

**FOR SALE/
LEASE**

**SEQ FLORIDA AVE
& RAMONA
EXPRESSWAY
HEMET, CA**



PROJECT OVERVIEW

- 8 Parcels totaling ±13.91 AC.
- Commercial land.
- Great site for Residential / Retail / Commercial development.
- Over 530 feet of frontage along Florida Ave.
- Conveniently positioned along heavily trafficked Hwy 74, which is the main corridor through Hemet and adjacent cities.
- Increasing development and expansion throughout the city of Hemet.
- Approximately 5.5 miles south of Mt. San Jacinto College with just under 17,000 students enrolled in 2024-2025.
- Seven plus schools within a 3-mile radius.



5 MILE RADIUS DEMOS

107,272
POPULATION



\$80,326

AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS

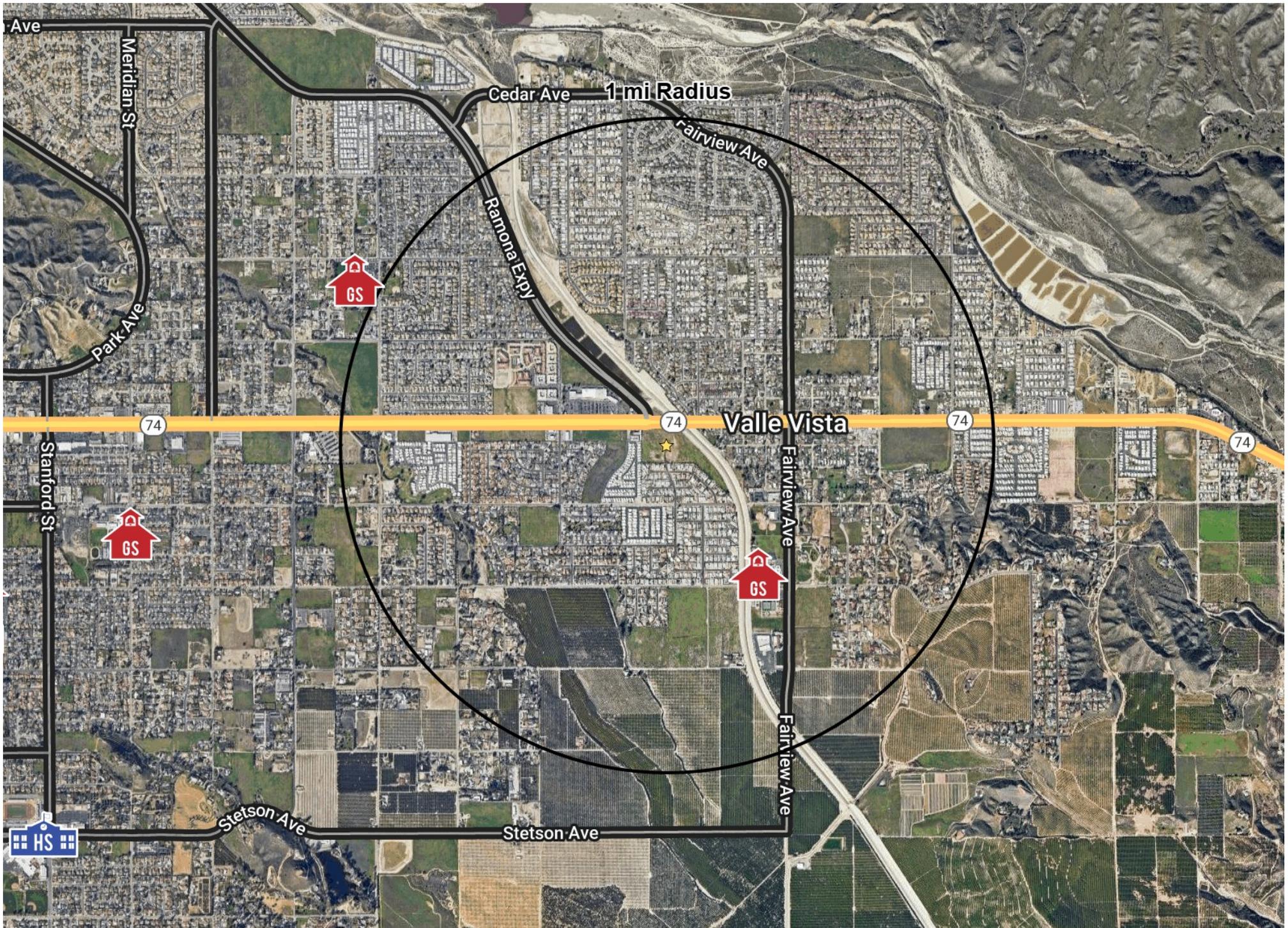
56,548

TRAFFIC COUNTS

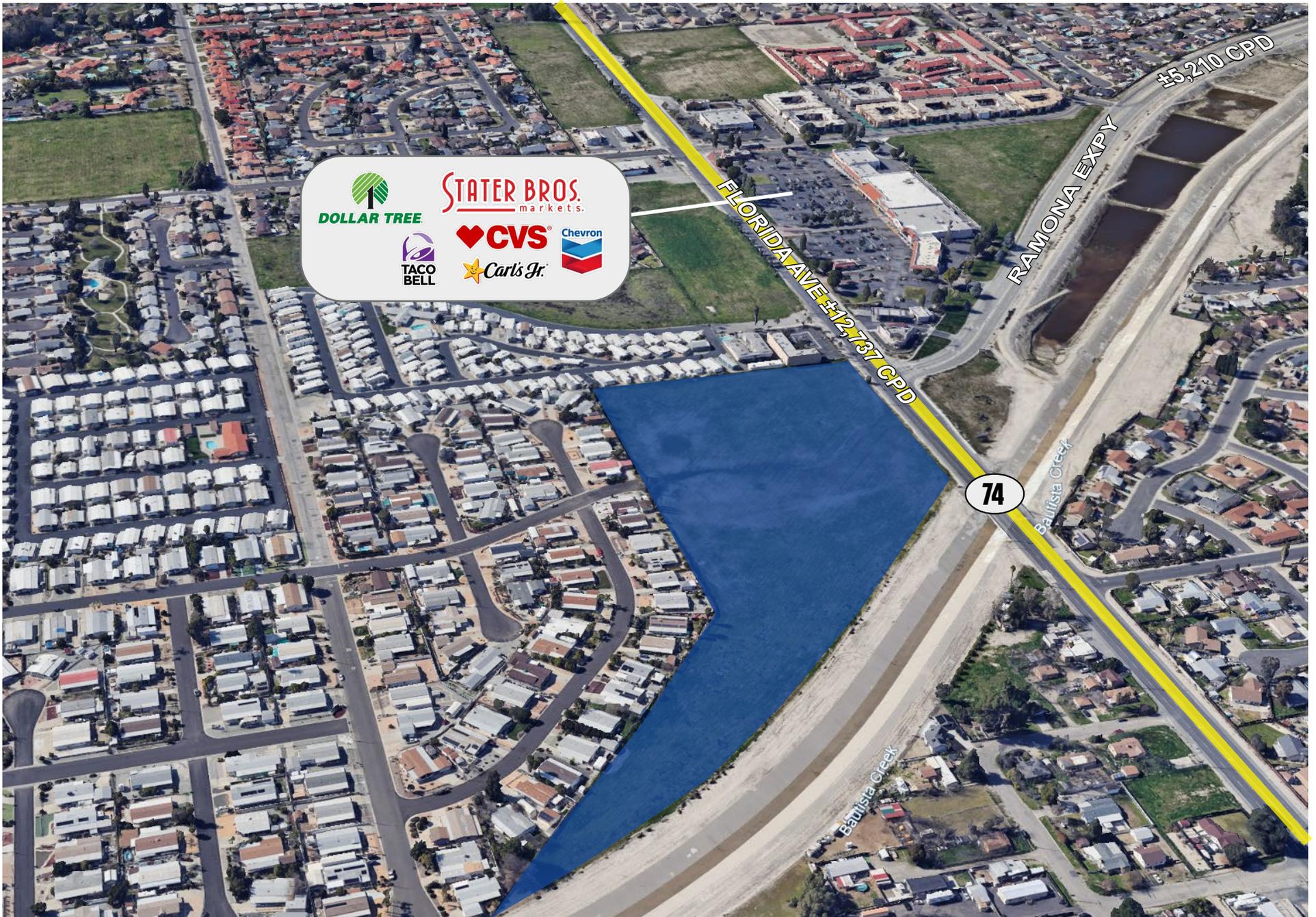
On Florida Ave & Ramona Expressway

±17,947 CPD





TENANT OVERVIEW



DEMOGRAPHICS

SEQ Florida Ave & Golden Way Hemet, CA 92544	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	12,215	46,357	107,272
2029 Projected Population	12,580	46,533	107,019
2020 Census Population	12,124	47,017	107,792
2010 Census Population	10,894	41,923	95,465
Projected Annual Growth 2024 to 2029	0.6%	-	-
Historical Annual Growth 2010 to 2024	0.9%	0.8%	0.9%
2024 Median Age	38.6	36.1	35.2
Households			
2024 Estimated Households	4,287	14,820	34,875
2029 Projected Households	4,446	15,079	35,222
2020 Census Households	4,225	15,025	35,152
2010 Census Households	4,009	14,199	32,587
Projected Annual Growth 2024 to 2029	0.7%	0.4%	0.2%
Historical Annual Growth 2010 to 2024	0.5%	0.3%	0.5%
Race and Ethnicity			
2024 Estimated White	49.3%	46.1%	41.7%
2024 Estimated Black or African American	7.0%	7.7%	9.4%
2024 Estimated Asian or Pacific Islander	3.9%	4.2%	4.1%
2024 Estimated American Indian or Native Alaskan	3.0%	3.0%	2.6%
2024 Estimated Other Races	36.8%	39.0%	42.1%
2024 Estimated Hispanic	47.4%	50.5%	54.0%
Income			
2024 Estimated Average Household Income	\$93,566	\$96,947	\$80,326
2024 Estimated Median Household Income	\$64,078	\$74,842	\$64,823
2024 Estimated Per Capita Income	\$32,876	\$31,055	\$26,267
Business			
2024 Estimated Total Businesses	133	617	2,213
2024 Estimated Total Employees	755	3,893	16,915
2024 Estimated Employee Population per Business	5.7	6.3	7.6
2024 Estimated Residential Population per Business	92.1	75.1	48.5



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: September 15, 2025 2:42 PM

FOR SALE OR LEASE

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HEMET, CA 92544



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