



SITE
11.06 AC

CALIFORNIA
74

Florida Ave

Soboba St

FOR SALE

±11.06 AC Development Opportunity

N Soboba St & Florida Ave | Hemet, CA

 **SRS**

N Soboba St & Florida Ave

Hemet, CA



±11.06 AC
Available

DESCRIPTION

- Prime corner location
- Positioned in a rapidly growing area with new residential and industrial developments
- Easy access to major highways and close proximity to local amenities, including shopping centers, schools, and healthcare facilities

Contact Broker

Townsend Cropsey

townsend.cropsey@srsre.com

949.698.1121

CA License No. 01711930

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2024 Est Population	12,544	75,667	148,468
2029 Projected Population	12,703	76,430	151,245
2024 Average HH Income	\$98,147	\$85,992	\$79,615
2024 Daytime Population	9,782	64,470	129,414

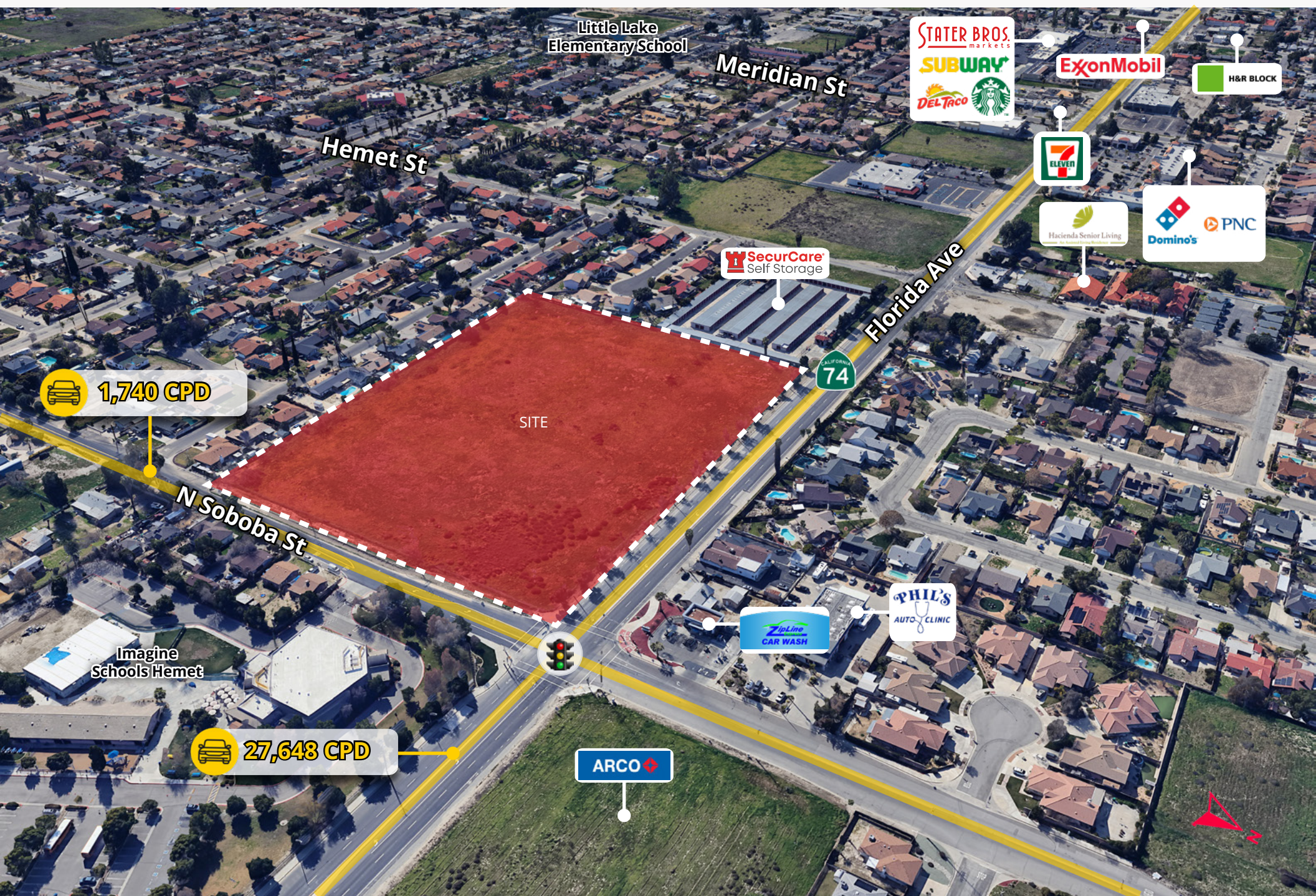
TRAFFIC COUNTS

Florida Ave	27,648 CPD
Soboba St	1,740 CPD

Year: 2024 | Source: Insert Source Name Here

N Soboba St & Florida Ave

Hemet, CA



Little Lake
Elementary School

Meridian St

Hemet St

STATER BROS.
markets
SUBWAY
DEL TACO

ExxonMobil

H&R BLOCK

7
ELEVEN

Hacienda Senior Living

Domino's PNC

SecurCare
Self Storage

74
CALIFORNIA

Florida Ave

SITE



1,740 CPD

N Soboba St

Imagine
Schools Hemet



27,648 CPD



ZipLine
CAR WASH

PHIL'S
AUTO CLINIC

ARCO

N Soboba St & Florida Ave

Hemet, CA





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