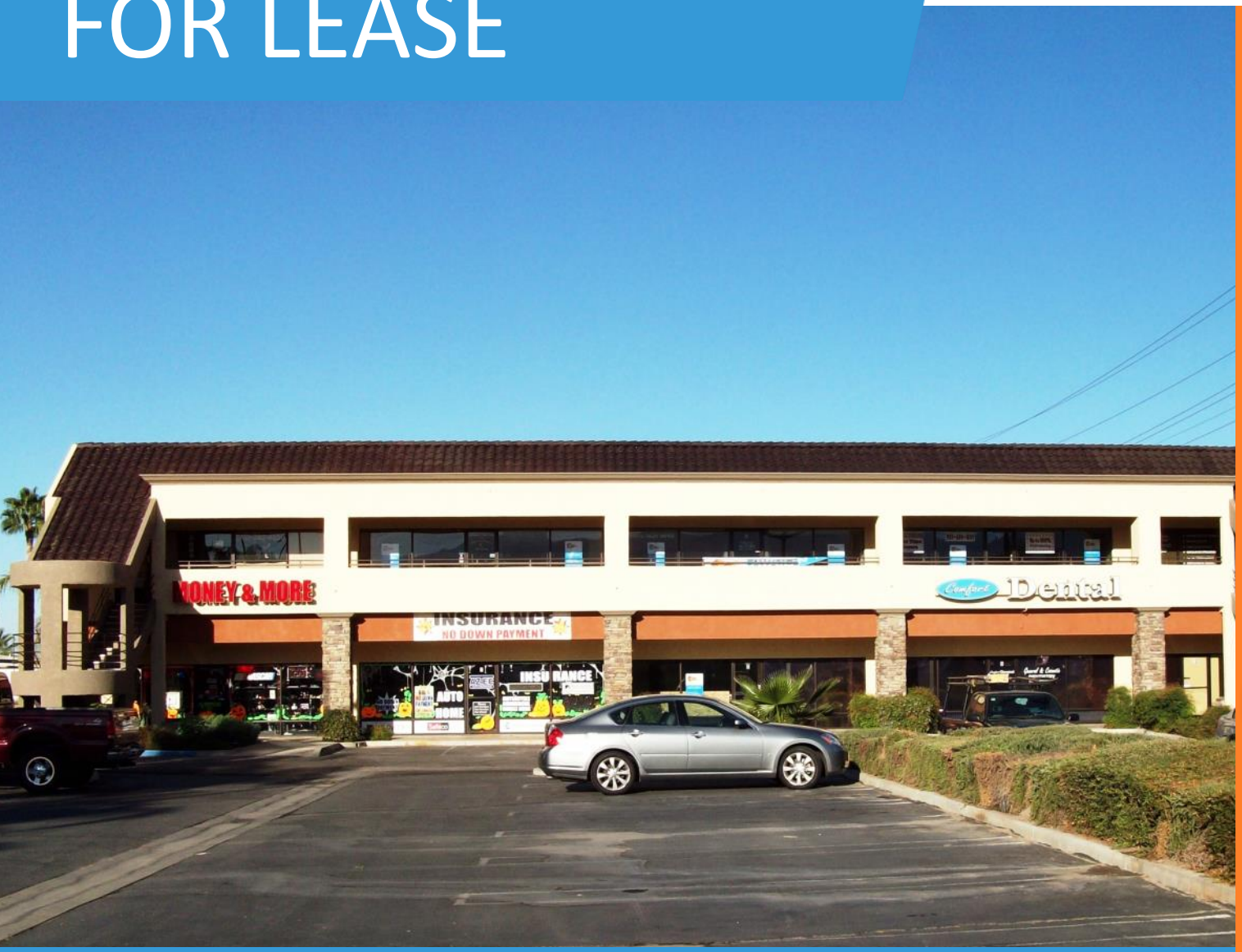
FOR LEASE



RETAIL CENTER WITH PAD OPPORTUNITY

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

AVAILABLE:

- **500-1,450 SF**

HIGHLIGHTS:

- 14,200 SF Retail Building
- One of The Busiest Signalized Intersections in San Jacinto
- Retailers Nearby Include:

ALDI
SONIC America's Drive-In
CARDENAS
Walmart Save money. Live better.
AutoZone
BURGER KING
7 ELEVEN
RITE AID

For more information about this property, please contact:

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

DUHS COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT
SITE SOURCE

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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

SITE PLAN

1520 S. San Jacinto Avenue
San Jacinto, CA 92583

Suite 1	Suite 2		Suite 4	**Suite 5**
Karate	Church		Tattoo Shop	**Office**
1,440 SF	2,340 SF	**Suite 3 AVAILABLE 500 SF**	1,440 SF	**1,440 SF**

Suite 6	Suite 7	Suite 8	**Suite 9**	Suite 10
AVAILABLE	Insurance Office	Hair Salon	**AVAILABLE**	Dentist
1,450 SF	1,400 SF	1,040 SF	**1,000 SF**	2,200 SF

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AERIAL

DEMOGRAPHICS:

2016 POPULATION:

- *1 Mile: 15,279*
- *3 Miles: 107,078*
- *5 Miles: 160,905*

2016 AVERAGE HH INCOME:

- *1 Mile: $42,928*
- *3 Miles: $47,092*
- *5 Miles: $50,149*

TRAFFIC COUNTS:

- S. San Jacinto: 18,154 ADT 2010
- Esplanade: 17,481 ADT 2015

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