



**CONFIDENTIAL INFORMATION FOR  
DATTILO RISTORANTE ITALIANO - RESTAURANT WITH REAL ESTATE**

2280 & 2290 E. Florida Avenue, Hemet, CA



## LIST PRICE

\$1,650,000

\$1,500,000 Real Estate | \$150,000 Business

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## PROPERTY DESCRIPTION

The subject property consists of two adjacent commercial buildings situated on separate parcels, offering flexibility for a variety of investment strategies. The improvements are configured to accommodate multiple tenants or a single owner-user.

### Features may include:

- Street-facing storefronts
  - Ample on-site parking
  - Functional floor plans
  - Signage exposure to Florida Avenue traffic
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## RESTAURANT BUSINESS

Dattilo Ristorante Italiano is a long-standing, family-owned Italian restaurant in Hemet known for its authentic, house-made cuisine and warm, traditional atmosphere. Serving the Inland Empire for over 30 years, it offers a menu of freshly prepared pastas, pizzas, seafood, and classic Italian specialties, along with homemade bread and sauces.

The restaurant has a cozy, old-world Italian ambiance and is especially popular for signature dishes like fettuccine Alfredo, lasagna, and their well-known pizzas, all made with fresh ingredients on-site. Overall, it's considered a local favorite for casual dining, combining generous portions, traditional recipes, and a welcoming, family-style experience.

Comes complete with an ABC Type 47 for full liquor service and ABC Type 79 for catering. Featuring a fully equipped restaurant, kitchen, prep kitchen, small bar, dishwashing area and ample storage. Ability to continue the legacy or bring your own concept. The owner is retiring.





## EXECUTIVE SUMMARY

This offering presents a unique opportunity to acquire restaurant and a commercial property located along the highly trafficked Florida Avenue corridor in Hemet, California. The asset consists of two adjacent parcels improved with a restaurant and retail tenant, offering strong visibility, accessibility, and income potential.

The property benefits from its strategic location on one of Hemet's primary retail and commuter corridors, making it attractive for investors and owner-users alike.



### PROPERTY OVERVIEW

**Address:** 2280 & 2290 E. Florida Avenue, Hemet, CA

**Property Type:** Commercial Restaurant/(Retail /Office / Mixed-Use confirm)

**Number of Buildings:** Two

**Parcel Count:** Two contiguous parcels

**Lot Size:** Restaurant 14,810 - Retail 10,018 [SF]

**Building Size:** Restaurant 3,960 - Retail 768 [SF]

**Year Built:** 1989

**Zoning:** Commercial, Retail, Office

**Parking:** 24 spots



### INVESTMENT HIGHLIGHTS

- Prime frontage on E. Florida Avenue with high daily traffic counts
- Strong visibility and signage opportunities
- Flexible layout suitable for multiple uses
- Potential for owner-user occupancy or investment income
- Located in a growing commercial corridor
- Proximity to national retailers, restaurants, and residential neighborhoods
- Value-add potential through lease-up or repositioning



### LOCATION OVERVIEW

The property is situated along East Florida Avenue, a major east-west arterial serving the City of Hemet and surrounding communities. The corridor is a primary commercial hub featuring a mix of retail centers, restaurants, service providers, and national tenants.

Hemet continues to experience steady population growth, driven by affordability relative to neighboring markets such as Riverside and Temecula. The area benefits from strong commuter traffic and a growing residential base.





## TENANCY & INCOME (IF APPLICABLE)

**Occupancy:** Restaurant -Owner Occupied-Retail Leased \$90

**Tenant Mix:** Restaurant & Retail

**Lease Terms:** Restaurant is owner occupied. Retail monthly rent is \$900.



## VALUE-ADD OPPORTUNITIES

- Rental rate adjustments to market levels
- Property upgrades and repositioning
- Potential redevelopment (subject to zoning)
- Full liquor license is available for purchase/transfer



## MARKET OVERVIEW – HEMET, CA

Hemet is located in Riverside County and serves as a key residential and commercial hub within the Inland Empire. **The area is known for:**

- Affordable housing relative to coastal markets
- Continued population growth
- Increasing retail demand
- Accessibility to major highways and regional employment centers
- Near Soboba Casino



## OFFERING TERMS

- **Offering Price:** \$1,650,000
- **Ownership:** Fee Simple
- **Financing:** Cash or new financing
- **Due Diligence:** Buyer to verify all information



## REVENUE

2025 Revenue \$571,000

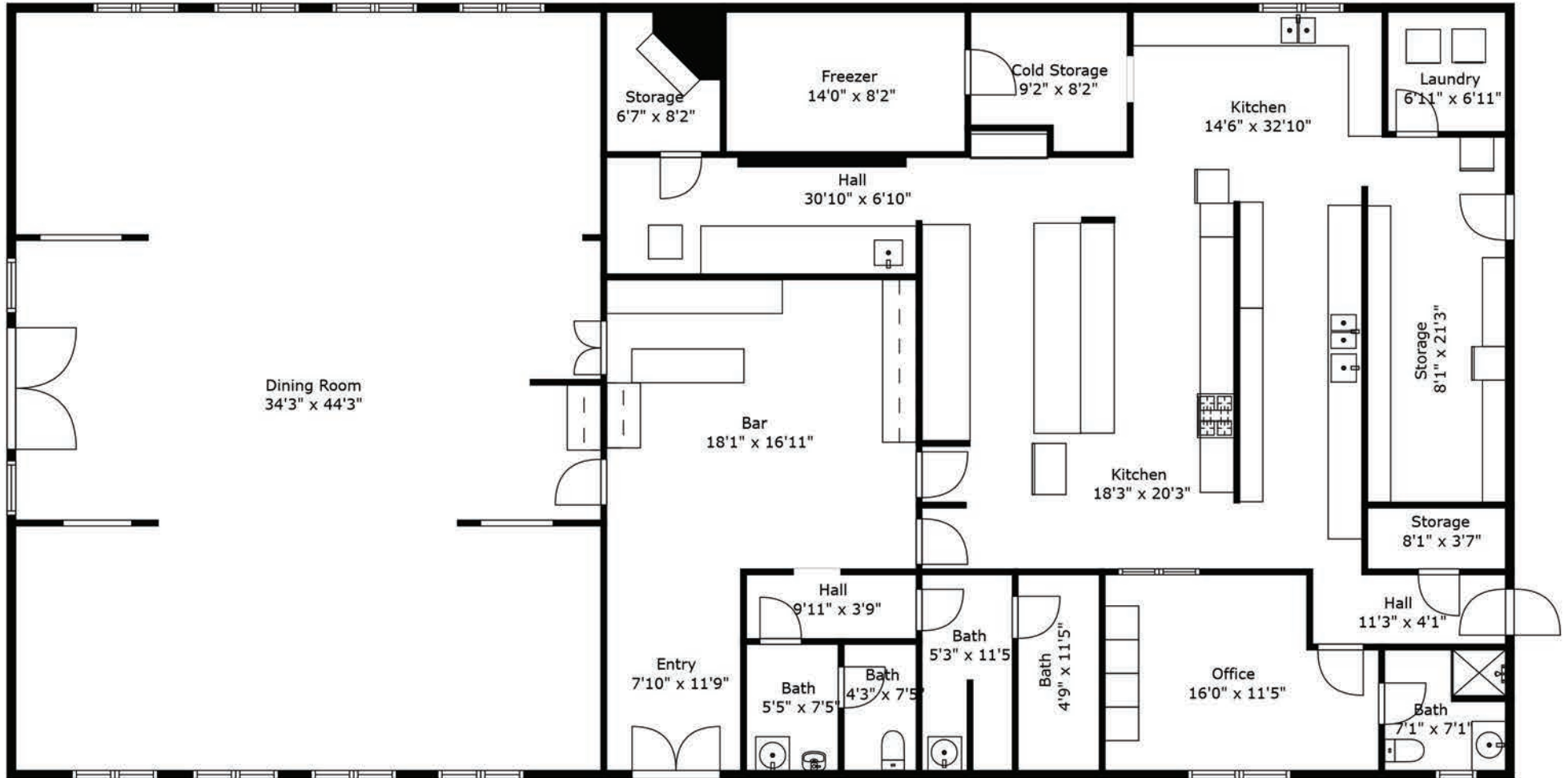
2024 Revenue \$574,608



## EQUIPMENT

- Walk-in cooler
- Walk-in freezer,
- Reach-in cooler
- 2 6-burner stoves
- Grill
- Deck oven
- Pizza oven
- Grill
- Pasta maker
- Steam table
- Refrigerated prep station
- Refrigerated pizza prep table
- 3 door reach in prep table
- 3 refrigerators
- 3 freezers
- Ice machine
- Automatic slicer
- Microwave
- Dishwashing machine
- Washer
- Dryer
- Pots, pans, utensils, dinnerware, flatware, glassware
- Soda fountain, coffee maker, ice tea maker-leased
- Tables, chairs, bar stools
- Security system
- Sound system

2288 E Florida Ave  
Hemet



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