

Morton Place Commercial Building

901 E. Morton Place, Hemet, CA 92543

FOR SALE OR LEASE



1,300± - 5,181± SF
SUITES AVAILABLE



Contact Broker
FOR LEASE RATE



\$1,660,000
SALE PRICE



Building Highlights

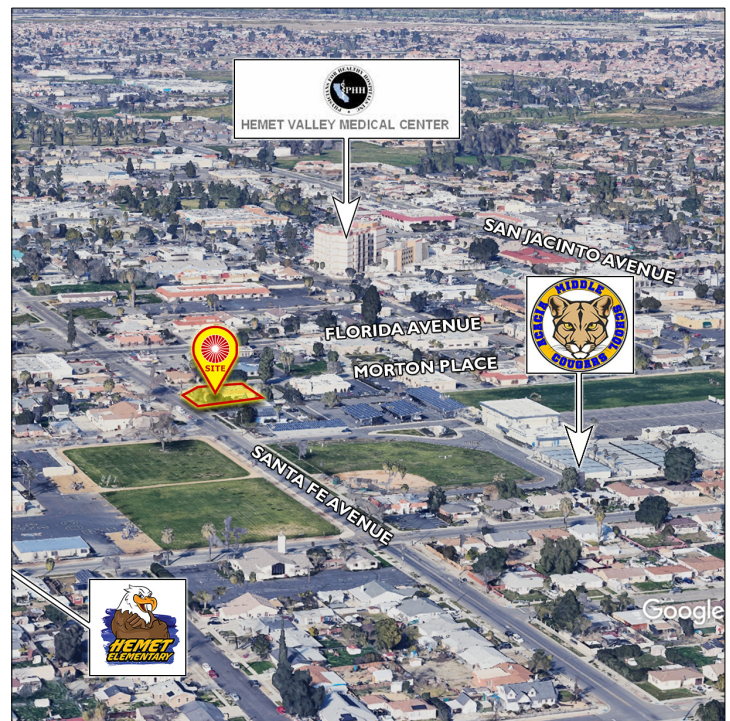
- 5,181± SF freestanding commercial building with flexible floor plan
- Currently demised into three suites with flexible suite sizes and configurations to accommodate tenant needs
- Professional office layout suitable for medical, legal, financial, or administrative uses
- Tenant improvement allowance incentives available
- Multiple private offices, conference rooms, and open workspace areas
- Ideal for office and other service related uses
- Ample parking with convenient front and rear access
- Building is highly secured behind 6-foot metal fence with electronic gates providing entry at two access points

Location Advantages

- Located in central Hemet with easy access to Florida Avenue (Highway 74) and major thoroughfares
- Close proximity to Hemet Valley Medical Center, professional services, and city offices
- Surrounded by established residential neighborhoods supporting workforce and client convenience
- Within minutes of retail amenities, restaurants, and banking

Investment/Occupancy Features

- Zoned O-P (Office Professional). [Possible allowed uses](#) are office & professional services, medical/dental, pharmacies, coffee shop, donut shop, ice cream shop, home improvement showroom, indoor swap meet.
- Designed for multi-tenant occupancy (3 suites with separate entrances)
- Ideal owner-user opportunity with income potential if partially leased



Exclusively Marketed By:

Luanne Palmer

Vice President

CA License # 01444893

(951) 491-6321

lpalmer@westmarcre.com



Scott Forest

Senior Vice President

CA License # 01396577

(951) 491-6300

sforest@westmarcre.com



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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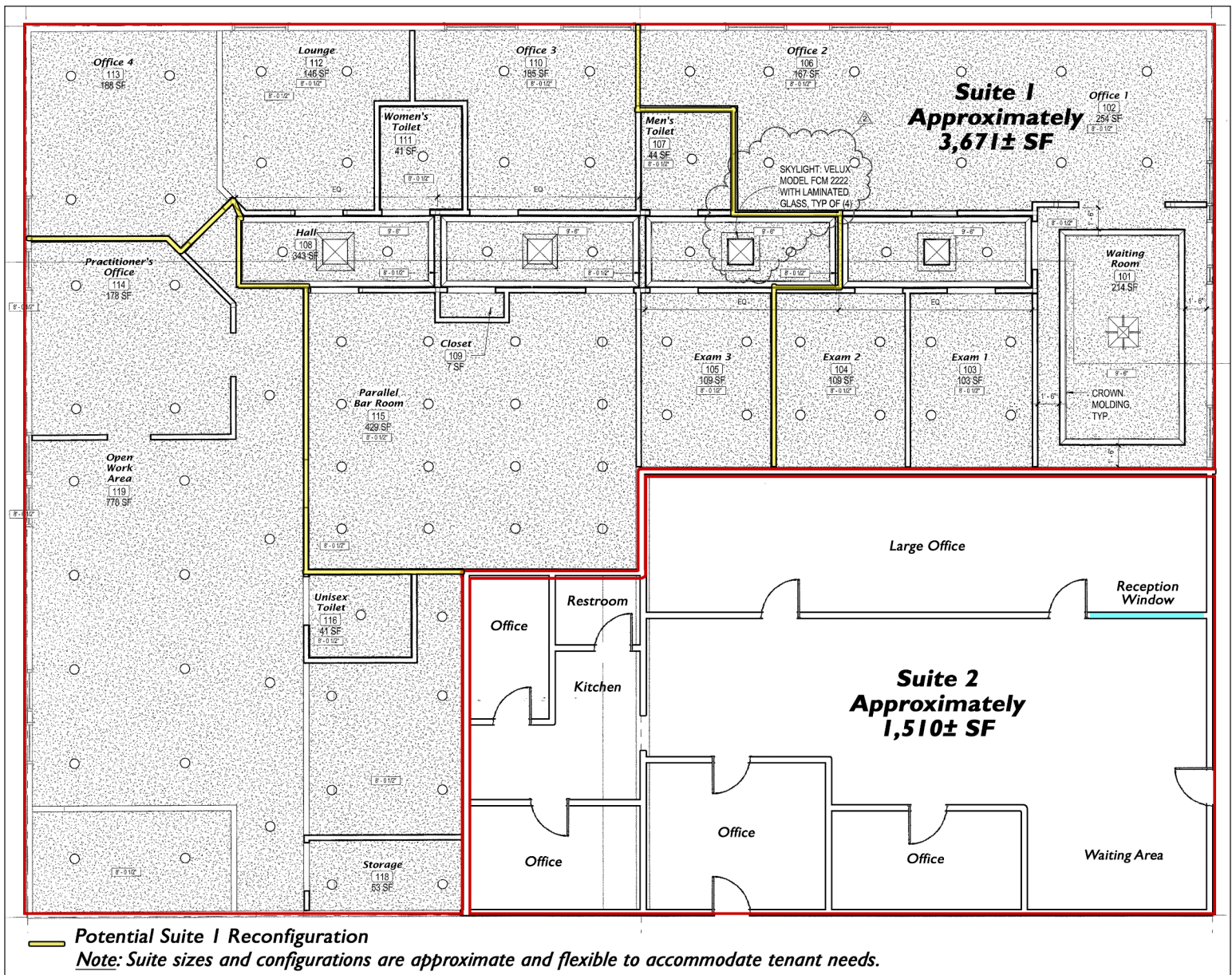
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FOR LEASE

SUITE	SF	NOTES
Suite 1	1,300± - 3,671±	Suite sizes and configurations are approximate and flexible to accommodate tenant needs. Contact Broker for Details
Suite 2	1,510±	

FOR SALE

SUITE	SF	SALE PRICE
Entire Building	5,181±	\$1,660,000



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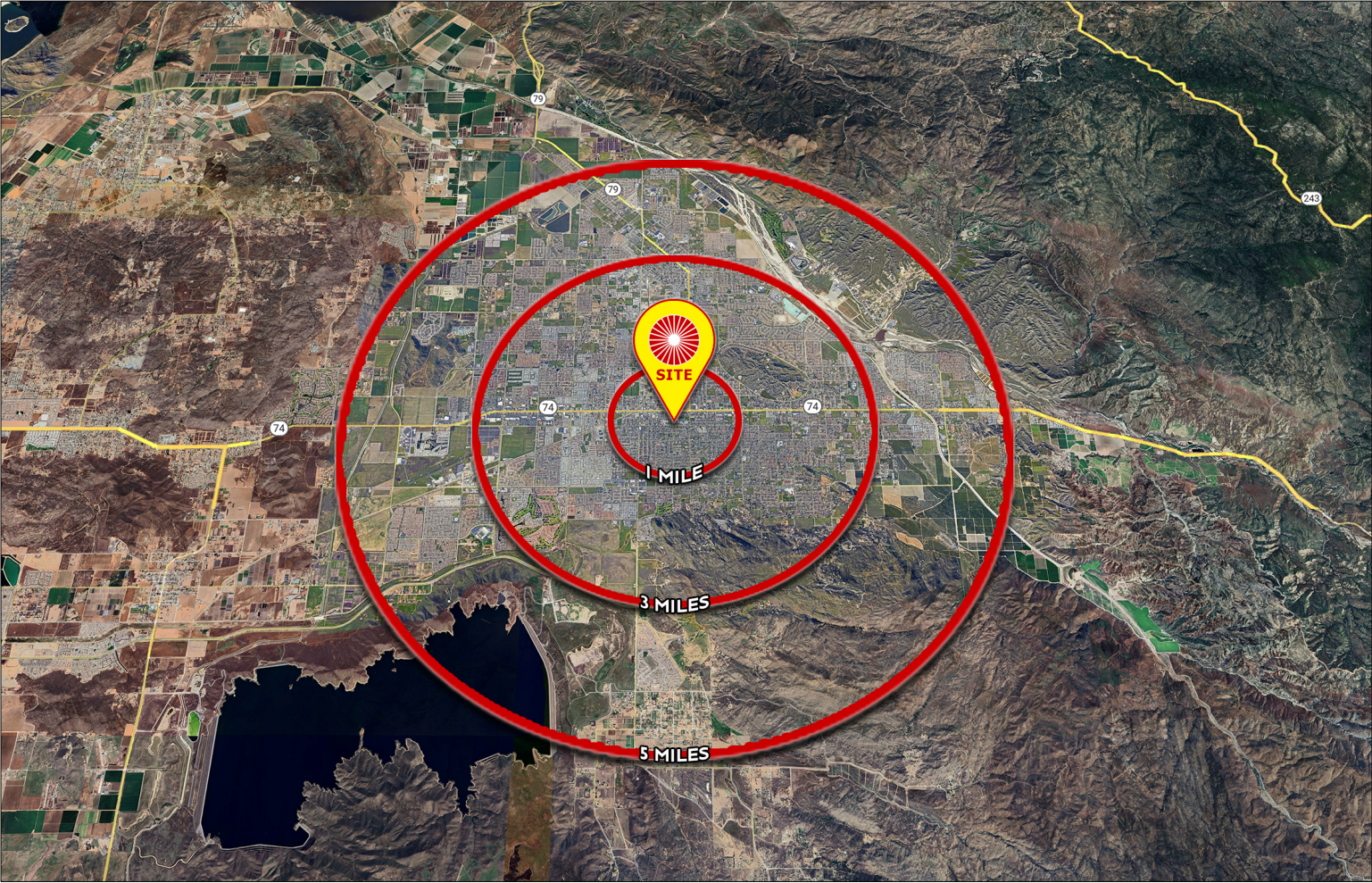
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Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
 2024 Population (Estimated)	21,662	122,530	181,456
 2029 Population (Projected)	22,884	129,494	191,761
 Daytime Employee Population	8,588	25,370	33,257
 Average Household Income	\$57,268	\$68,301	\$73,949

Traffic Counts

Source: CoStar 2025	ADT
	
Florida Avenue at Santa Fe Avenue	34,484
Santa Fe Avenue at Morton Place	4,644