

EXECUTIVE SUMMARY

LOCATION NEC Ramona Expressway & State Street, San Jacinto, California. San Jacinto is located in Riverside County on the north side of Hemet. The site is adjacent Mt. San Jacinto Community College which has 4,300 students.

DEVELOPER: Pacific Development Partners, LLC of Beverly Hills.

DESCRIPTION: The Village at San Jacinto will be a 100,000 sq.ft. neighborhood shopping center anchored by Stater Bros. Markets and Walgreens Drug Store. Other tenants will include Carl's Jr., Del Taco, Starbuck's, PFF Bank & Trust, Coldstone Creamery, Charo Chicken, Little Beijing Chinese Restaurant, Postal Annex, Los Portales Mexican Restaurant,

POPULATION	<u>1 Mile Radius</u>	<u>2 Mile Radius</u>	<u>3 Mile Radius</u>
2006 Estimate:	8,603	20,192	34,376

POPULATION GROWTH Per the attached housing report San Jacinto has 4,325 homes under development with another 11,300 units being processed. They total 15,625 new housing units. At 3.0 persons per household an additional 46,000 people are projected.

TRAFFIC FACTORS The Ramona Expressway is San Jacinto's major east/west thoroughfare. It runs all the way from Hemet to the I-15 freeway. The Ramona Expressway carries 18,600 vehicles per day and State Street carries 19,600 for a combined count of 38,200 vehicles. The intersection is signalized. Two additional traffic signals will be added for easy ingress and egress.

COMMENTS San Jacinto is starting to explode in new residential growth. The Village at San Jacinto is strategically located to serve the existing population and new housing projects. Stater Bros. is the strongest and most popular supermarket chain in the Inland Empire. The center will have a very strong tenant mix of restaurants and retail stores. Spaces of 1,000 sq.ft. and larger are available. Construction is starting this month.