

43125 ANDRADE AVE, HEMET, CA, ±1.90 Acres

PROJECT SUMMARY

Parents Challenge (PC) is a Colorado based charity that provides families with information, training, mentoring, tools, and financial resources to equip them to choose the education they think best for their children. PC is looking for a development partner that can take advantage of vacant land it owns in Hemet, CA.

43125 Andrade Ave is a prime infill development opportunity within the Lincoln View Community in the Valle Vista neighborhood of Hemet. The parcel is flat, has existing infrastructure (hydrants, utilities, roads and sidewalks), and is highly buildable. This is a rare plug-and-play site for developers seeking for-sale attached condominiums.



PROPERTY SNAPSHOT

Item	Details
Address	43125 Andrade Ave, Hemet, CA (Valle Vista area)
Size	±1.90 Acres
Approved Density	26 Condominium Units
Zoning	Medium-Density Residential
Topography	Flat, Buildable

Item	Details
Utilities	Will Serve Letter from LHMWD; Sewer & Power Nearby
Status	Off-Market Developer Offering
Price	\$400,000 or 10.0% of future sales

PROJECT HIGHLIGHTS

1. Development Program Already Verified

A density study indicates the parcel can support **26 condominium units**, consistent with zoning and development standards in this corridor.

2. Water District Approval Secured

The **Will Serve letter** from the Lake Hemet Municipal Water District verifies that water service capacity is available for the entire 26-unit development. This improves entitlement certainty and reduces project risk.

3. Strong Demand for Attainable Housing

Townhomes and condos in Hemet remain in high demand, with new construction often selling in the **\$275,000 - \$375,000** range, well-matched to workforce and entry-level homebuyers.

4. Strategic Valle Vista Location

Walking distance to schools, retail centers, and parks, with easy access to State Route 74 and Hemet's primary east-west corridors.

5. Favorable Site Conditions

Flat land, clean boundaries, established utilities, and compatible surrounding residential uses—all reducing sitework and entitlement friction.

6. Current Market

As of December 2025, there are 4.2 months of inventory with 3.3 units of absorption per month, \$232 price per square foot average and comparable condos range from \$250,000 - \$350,000.

Please contact me to discuss acquisition or possible partnership with PC.







