

# EMERALD CROSSINGS

## 4 ACRES IN HEMET ON SCENIC HIGHWAY 74

### AVAILABLE FOR SALE – ASKING \$1,600,000

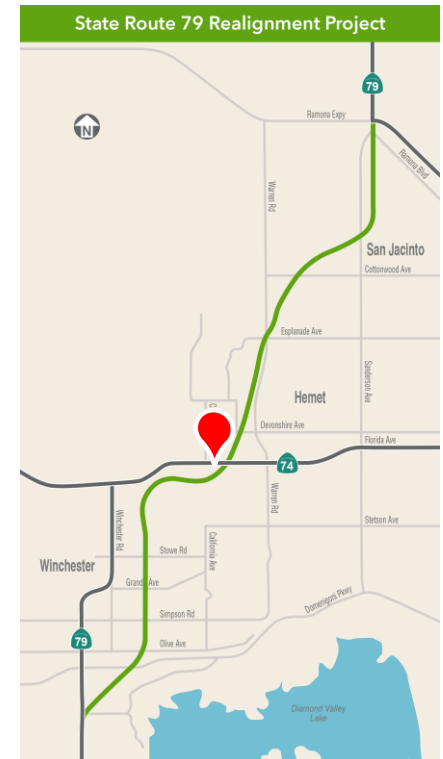
#### PROPERTY OVERVIEW

- One Parcel: APN: 465-020-024
- Lot Size: 4 Acres
- Property Type: Vacant Commercial Land
- Zoning:
  - C-P-S Zone (Scenic Highway Commercial)
  - A-2-10 (Heavy Agriculture)
- Terrain: Flat



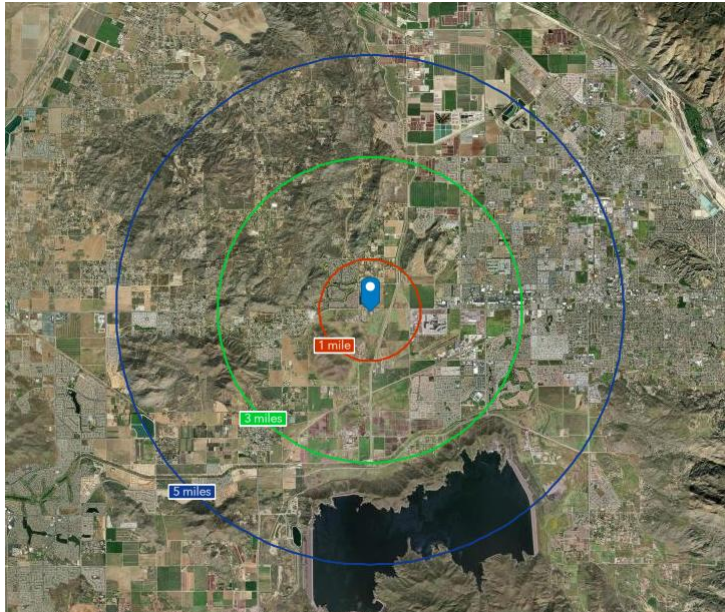
#### MARKET OVERVIEW

- **Growing Inland Empire Submarket** – Hemet benefits from its location within Riverside County, one of the fastest-growing regions in Southern California, with steady population growth fueled by affordability compared to coastal markets.
- **Strong Demographic Tailwinds** – The city is home to a large retirement community and a growing younger workforce, creating demand for both essential retail and service-oriented businesses.
- **Infrastructure & Accessibility** – Hemet is strategically positioned near Highway 74 and State Route 79, with planned improvements that will further connect it to the I-215 corridor and Temecula/Murrieta, enhancing logistics and retail trade opportunities.



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# HIGH VISIBILITY ALONG SCENIC HIGHWAY 74



	1-Mi	3-Mi	5-Mi
2025 Est Pop	2,795	37,191	116,666
2025 Daytime Pop	2,745	34,214	101,649
2025 Avg HHI	\$93,946	\$94,475	\$86,501

\* Source: ESRI

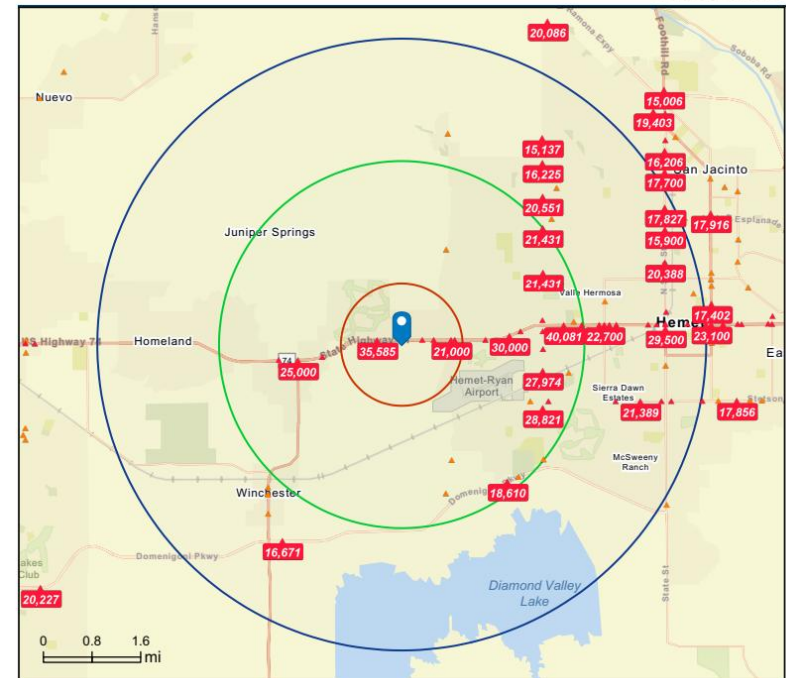
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## Traffic Count Map

26125 Cordoba Dr, Hemet, California, 92545  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.74280  
 Longitude: -117.04691

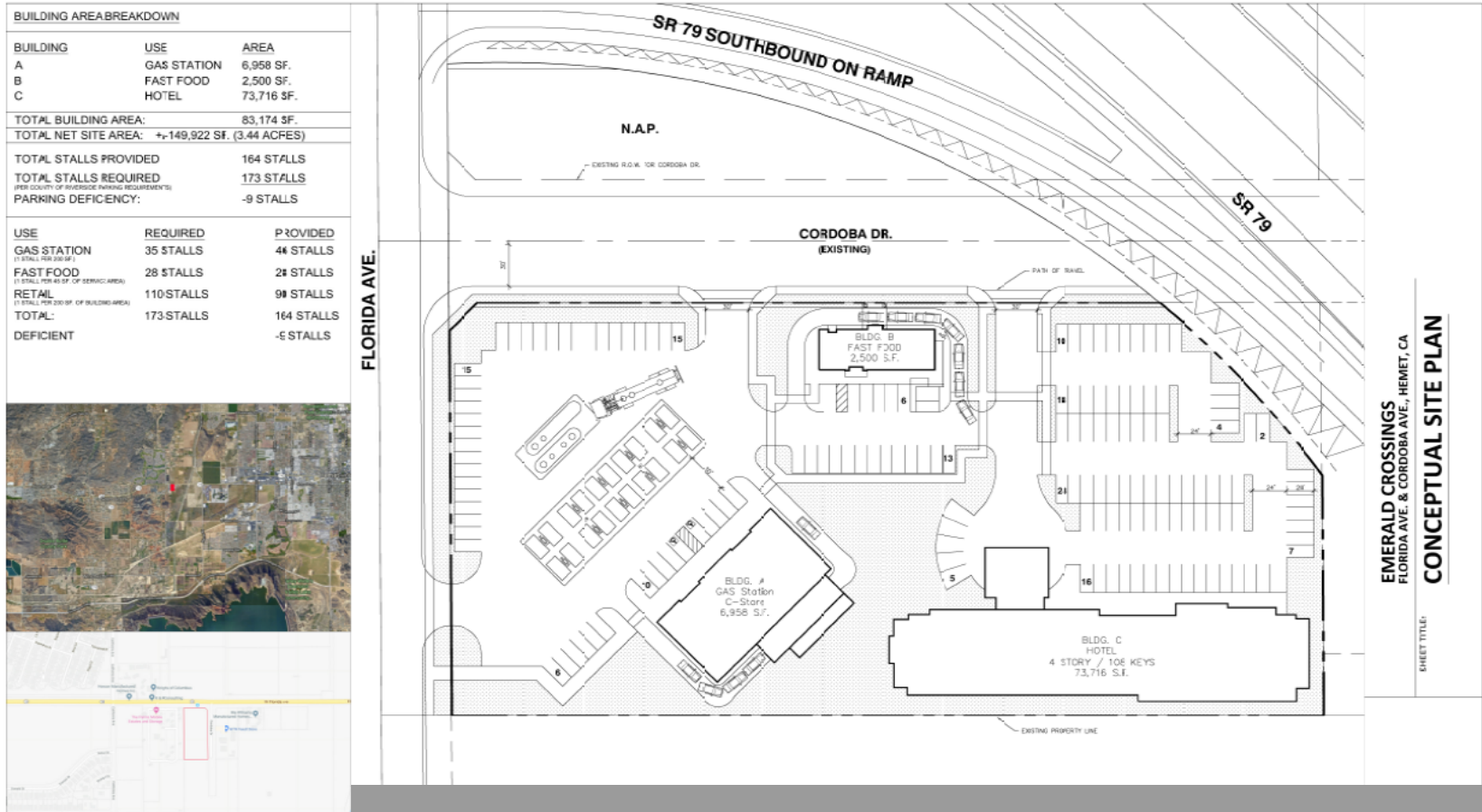


- Great opportunity to develop prime acreage in a growing community!
- High visibility on scenic Highway 74
- Approx. **35,000+** cars per day along route

# CONCEPT DRAWINGS (GAS/C-STORE, QSR, & RETAIL)

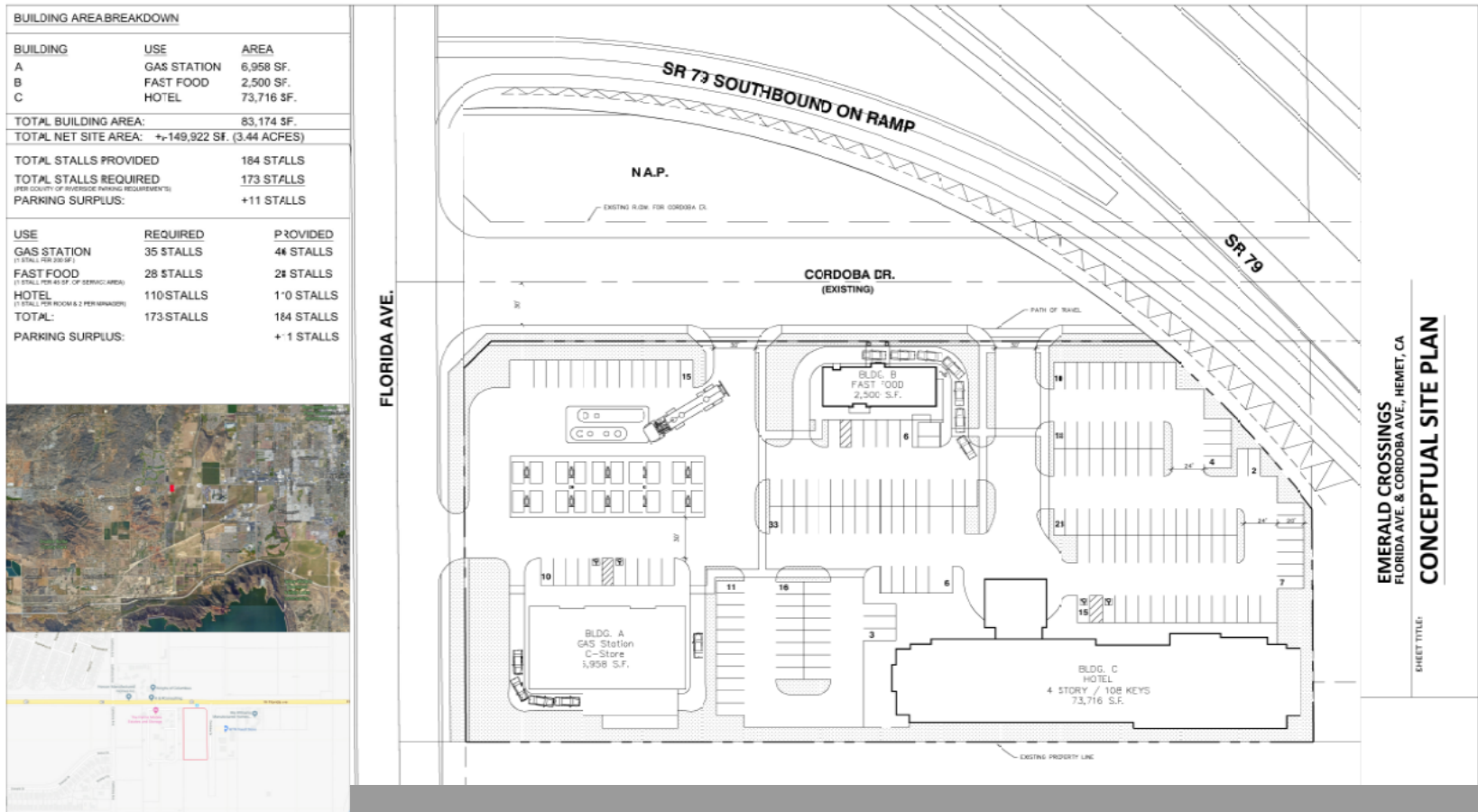


# CONCEPT DRAWINGS (GAS/C-STORE, QSR, HOTEL)





# CONCEPT DRAWINGS (GAS/C-STORE, QSR, HOTEL)



# DEMOGRAPHIC SUMMARY

**1 Mile      3 Miles      5 Miles**

## Population Summary

2020 Total Population	2,763	34,953	106,188
2025 Total Population	2,795	37,191	116,666
2030 Est Population	2,907	37,948	119,551

## Household Summary

2020 Households	1,180	12,176	36,894
2025 Households	1,174	12,904	40,423
2030 Est Households	1,218	13,320	41,732

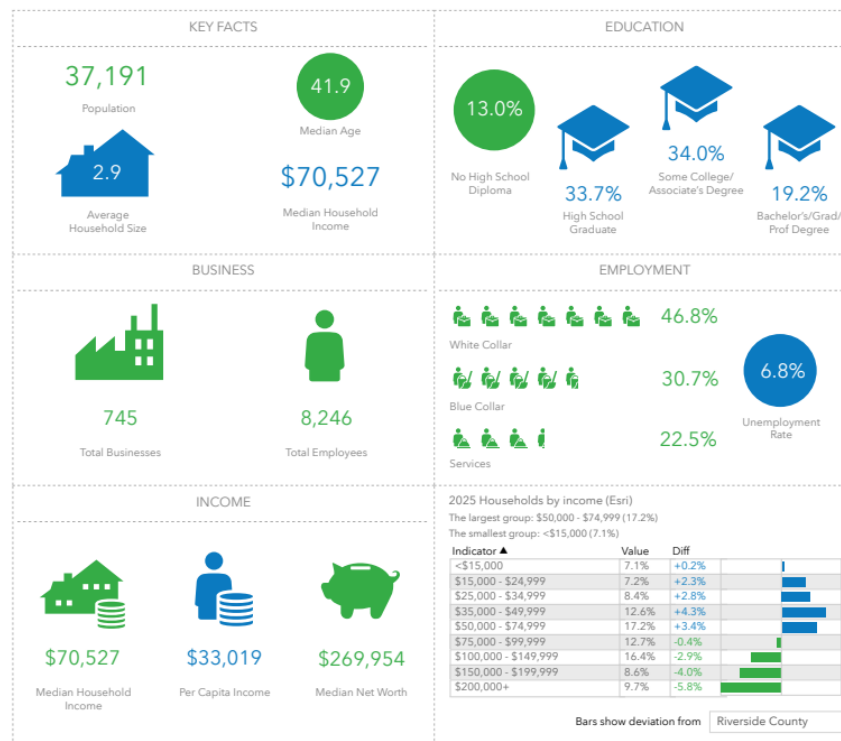
## Income Summary

2025 Avg. Income	\$93,946	\$94,475	\$86,501
2030 Est. Avg. Income	\$105,324	\$105,120	\$96,189

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## Key Facts

26125 Cordoba Dr, Hemet, California, 92545  
Ring of 3 miles



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

# 3-MILE COMMUNITY SUMMARY

## COMMUNITY SUMMARY

26125 Cordoba Dr, Hemet, California, 92545  
Ring of 3 miles

37,191	1.19%	2.87	85.7	41.9	\$70,527	\$444,088	\$269,954	21.1%	54.2%	24.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



22.5%  
Services

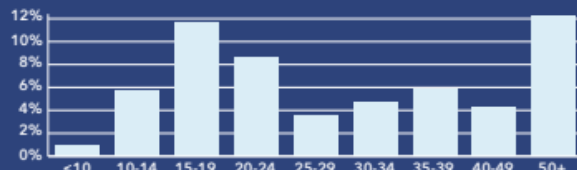


30.7%  
Blue Collar

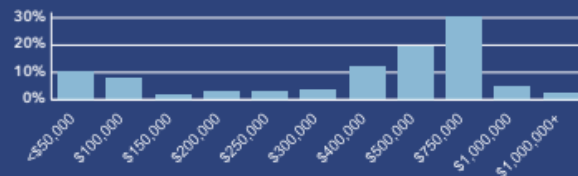


46.8%  
White Collar

Mortgage as Percent of Salary



Home Value



Household Income



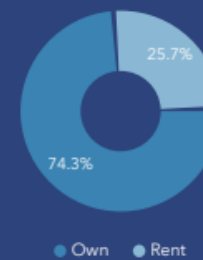
Age Profile: 5 Year Increments



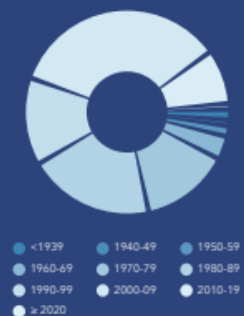
Dots show comparison to

Riverside County

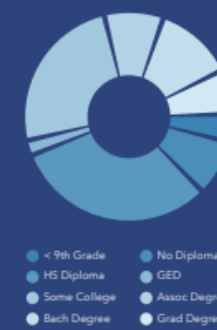
Home Ownership



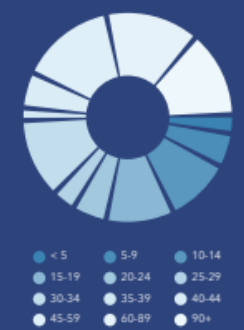
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

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