

# FOR SALE

162 N. San Jacinto St  
Hemet, CA 92543

**Asking Price: \$1,790,000**



## Prime Commercial Property – Investor or Owner-User Opportunity

Excellent Opportunity for Owner-User and/or Investor | 8.76% Cap Rate.

This offering presents a rare opportunity to acquire a well-located, income-producing commercial asset comprised of three separate parcels with diversified tenancy and meaningful upside. The property totals approximately 10,660 square feet of improvements on a 28,749-square-foot combined lot, positioned along a high-traffic, highly visible commercial corridor.

The income profile is anchored by a long-term tenant at 172 N. San Jacinto St, operating under a 5-year lease with annual 5% rent escalations. Rent increases from \$4,000 to \$5,000 a month in August 2026, providing reliable and growing cash flow. The tenant has invested substantially in a robust security system that enhances safety and adds value to the entire property.

Additional income is generated by seven fully finished storage units at 168 N. San Jacinto St, currently leased on a month-to-month basis, 6 units at \$850 a month & 1 unit at \$900 a month, offering both immediate income and flexibility for rent growth.

162 N. San Jacinto St is being delivered vacant, creating a compelling opportunity for owner-occupancy, lease-up, or repositioning. While tenant demand exists, the seller has elected to keep the space vacant to preserve maximum flexibility for the next owner.

With no deferred maintenance, strong in-place income, and an attractive 8.76% cap rate, this property is well-suited for investors seeking stable returns with upside, or owner-users looking to acquire a strategic location while benefiting from supplemental income.

David Limon | DRE# 00908480 | Your Home Selling Pros



# PROPERTY HIGHLIGHTS

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- ✔ Three-parcel commercial property
- ✔ Approx. 10,660 SF on 28,749 SF lot
- ✔ Long-term tenant with 5% annual rent increases
- ✔ Seven finished storage units (month-to-month)
- ✔ One building delivered vacant for buyer flexibility
- ✔ High-traffic, high-visibility location
- ✔ No deferred maintenance
- ✔ Strong security system installed by tenant
- ✔ Ideal for owner-user, investor, or value-add strategy

# PROPERTY DETAILS

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Price	:	\$1,790,000
Lot Size	:	28,749 Sq. Ft.
Zoning	:	Commercial
Year Built	:	1976
APN	:	445-191-057, 445-240-01, & 445-240-026

Strong in-place income with flexibility for expansion or repositioning. Rare opportunity with immediate cash flow and long-term upside.

**FOR ADDITIONAL INFORMATION OR SHOWING CONTACT**

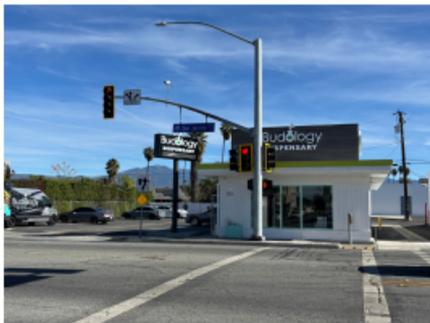
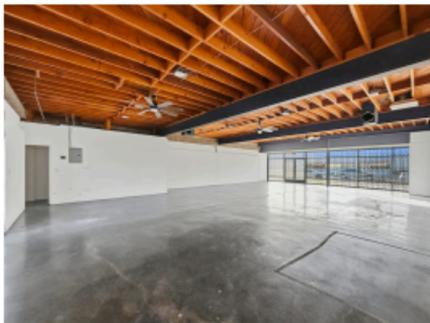
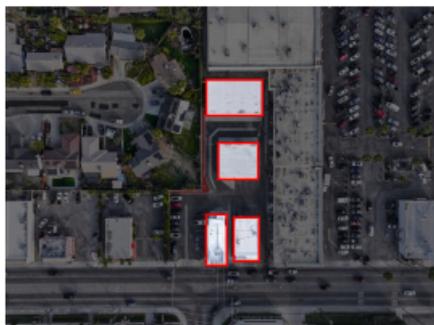
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# PHOTOS



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# MORE PHOTOS



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