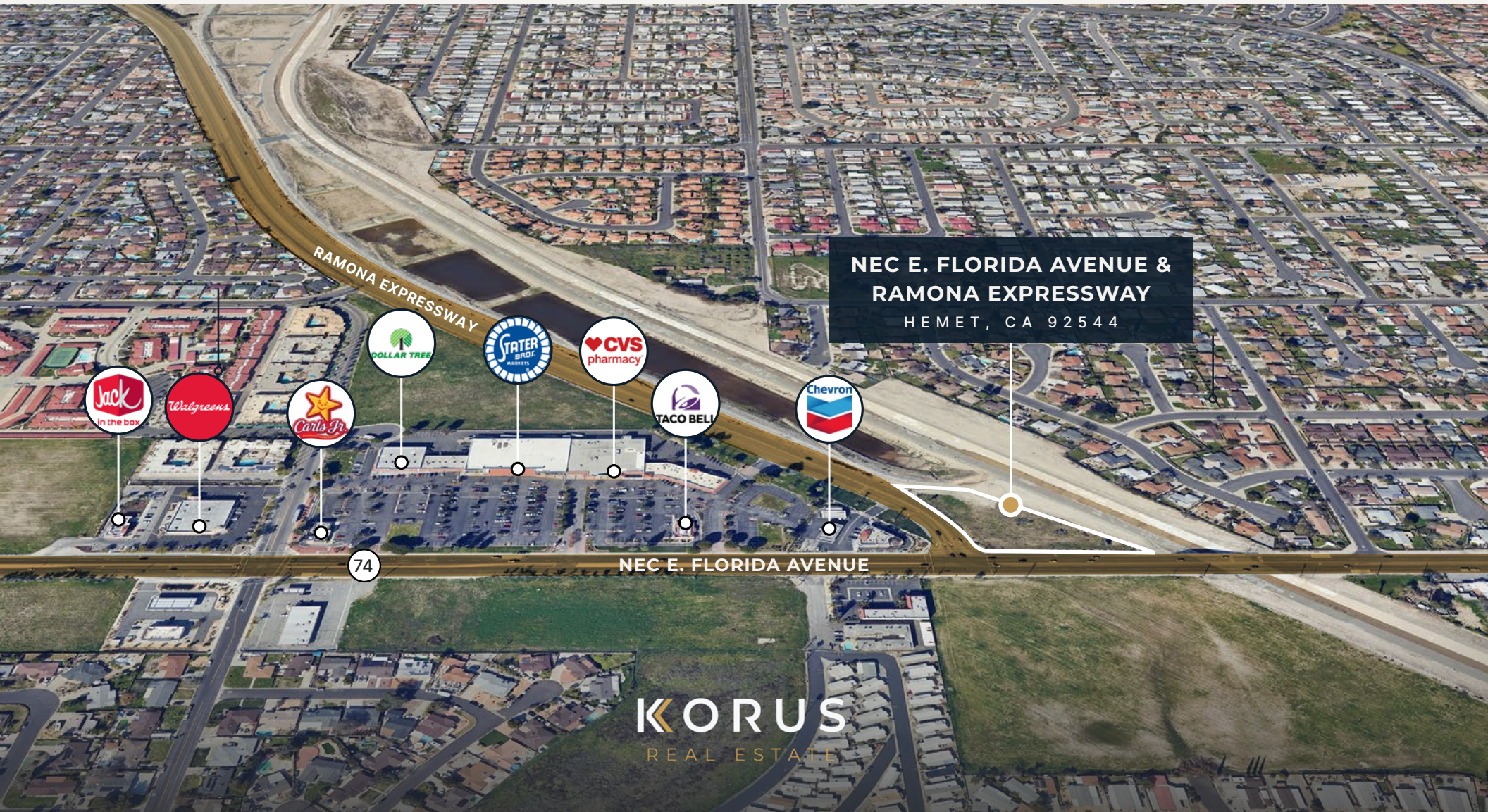


Commercial Land For Sale

NEC E. FLORIDA AVENUE & RAMONA EXPRESSWAY HEMET, CA 92544



EXECUTIVE SUMMARY

NEC E. FLORIDA AVENUE & RAMONA EXPRESSWAY

HEMET, CA 92544

The property offers an opportunity to acquire two commercial land parcels totaling approximately 49,658 SF (1.14 acres) in Hemet, California. Offered at \$800,000 (\$16.11/SF Land), the property consists of approximately 4,791 SF and 44,867 SF parcels positioned along East Florida Avenue / State Route 74, one of the primary commercial corridors serving the Hemet and San Jacinto Valley. The combined site provides a substantial commercial land opportunity within an established residential and retail trade area.

Prominently positioned near the intersection of NEC East Florida Avenue (SR-74) and Ramona Expressway, the property benefits from exposure along one of the Hemet/San Jacinto Valley's primary east-west commercial corridors. Florida Avenue serves as Hemet's principal retail thoroughfare, connecting established residential neighborhoods with shopping centers, service businesses, healthcare facilities, and regional destinations throughout the valley.

The surrounding East Hemet trade area is supported by an established residential population and continued regional growth. A nearby commercial offering at Florida Avenue and Ramona Expressway reports approximately 107,272 residents within a five-mile radius, an average household income of \$80,326, and approximately 17,947 vehicles per day at Florida Avenue and Ramona Expressway. The corridor is also supported by national and regional retailers including Stater Bros., CVS, Dollar Tree, Chevron, Taco Bell, and Carl's Jr.

With its highly visible commercial corridor location, approximately 1.14 acres of combined land area, and proximity to established residential and retail uses, the property offers an opportunity for investors and developers seeking a strategically positioned commercial site within the growing Hemet/San Jacinto Valley.

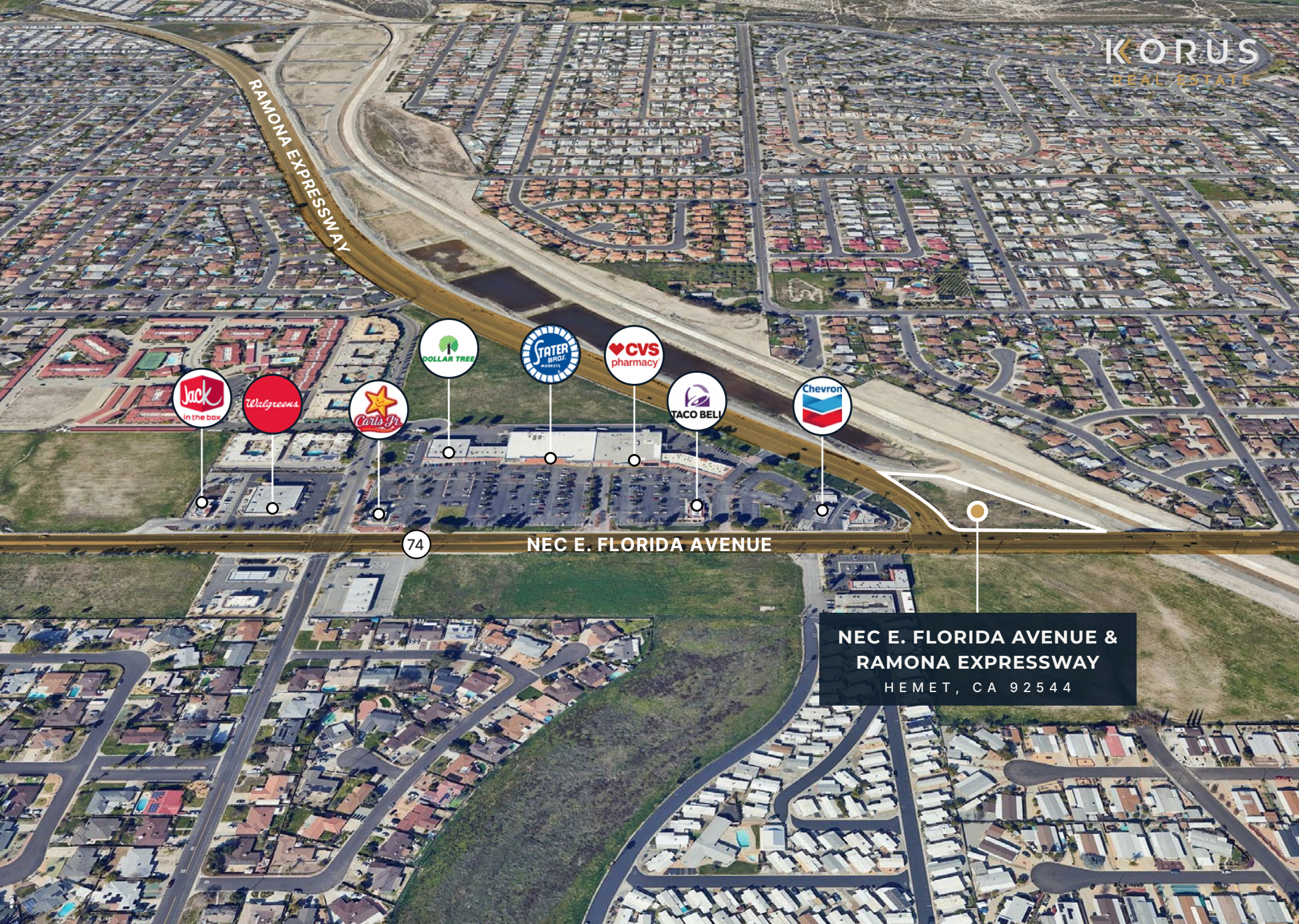
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HEMET, CA 92544

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PROPERTY OVERVIEW

**NEC E. FLORIDA AVENUE &
RAMONA EXPRESSWAY**
HEMET, CA 92544



**NEC E. FLORIDA AVENUE &
RAMONA EXPRESSWAY**

HEMET, CA 92544

NEC E. FLORIDA AVENUE

PROPERTY SUMMARY

LISTING PRICE
\$800,000

PRICE PER SF (LAND)
\$16.11

LOCATION
NEC E. Florida Avenue & Ramona Expressway, Hemet, CA 92544

PROPERTY TYPE
Commercial Vacant Land

TOTAL LAND AREA
±49,658 SF (1.14 AC)

PARCEL SIZES
±4,791 SF & ±44,867 SF

APNs
549-090-014 & 549-090-025

ZONING
C-P-S

MAJOR CORRIDOR
East Florida Ave / State Route 74

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INVESTMENT HIGHLIGHTS

01

PRIME FLORIDA AVENUE LOCATION

Strategically positioned along East Florida Avenue / State Route 74, a primary commercial corridor serving Hemet and the greater San Jacinto Valley.

02

±1.14-ACRE COMMERCIAL LAND OPPORTUNITY

Two parcels totaling approximately ±49,658 SF (1.14 AC), offering a substantial land opportunity for commercial development.

03

DIRECT ACCESS TO SOBOBA CASINO RESORT

Positioned at the NEC of East Florida Avenue and Ramona Expressway, the primary access route to Soboba Casino Resort, providing convenient connectivity to the major regional destination.

04

ESTABLISHED RETAIL TRADE AREA

Surrounded by established retail and service uses along the Florida Avenue corridor, including grocery, dining, automotive, and neighborhood-serving businesses.

05

FLEXIBLE DEVELOPMENT POTENTIAL

Commercially zoned land provides flexibility for a variety of potential commercial uses and future development opportunities, subject to applicable zoning and governmental approvals.

06

STRONG SURROUNDING CONSUMER BASE

Located within the established Hemet/San Jacinto Valley trade area, supported by a sizable surrounding population and continued residential and commercial growth.

**NEC E. FLORIDA AVENUE &
RAMONA EXPRESSWAY**
HEMET, CA 92544

TOTAL LAND AREA
±49,658 SF (1.14 AC)

PARCEL 1
APN 549-090-014, ±4,791 SF

PARCEL 2
APN 549-090-025, ±44,867 SF

PROPERTY TYPE
Commercial Vacant Land

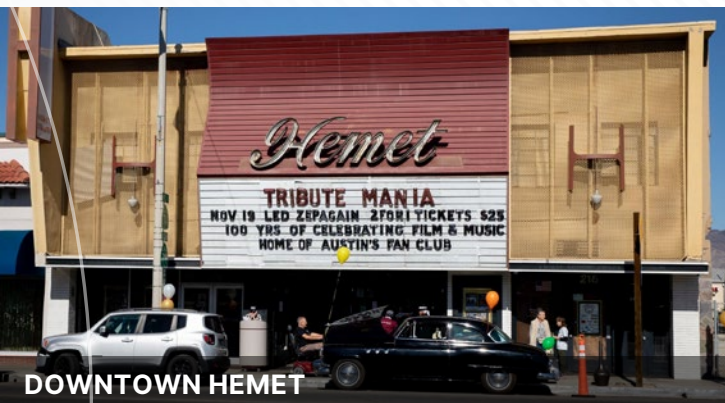
ZONING
C-P-S



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RAMONA BOWL



DOWNTOWN HEMET

AREA OVERVIEW

Hemet, CA

NEC E. FLORIDA AVENUE &
RAMONA EXPRESSWAY
HEMET, CA 92544

Hemet is located in Riverside County within the San Jacinto Valley, strategically positioned between the Inland Empire and Coachella Valley. Encompassing approximately 29 square miles, the city has evolved from its agricultural roots into an established residential and commercial community serving the broader Hemet/San Jacinto Valley. Hemet’s population is estimated at approximately 93,649 residents as of 2025, reflecting continued growth in the region.

The local economy is supported by a diverse mix of education, healthcare, government, retail, and service industries. Florida Avenue / State Route 74 serves as the city’s primary commercial corridor, providing regional connectivity and access to established shopping centers, restaurants, healthcare services, and surrounding residential neighborhoods.

The subject property is positioned along the eastern Florida Avenue corridor near Ramona Expressway, placing it within an established commercial trade area serving Hemet and surrounding San Jacinto Valley communities. Its location along a major regional corridor provides convenient access, visibility, and proximity to a growing residential and commercial base.



115,796
POPULATION
5-Mile Radius



+3.74%
POPULATION GROWTH
2020-2025 5-Mile Radius



±17,947 CPD
TRAFFIC VOLUME
Florida Ave & Ramona Expy



\$77,974
AVG. HOUSEHOLD INCOME
5-Mile Radius

DEMOGRAPHICS SUMMARY

	1-Mile	3-Mile	5-Mile
Population	12,623	49,758	115,796
Average Household Income	\$81,949	\$89,897	\$77,974
Median Household Income	\$62,777	\$73,521	\$60,894

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