

# +/- 0.34 AC | Commercial Lot

LYON & HIGHWAY 74



Hemet, California

# Executive Summary

## PROPERTY FACTS

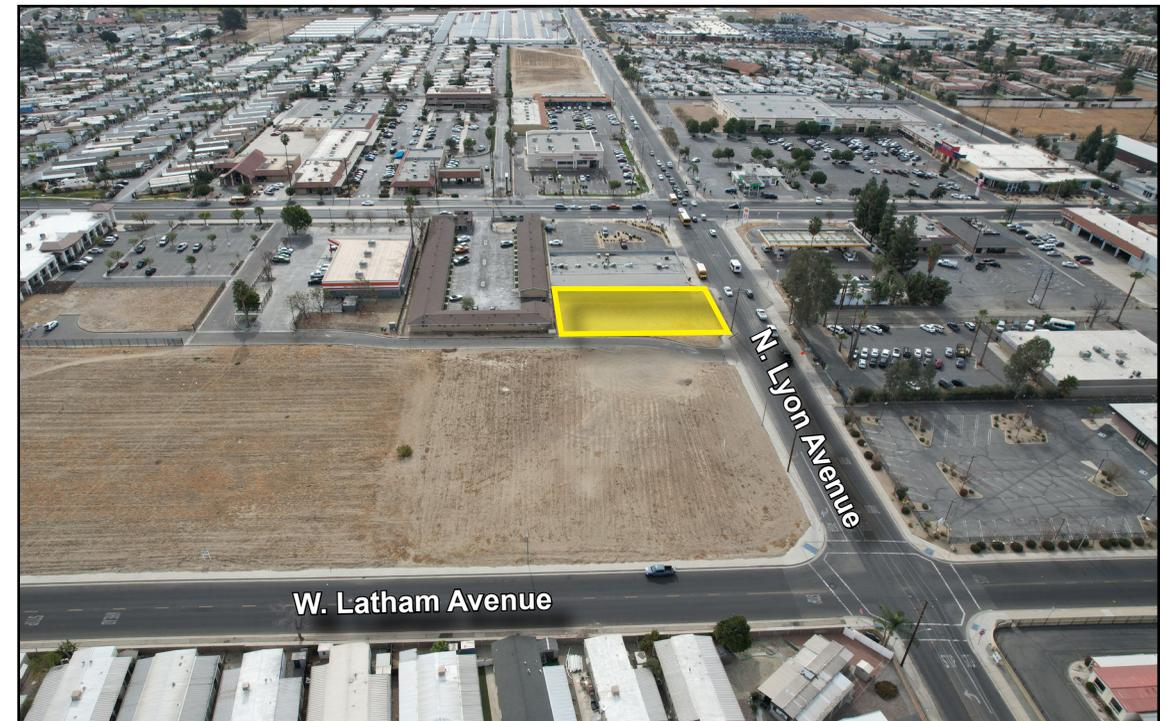
- **Location:** Hemet, Riverside County, CA
- **Total Site Area:** +/- 0.34 Acres
- **APN:** 442-060-007
- **Zoning:** C-2 (General Commercial)
- **General Plan:** CC (Community Commercial)
- **Purchase Price:** \$165,000
- **Price Per SF:** \$11.14

## PROPERTY OVERVIEW

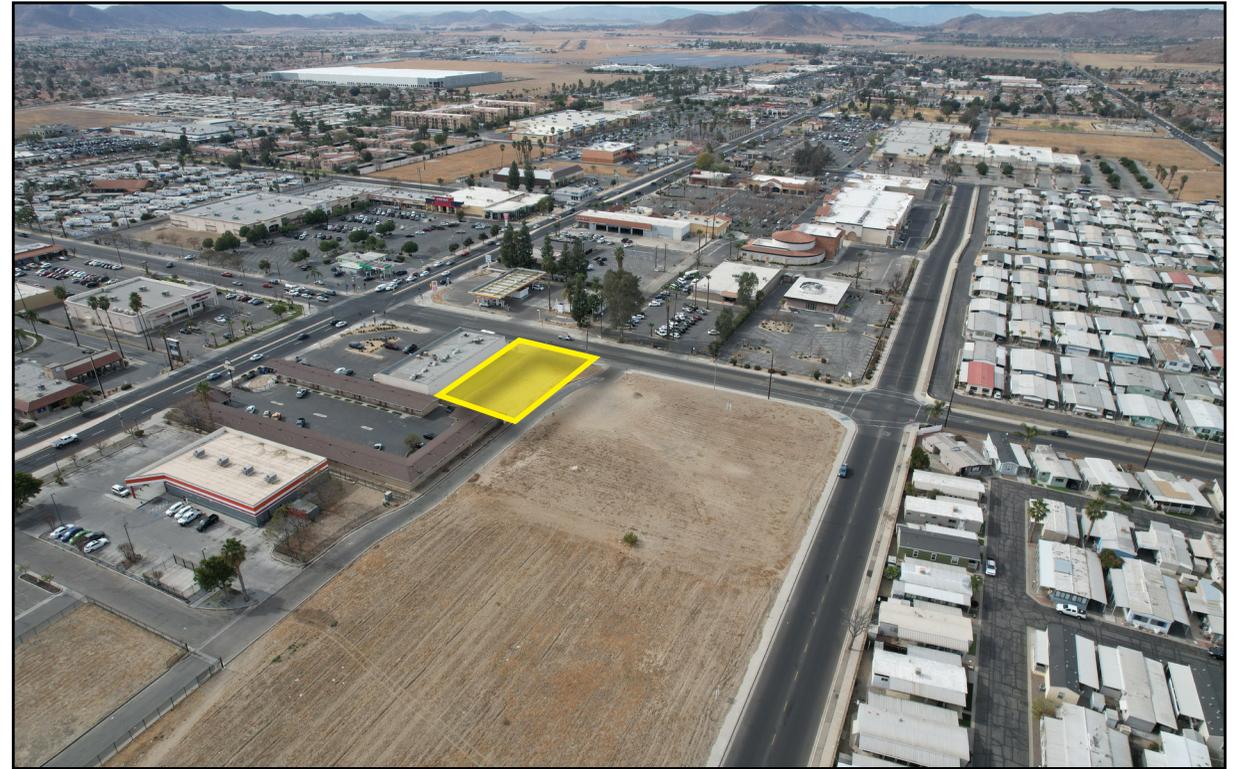
The offering consists of an approximately 0.34-acre commercial lot located on Lyon Avenue, between Highway 74 and Latham Avenue. in the City of Hemet. The property itself it entirely flat and has existing curb and sidewalk improvements. Additionally, there are electric poles running along the western border of the property and water/sewer appears to be accessible at Latham/Lyon Ave (EMWD). Bordering the property to the south and east is a small strip mall, motel, Autozone and Salvation Army, to the north is vacant land and existing mobile home communities, and to the west is a Church and medical office building. Additionally, there is an existing access road coming off Lyon Avenue bordering the north side of the property. Please reach out with any questions or interest in this opportunity.

## ZONING

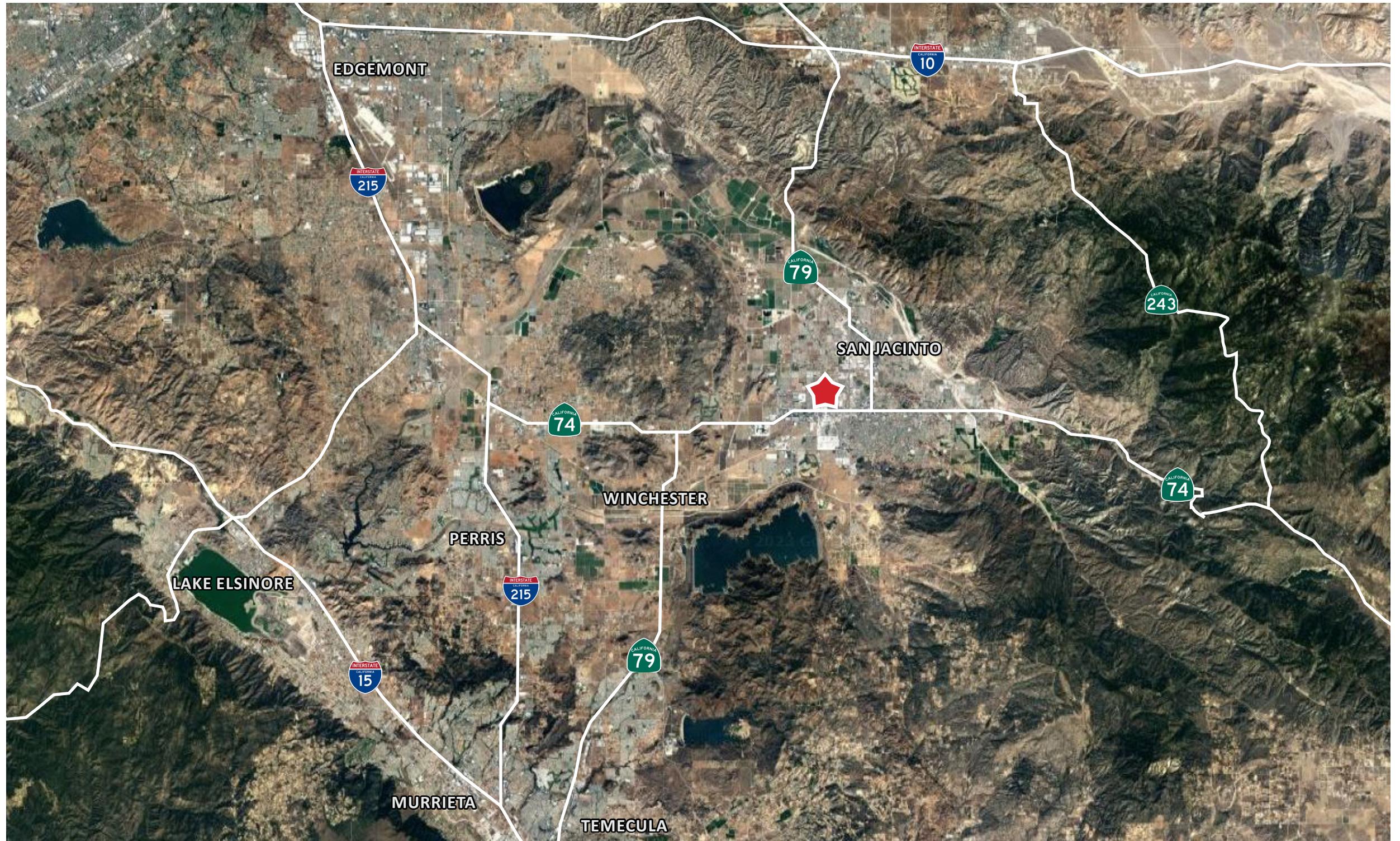
The property is within the City of Hemet and zoned C-2 (General Commercial) with its general plan land use designation being CC (Community Commercial). The C-2 zoning allows for a wide variety of retail and service oriented uses and the Community Commercial land use allows for a maximum floor to area ratio of 0.40.



# Property Photos



# Location Overview



# Assessor's Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

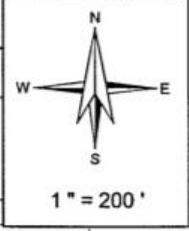
FEB 18 2009

POR. SE 9 T.5S, R.1W  
CITY OF HEMET

TRA 006-001  
006-165

442-06

13-30-2



9 W. DEVONSHIRE AVENUE

POR LOT 183  
01  
17.29 AC

TRA 006-001

W. LATHAM AVENUE

1  
27  
1.26 AC

TRA 006-165  
POR 2  
46  
3.31 AC ML

POR LOT 183  
25  
4.17 AC

061  
1-23  
LOT 1  
23  
1.33 AC NT

07  
10.2  
90

POR 2  
29  
1.09 AC

47  
1.00 AC ML  
151.35

TRA 006-001  
PAR 1  
11  
1.28 AC NT

13  
175  
198

06  
284  
286.04

40  
157  
151.35

04  
107  
79

W. FLORIDA AVENUE



ASSESSOR'S MAP BK442 PG.06  
Riverside County, Calif.

J Morgan

Data	
PM 1/67, PM 1-P 1/1	
LLA 02-7	

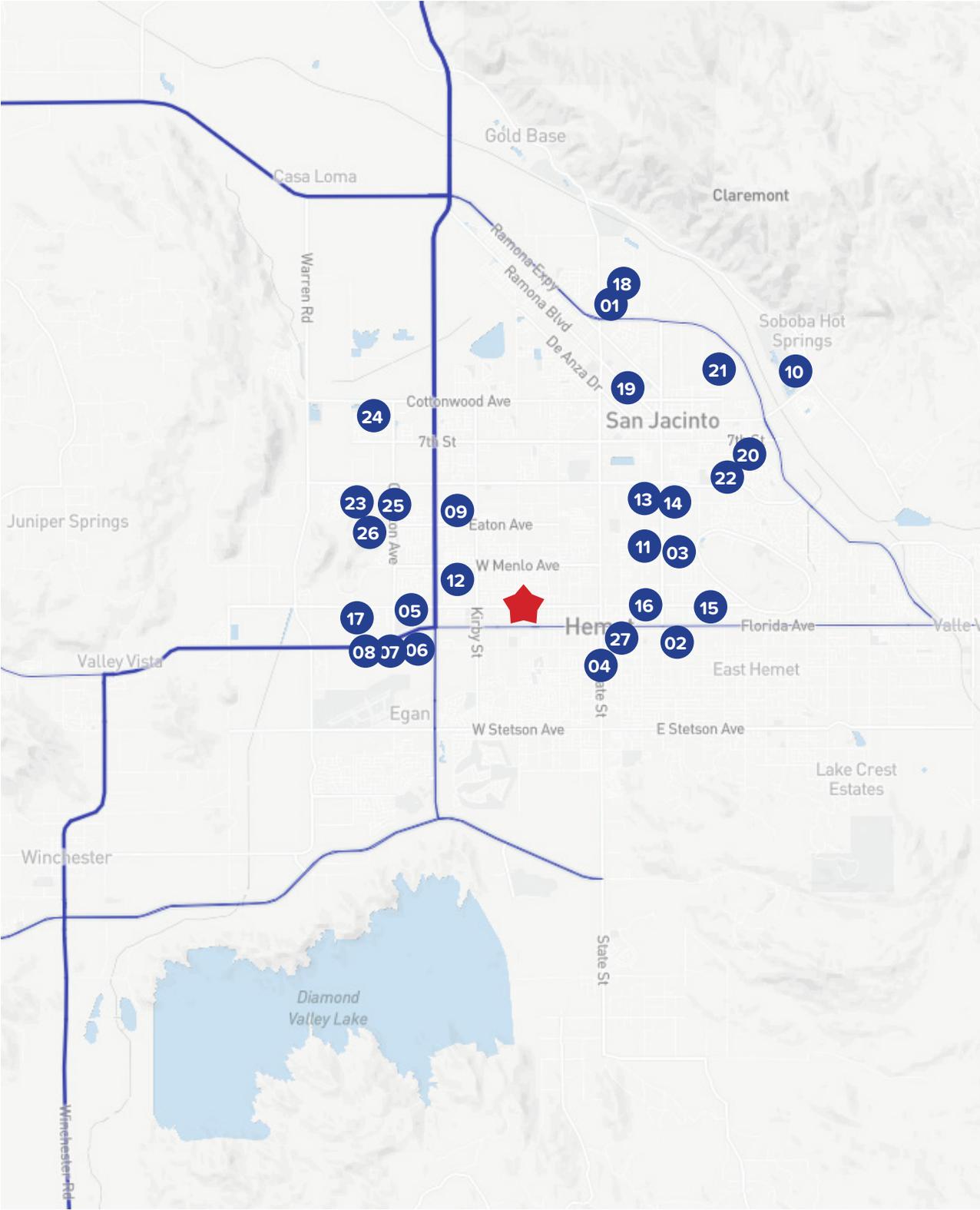
Bk 448 Pg 41	Pg 04	Pg 05
Bk 448 Pg 43	Bk 442 Pg 06	
Bk 448 Pg 44		Pg 07
Bk 448 Pg 46	Pg 11	Pg 10

MB 8 / 357 - 0	SD SAN JACINTO LAND ASSN.
PM 88 / 75 - 76	PARCEL MAP NO 16314
MB 265 / 31 - 33	TRACT MAP NO 28383
MB 120 / 1 - 2	TRACT MAP NO. 17195
CM 44 / 73 - 77	LOT 1 #0225107 10-28-83

January 2009

Date	Old Number	New Number
2/1/1981	2	11,12
5/1/1987	10	13,5T
4/1/1996	5	14-16
5/1/1996	14-16	17
5/1/1996	17	18-20
10/1/1996	18-20	21
10/1/1996	21	22-24
1/1/1997	3	25,5T
9/1/1997	22,23	28
9/1/1997	24	27,28
9/1/1997	26	29-33
12/1/2003	30	34,35
12/1/2003	31	36,37
12/1/2003	32	38,39
12/1/2003	36,38	40
12/1/2003	35,37,39	41
4/13/2004	066-12	061-1-23
1/21/2009	28	42,43
1/21/2009	33	44,45
1/21/2009	42,44	46
1/21/2009	34,43,45	47

# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Village at San Jacinto
- 02 Hemet Shopping Center
- 03 Farmer's Corner
- 04 Diamond Valley Shopping Center
- 05 Hemet Valley Mall
- 06 KPC Towne Centre
- 07 Hemet Village
- 08 Village West Shopping Center
- 09 San Jacinto Esplanade Shopping Center

## EDUCATION

- 18 Mt. San Jacinto College
- 19 San Jacinto High School
- 20 North Mountain Middle School
- 21 New Elementary School
- 22 Estudillo Elementary School
- 23 Tahquitz High School
- 24 Megan Cope Elementary School
- 25 Fruitvale Elementary School
- 26 Cawston Elementary School

## ENTERTAINMENT

- 10 Soboba Casino and Resort
- 11 Lowes Custom Golf
- 12 Colonial Golf & Country Club

## GOVERNMENT FACILITIES

- 27 Hemet City Hall

## MEDICAL FACILITIES

- 13 SJ Medical Clinic Urgent Care
- 14 Valley Medical Center
- 15 KPC Medical Center
- 16 Hemet Global Medical Center
- 17 Cawston Medical Center

# Hemet, CA

The city of Hemet is located in Riverside County’s San Jacinto Valley, about 45 miles west of Palm Springs. Situated at the junction of California State Highways 74 and 79, Hemet is easily accessible to Interstates I-10 and I-215. Nearby communities include San Jacinto (to the north), Winchester (to the west), and Mountain Center (to the east).

Founded in 1887 on land first inhabited by members of the Cahuilla Indian tribe, Hemet was incorporated in January 1910. At that time, the city’s population was under 1,000 but growth ensued as Hemet evolved into a prime trading center for the valley’s agricultural produce. The city’s character underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Hemet today retains its status as a retirement community, but is also becoming home to a growing number of younger working-class families owing to its rural character and proximity to major employment centers such as Corona, Riverside and San Bernardino.



---

## 2025 Summary

---

Population	92,912
Households	32,102
Median Age	39.7
Median Household Income	\$53,623
Average Household Income	\$75,959

---



**FOR MORE INFORMATION CONTACT:**

**MIKE PIZZAGONI**

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: [mpizzagoni@cbcsocalgroup.com](mailto:mpizzagoni@cbcsocalgroup.com)

CALDRE: 02200504

**ERIC WASHLE**

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: [ericw@cbcsocalgroup.com](mailto:ericw@cbcsocalgroup.com)

CALDRE: 02076218

**BRANDON SUDWEEKS**

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: [brandons@cbcsocalgroup.com](mailto:brandons@cbcsocalgroup.com)

CALDRE: 01435174



27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

[www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)

CALDRE: 02089395