THE CROSSROADS AT SAN JACINTO
PADS FOR SALE
SEC RAMONA EXPRESSWAY & STATE STREET - SAN JACINTO, CA

SHOPPING CENTER HIGHLIGHTS:

- PADS AVAILABLE FOR SALE FROM ±0.92 TO ±11.93 ACRES
- POSITIONED IN THE HEART OF THE SAN JACINTO/HEMET RETAIL CORRIDOR
- DIRECTLY ACROSS FROM THE NEW VILLAGE AT SAN JACINTO
- SHOPPING CENTER ANCHORED BY STATER BROS, WALGREENS, CARL’S JR AND MANY OTHERS
- ATTRACTIVE DESIGN, FUNCTIONAL LAYOUT, EXCELLENT ACCESS & UNPARALLELED EXPOSURE TO RAMONA EXPRESSWAY BOASTING OVER 43,028 CARS PER DAY
- RESIDENTIAL ACTIVITY IN THE HEMET/SAN JACINTO TRADE AREA CONSISTS OF 39,461 UNITS IN DEVELOPMENT PROCESS (TOTALING A 59% INCREASE IN POPULATION UPON FULFILLMENT)
- IDEAL OPPORTUNITY FOR RESTAURANTS, FAST FOOD, FITNESS CENTER, BANKS, DRUG STORES, CHILD CARE, OFFICE OR PET SUPPLY, FURNITURE STORE, OR OTHER RETAILERS

2016 Population:  11,951  50,649  127,385
Daytime Population:  1,388  6,256  24,450
Average Household Income:  $57,635  $54,106  $49,686

TRAFFIC COUNTS
Ramona Expwy @ State St:  21,477 CPD
State St @ Ramona Expwy:  14,375 CPD

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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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.
PROPOSED SHOPPING CENTER DEVELOPMENT

THE CROSSROADS AT SAN JACINTO

PADS FOR SALE  SEC RAMONA EXPRESSWAY & STATE STREET - SAN JACINTO, CA

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## PROPOSED SHOPPING CENTER DEVELOPMENT

### THE CROSSROADS AT SAN JACINTO

**PADS FOR SALE**

SEC RAMONA EXPRESSWAY & STATE STREET - SAN JACINTO, CA

### POPULATION

<table>
<thead>
<tr>
<th>Year</th>
<th>1 mi radius</th>
<th>3 mi radius</th>
<th>5 mi radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Estimated Population</td>
<td>11,951</td>
<td>50,649</td>
<td>127,385</td>
</tr>
<tr>
<td>2021 Projected Population</td>
<td>12,816</td>
<td>54,330</td>
<td>136,691</td>
</tr>
<tr>
<td>2010 Census Population</td>
<td>11,026</td>
<td>46,032</td>
<td>113,906</td>
</tr>
<tr>
<td>2000 Census Population</td>
<td>7,696</td>
<td>27,892</td>
<td>84,226</td>
</tr>
</tbody>
</table>

#### Projected Annual Growth 2016 to 2021

- 1.4%

#### Historical Annual Growth 2000 to 2016

- 3.5%

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>36.3</td>
</tr>
</tbody>
</table>

#### RACE AND ETHNICITY

- **2016 Estimated White**: 60.7%
- **2016 Estimated Black or African American**: 5.8%
- **2016 Estimated Asian or Pacific Islander**: 3.2%
- **2016 Estimated American Indian or Native Alaskan**: 1.4%
- **2016 Estimated Other Races**: 28.9%
- **2016 Estimated Hispanic**: 48.6%

#### INCOME

- **2016 Estimated Average Household Income**: $57,635
- **2016 Estimated Median Household Income**: $47,421
- **2016 Estimated Per Capita Income**: $19,196

#### EDUCATION (AGE 25+)

- **2016 Estimated Elementary (Grade Level 0 to 8)**: 8.9%
- **2016 Estimated Some High School (Grade Level 9 to 11)**: 14.3%
- **2016 Estimated High School Graduate**: 32.5%
- **2016 Estimated Some College**: 24.1%
- **2016 Estimated Associates Degree Only**: 10.2%
- **2016 Estimated Bachelors Degree Only**: 6.5%
- **2016 Estimated Graduate Degree**: 3.6%

#### BUSINESS

- **2016 Estimated Total Businesses**: 166
- **2016 Estimated Total Employees**: 1,388
- **2016 Estimated Employee Population per Business**: 8.3
- **2016 Estimated Residential Population per Business**: 71.8