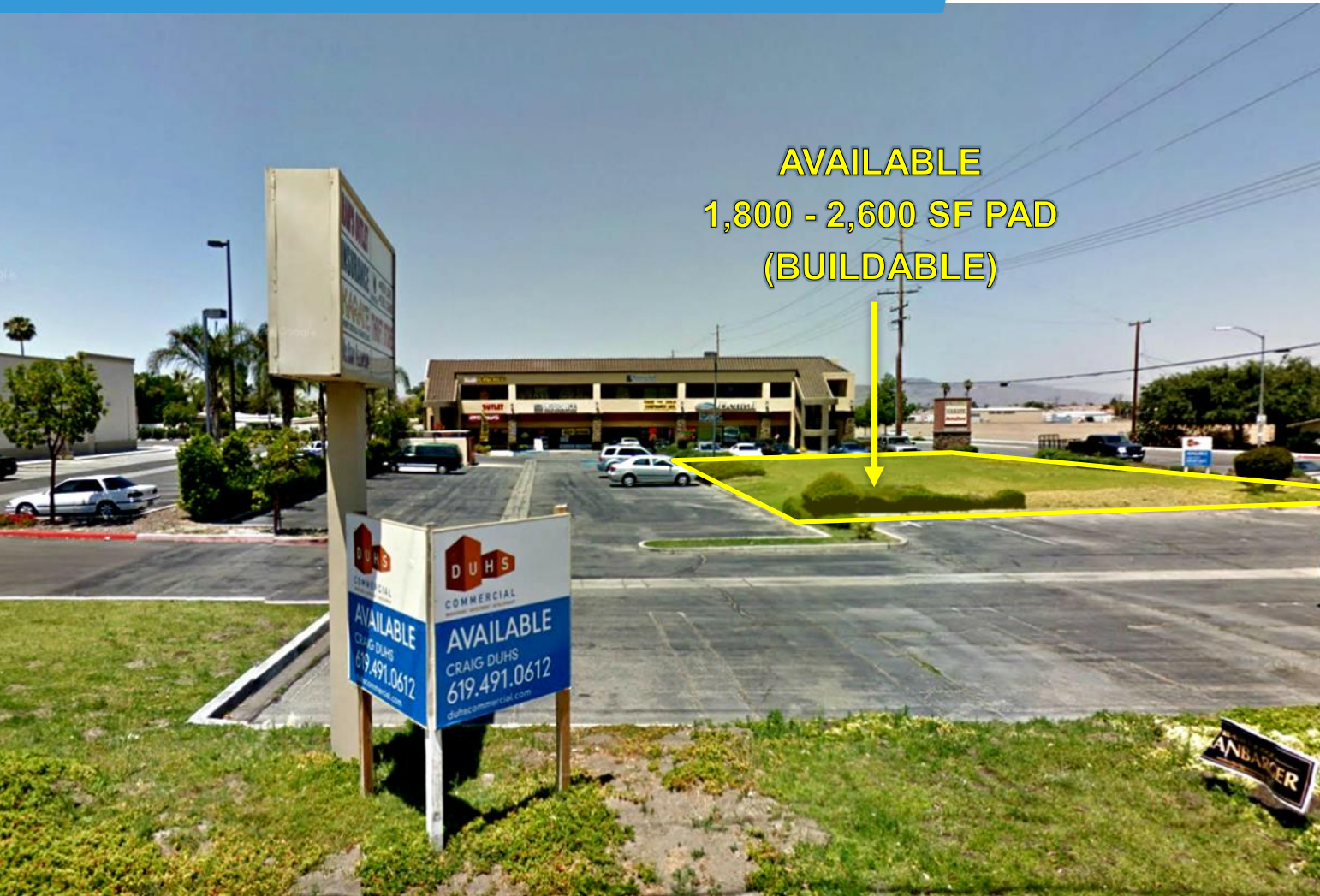


# FOR SALE



**AVAILABLE**  
**1,800 - 2,600 SF PAD**  
**(BUILDABLE)**

## Corner Pad Space

1520 S. San Jacinto Ave  
SWC San Jacinto & Esplanade  
San Jacinto, CA 92583

### AVAILABLE:

- Pad - Drive-Thru Opportunity  
1,800 - 2,600 (Buildable)
- \$575,000

### HIGHLIGHTS:

- One of The Busiest Signalized Intersections in San Jacinto
- Retailers Nearby Include:



*For more information about this property, please contact:*

Craig Duhs  
(619) 491-0612  
Craig@DuhsCommercial.com  
CA License: 01086079

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# SITE PLAN



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# AERIAL



## DEMOGRAPHICS:

### POPULATION:

- 1 Mile: 14,924
- 3 Miles: 105,498
- 5 Miles: 158,688

### AVERAGE HH INCOME:

- 1 Mile: \$41,112
- 3 Miles: \$45,916
- 5 Miles: \$48,966

### TRAFFIC COUNTS:

- S. San Jacinto: 18,154 ADT
- Esplanade: 17,490 ADT



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# PROPERTY PHOTOS



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