

910 EAST FLORIDA AVENUE

HEMET, CA 92543



MICHAEL BILLINGS
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CalDRE #02000891





OFFERING SUMMARY

SALE TYPE	Investment	PRICING	\$1,195,000
BUILDING SIZE	±4,540 SF	PRICE PER SF	\$263.22
YEAR BUILT	1980	NOI	\$98,349
LOT SIZE	0.36 AC	CAP RATE	8.56%
ZONING	C-2	OCCUPANCY	100%

PROPERTY HIGHLIGHTS

- 9 Individual Suites
- Established multi-tenant investment
- Separately metered gas and electric
- Prominent Corner Location with two entrances
- Individual restrooms serving the suites
- Individual rooftop HVAC systems
- 17 parking spaces



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An exceptional opportunity to acquire **910 E. Florida Avenue**, a well-established multi-tenant commercial investment in Hemet, California. The property offers approximately **4,540 square feet of building area** configured into **nine individual commercial suites**, providing an attractive diversified income profile for an investor seeking current cash flow and potential long-term upside. The property includes approximately **17 open parking spaces**, including designated handicap parking.

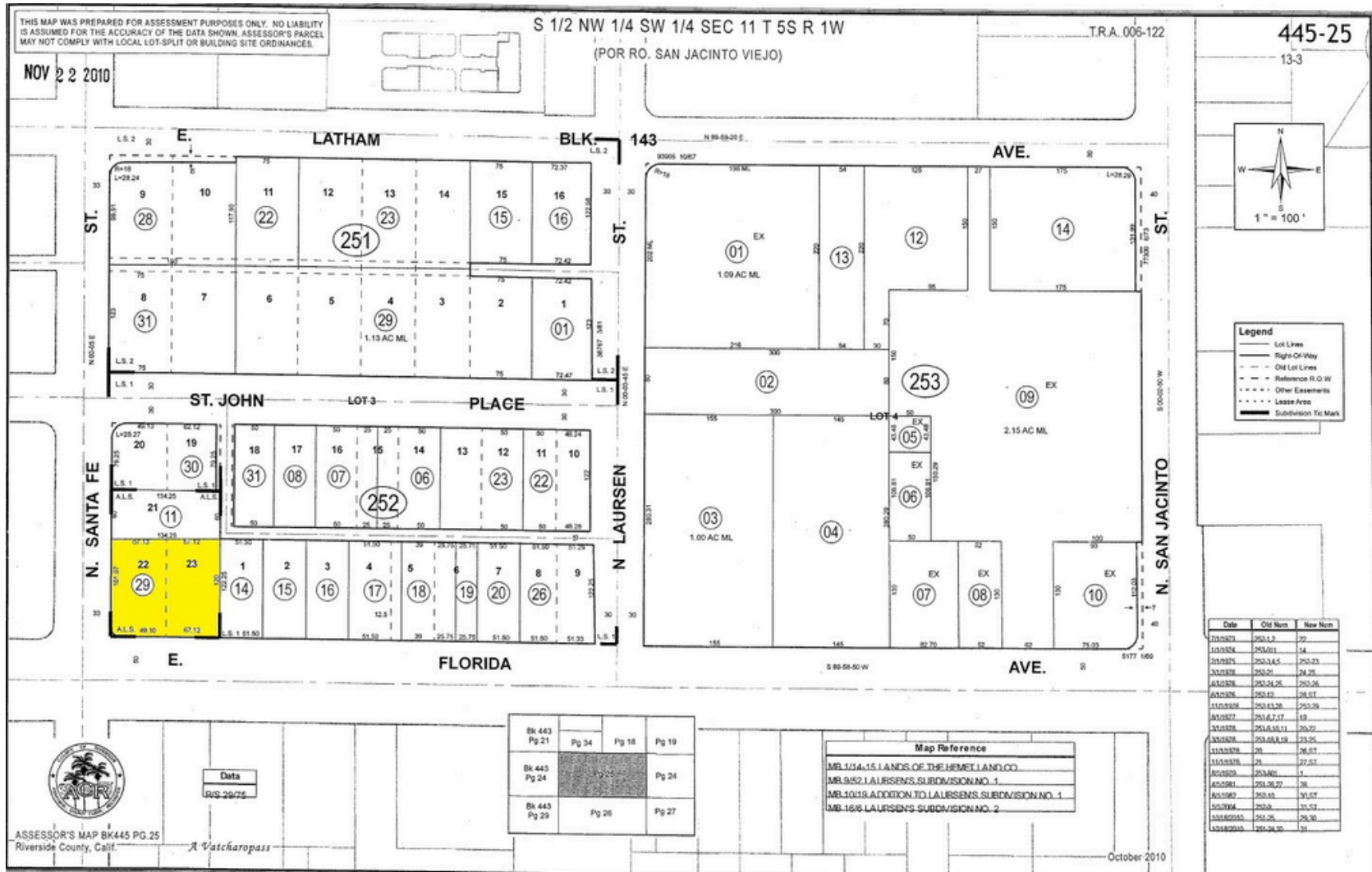
Located at the corner of E. Florida Avenue and N. Santa Fe Street, the property benefits from strong street presence, visibility, and convenient access. The property features individual restrooms, separately metered utilities, and individual rooftop HVAC systems, providing operational flexibility for a multi-tenant environment.



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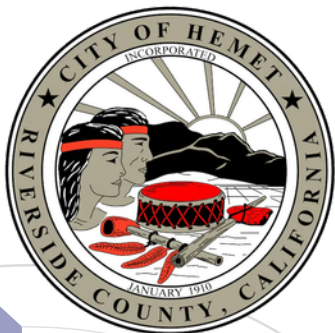
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State	California
County	Riverside
Website	hemetca.gov

POPULATION



121,400
POPULATION



37.8
MEDIAN AGE



41,526
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



45.5%
WHITE COLLAR



29.5%
BLUE COLLAR



25%
SERVICES



±50,952
EMPLOYED CIVILIANS

EDUCATION



28.7%
HIGH SCHOOL
GRADUATE



22.8%
SOME COLLEGE



16.1%
BACHELORS/GRAD/
PROF DEGREE

INCOME



28.4%
>\$100,000
ANNUAL INCOME



52.3%
>\$50,000
ANNUAL INCOME



\$156,000
MEDIAN NET
WORTH



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Source: ESRI (2026)