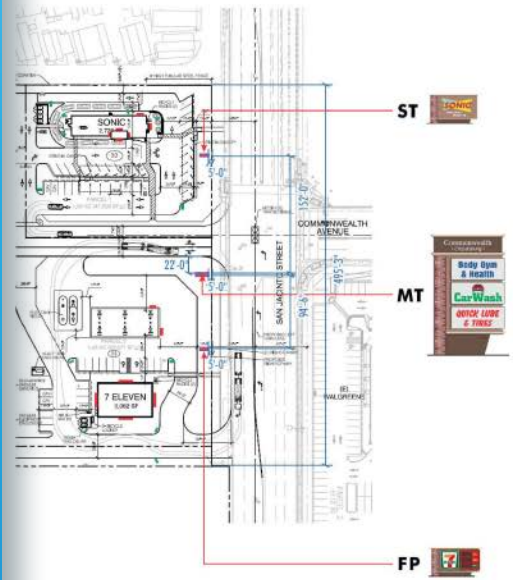
SIGNAGE



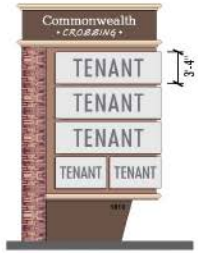
Multi-Tenant Sign (Primary):

Fabricated aluminum sign, dbl. faced.
Internally illuminated with L.E.D.s
Tenant panel are routed out alum. and backed with acrylic.
Tenant colors per brand standards.
Sign colors and materials to match project.
Internal steel post & subframing shall be per engineering, pending approval.

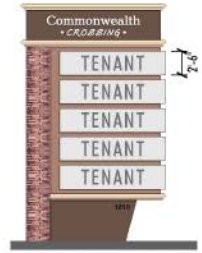
Notes:

Owner/Developer reserves the right to reconfigure tenant panels provided that the overall square footage of the sign area is not increased.

All signage shall be in compliance with applicable City of San Jacinto, CA codes.



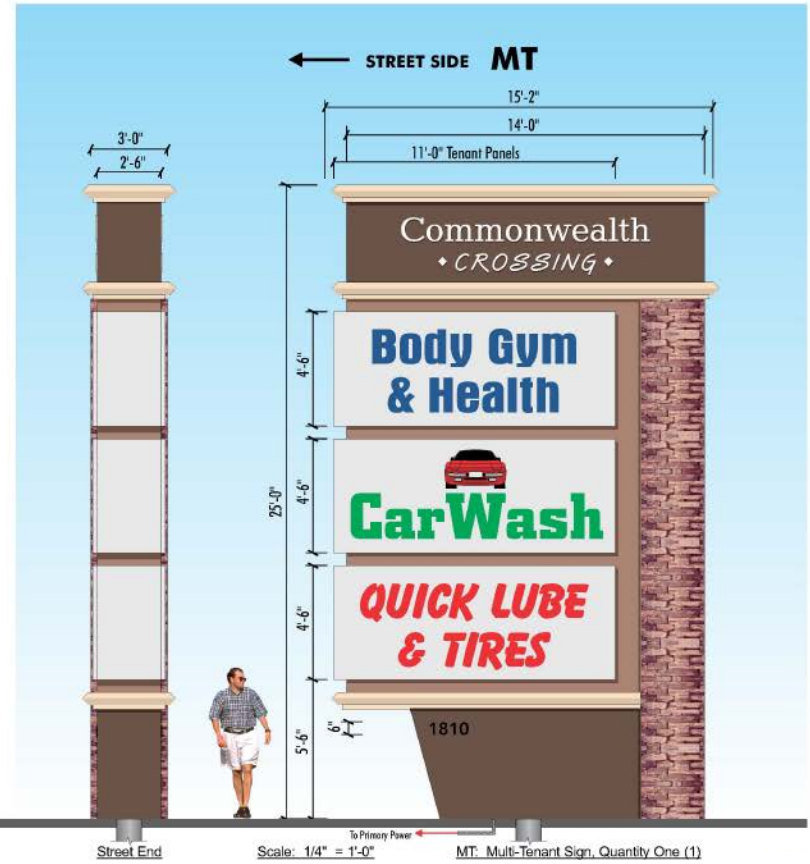
MT: Alt. Configuration Option A



MT: Alt. Configuration Option B

ALL COMPONENTS TO BE UL APPROVED
ALL SIGNS TO BE UL LISTED

Multi-Tenant Sign "MT"
(Primary Project Sign)



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SAN JACINTO

Located at the base of the **San Jacinto mountains** and adjacent to the San Jacinto River, the City of San Jacinto has much to offer residents and businesses alike.

As the oldest incorporated city in Riverside county, you'll find an eclectic combination of the old and the new.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	13,882	117,644	166,149
MEDIAN HOUSEHOLD INCOME	$47,256	$47,861	$51,370
HIGH SCHOOL DEGREE OR HIGHER	2,722	24,787	35,586
GRADUATE DEGREE OR HIGHER	1,044	9,671	14,891
TOTAL EMPLOYEES	3,725	22,062	29,223
TOTAL BUSINESSES	572	2,867	3,572