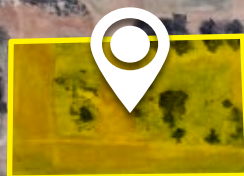


Approximately 3.91 Acres for Commercial Development Along Highway 74

NWC Highway 74 & Franklin Ave | Hemet, CA 92545

- Located within Green Acres along Highway 74 and less than half a mile to the 79 Freeway
- Immediately adjacent to a planned residential development for over 180 lots
- Zoning allows for a variety of uses, including general retail, auto repair and servicing, gas station, RV Parks, and more with use permits

ASKING PRICE: \$1,069,000



CA-74 (23,860 CPD)



CA-79 (18,754 CPD)



MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

BRIAN BIELATOWICZ

951.445.4515
bbielatowicz@lee-associates.com
DRE Lic# 01269887

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

ALEX BENTLEY

760.448.2492
abentley@lee-associates.com
CalDRE Lic #02062959



contents

3 aerals

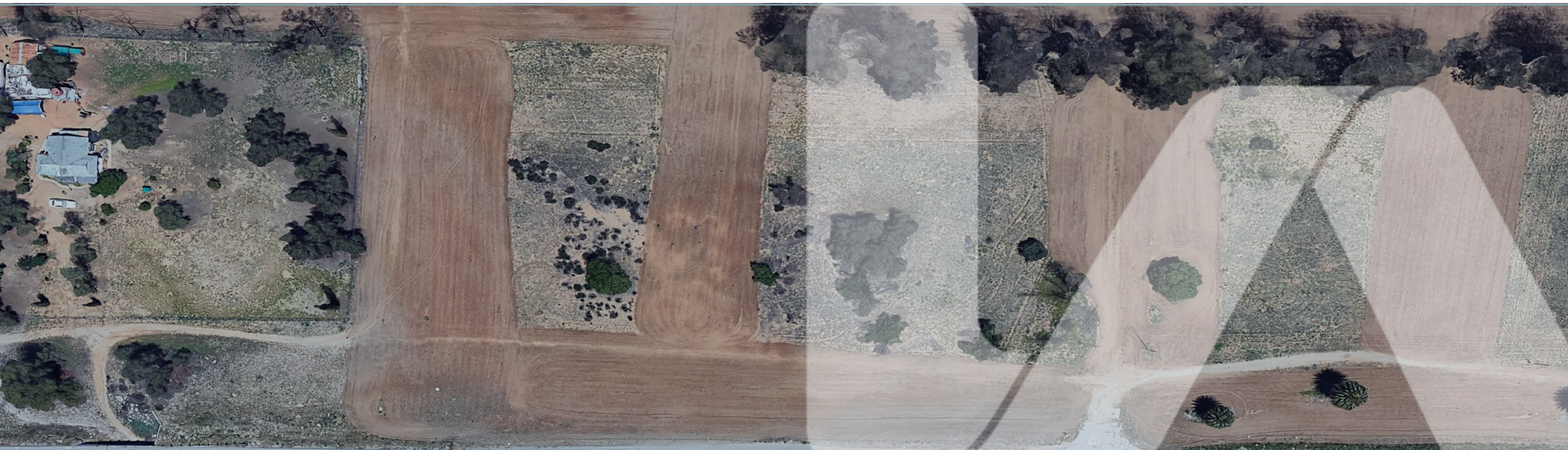
6 location map

7 property information

8 plat map

9 education

10 demographics





CALIFORNIA
74

CA-74 (23,860 CPD)

CALIFORNIA
79

WINCHESTER
ELEMENTARY
SCHOOL

DIAMOND
VALLEY
LAKE

CA-79 (18,754 CPD)

HEMET
GOLF
CLUB



DIAMOND VALLEY LAKE

WINCHESTER ELEMENTARY SCHOOL

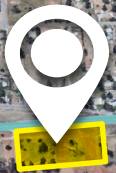
domenigon pkwy

CALIFORNIA 79

CA-79 (18,754 CPD)

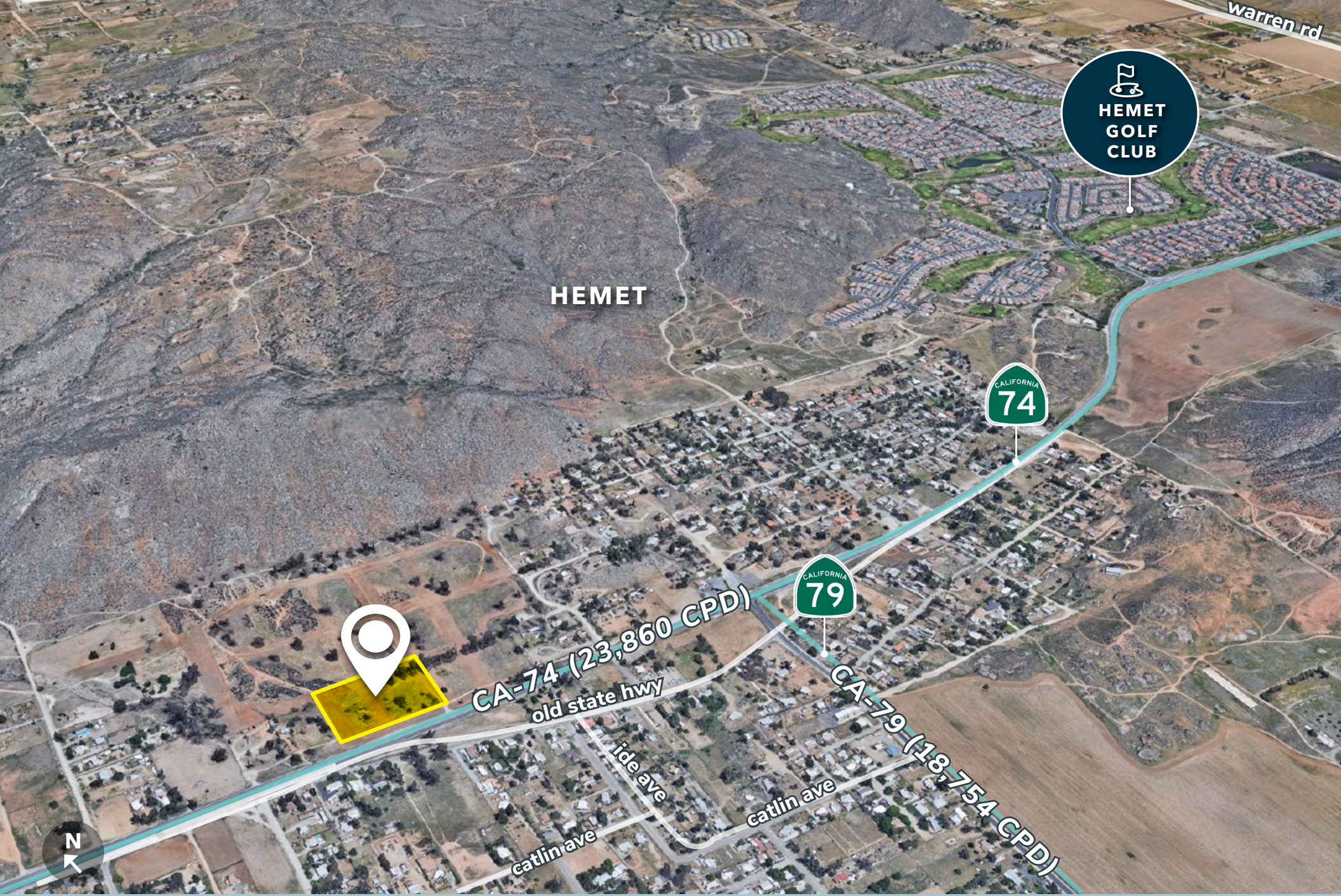
CALIFORNIA 74

CA-74 (23,860 CPD)



4





HEMET

HEMET GOLF CLUB

warren rd

CALIFORNIA 74

CALIFORNIA 79

CA-74 (23,860 CPD)
old state hwy

CA-79 (18,754 CPD)

side ave
catlin ave

catlin ave



6

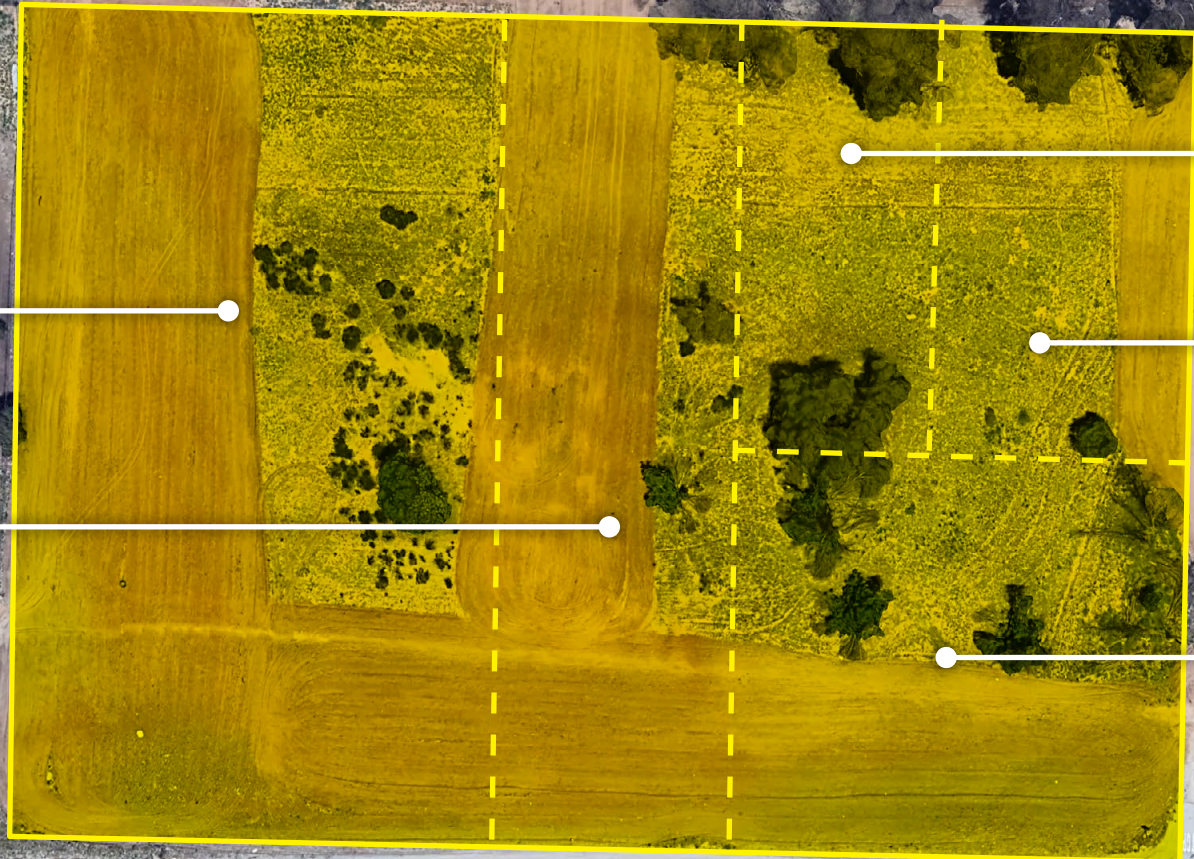
458-091-009
(1.55 Acres)

458-091-005
(0.81 Acres)

458-091-006
(0.43 Acres)

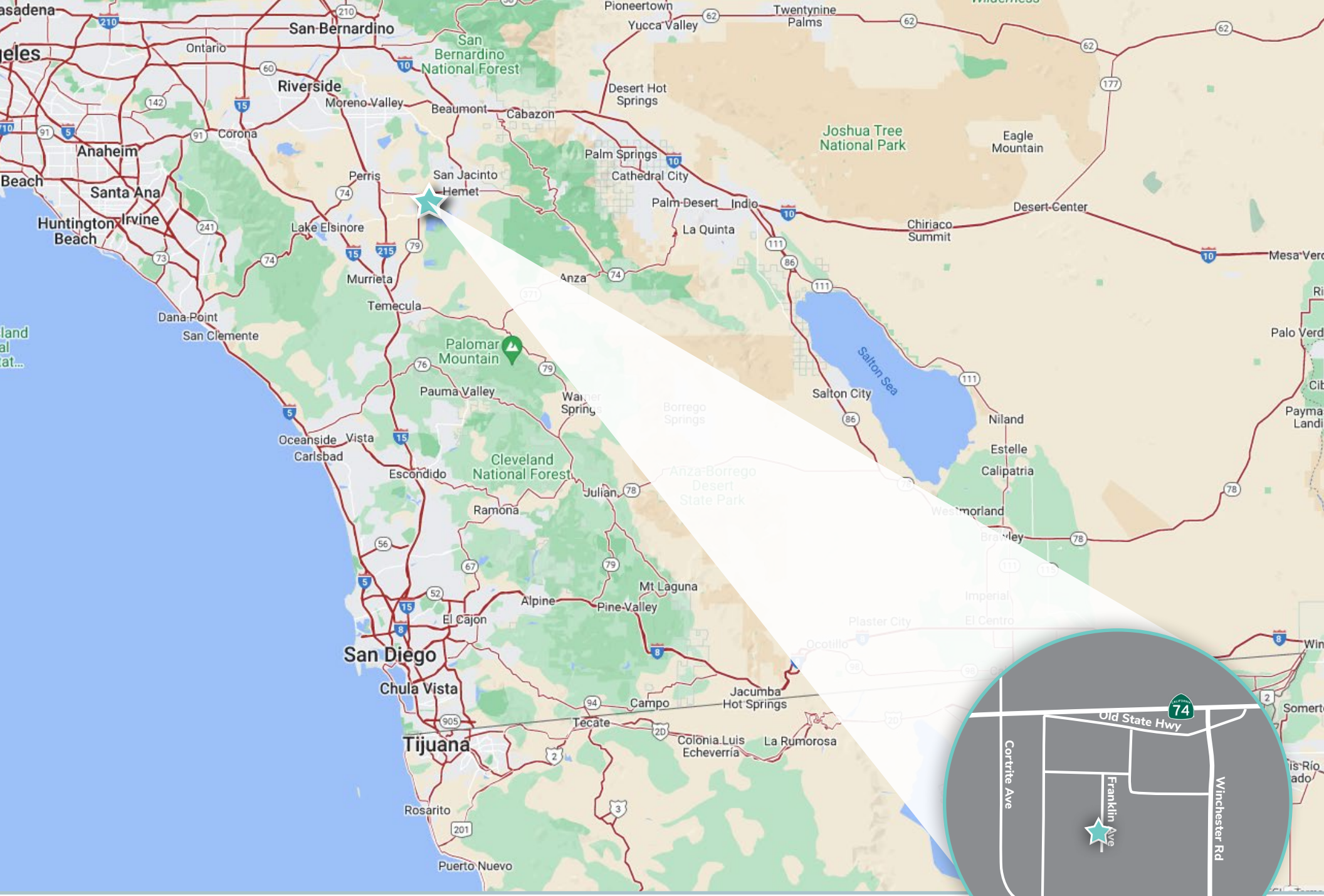
458-091-007
(0.48 Acres)

458-091-008
(0.64 Acres)



CA-74 (23,860 CPD)





location map

property information

location:

The subject property is located on the northwest corner of Highway 74 and Franklin Ave in Hemet, CA. It is less than half a mile to the 79 Freeway, and approximately 6.8 miles from I-215.

property profile:

The subject property is approximately 3.91 acres of vacant land within the Harvest Valley/Winchester Area Plan. Zoning allows for a variety of uses such as single-family, agriculture, guest ranches and motels, golf and driving ranges, auto service and repair, gas station, retail, offices, and more. The surrounding area consists of single-family residential and retail uses.

**Some uses may require permits. See link to zoning below.*

jurisdiction:

County of Riverside- Harvest Valley/Winchester Area Plan

APN's & acreage:

- 458-091-005 → 0.81 Acres
- 458-091-006 → 0.43 Acres
- 458-091-007 → 0.48 Acres
- 458-091-008 → 0.64 Acres
- 458-091-009 → 1.55 Acres
- TOTAL → 3.91 Acres

zoning:

Rural Residential (R-R)
[click here to view permitted uses](#)

general plan:

Commercial Retail (CR)

FAR:

0.20-0.35

school district:

Hemet Unified School District

services:

- Water/Sewer- Eastern Municipal Water District
- Gas- Southern California Gas
- Electric- Southern California Edison
- Fire- Riverside County Fire Department
- Police- Riverside County Sheriff's Department

Hemet Unified School District

Hemet Unified School District is one of the largest geographic areas of any district in California. It covers over 650 square miles of very diverse topography; from valley flatlands to foothills to mountains. It serves a growing community with a current enrollment of nearly 21,000 students. Preschool centers at nine school locations, eleven elementary schools (K-5), three elementary/middle schools (K-8), four middle schools (6-8), four comprehensive high schools (9-12), one continuation high school (11-12), a science-based charter Middle/High School (6-12), an Adult Education Center, Independent Study Programs, a Home School Program, and a self-paced online instruction program offer a wide variety of learning opportunities for students of all ages.

Educational programs are designed to be flexible enough to provide a positive educational environment for all students, yet structured enough to ensure attainment of the California Content Standards and A-G requirements. Students also are encouraged to use whatever creative talents they possess. With the support of the community, school staffs have developed highly successful programs in music, agriculture, and athletics.

<https://www.edjoin.org/hemetunified>

1 HERITAGE HIGH SCHOOL

26001 Briggs Road
Romoland, CA 92585

2 MESA VIEW ELEMENTARY (PK-8)

27227 Heritage Lake Drive
Romoland, CA 92585

3 ETHAN A CHASE MIDDLE (PK-8)

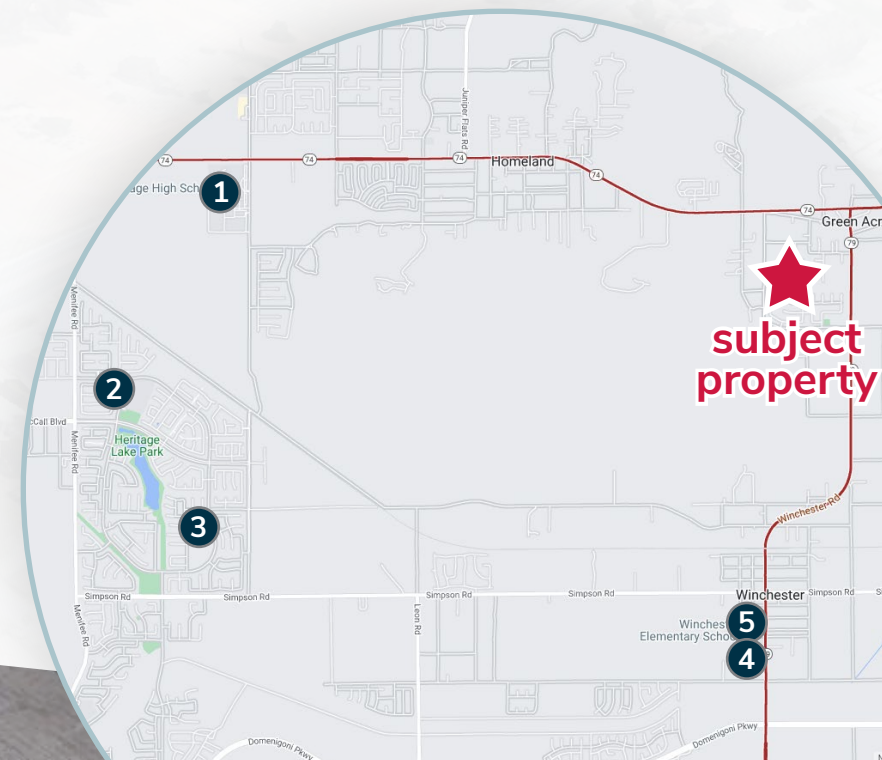
28100 Calm Horizon Drive
Menifee, CA 92585

4 WINCHESTER STATE PRESCHOOL

28751 Winchester Road
Winchester, CA 92596

5 WINCHESTER ELEMENTARY (PK-8)

28751 Winchester Road
Winchester, CA 92596



**subject
property**

2021 demographics

1 mile



population
3,506



estimated households
1,037



average household income
\$67,762



median household income
\$75,956



total employees
107

3 miles



population
16,902



estimated households
5,600



average household income
\$65,025



median household income
\$67,797



total employees
1,384

5 miles



population
69,186



estimated households
22,029



average household income
\$76,317



median household income
\$76,351



total employees
10,512

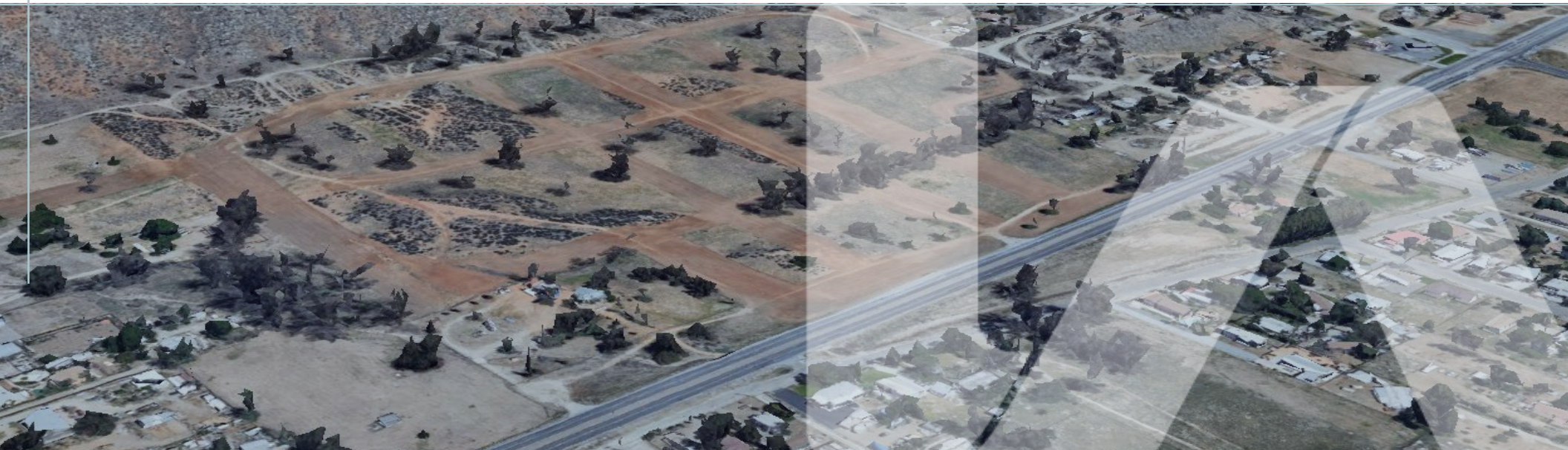
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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

BRIAN BIELATOWICZ

951.445.4515
bbielatowicz@lee-associates.com
DRE Lic# 01269887

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

ALEX BENTLEY

760.448.2492
abentley@lee-associates.com
CalDRE Lic #02062959

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth

