

+/- 0.88 AC | Commercial Development Opportunity

FLORIDA AVENUE



Florida Avenue

Yale Street

E. Devonshire Avenue

Columbia Street

Hemet, California



Executive Summary

PROPERTY FACTS

- **Location:** Hemet, Riverside County, CA
- **Total Site Area:** +/- 0.88 Acres
- **APN:** 445-290-026
- **Traffic Counts:** 25,000+ CPD
- **Zoning:** C-2 (General Commercial)
- **General Plan:** CC (Community Commercial)
- **Purchase Price:** \$300,000
- **Price Per SF:** \$7.83

PROPERTY OVERVIEW

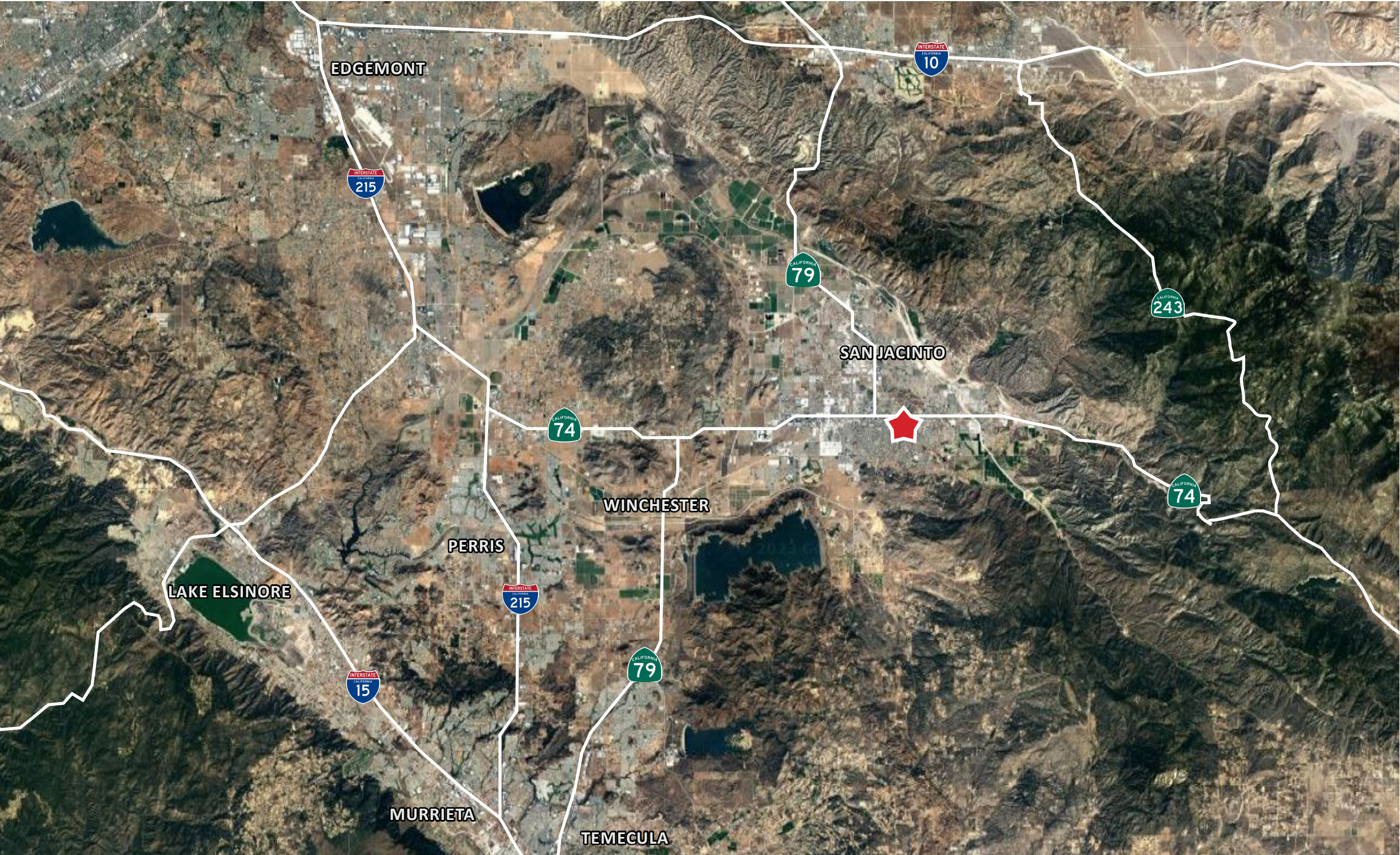
The offering consists of one legal parcel totaling approximately 0.88 acres of land located along Florida Avenue/Highway 74 within the City of Hemet. The property has +/- 120 feet of frontage on Florida Avenue in which curb and sidewalk have already been installed. There are existing improvements on about two-thirds of the property that was previously utilized as a parking lot including pavement, three light poles, and a small stone wall on the frontage portion. The southern one-third of the property has not been improved and sits as raw land. On the west side of the property is an existing shopping center including an office building owned by the Southwest Riverside County Association of Realtors which is directly adjacent. On the east side of the property is an office building occupied by Century 21 as well as a car wash. Directly across Florida Avenue is the KPC Medical Center and behind the property to the south is a Lutheran Church. All utilities available nearby for connection (buyer to verify).

ZONING

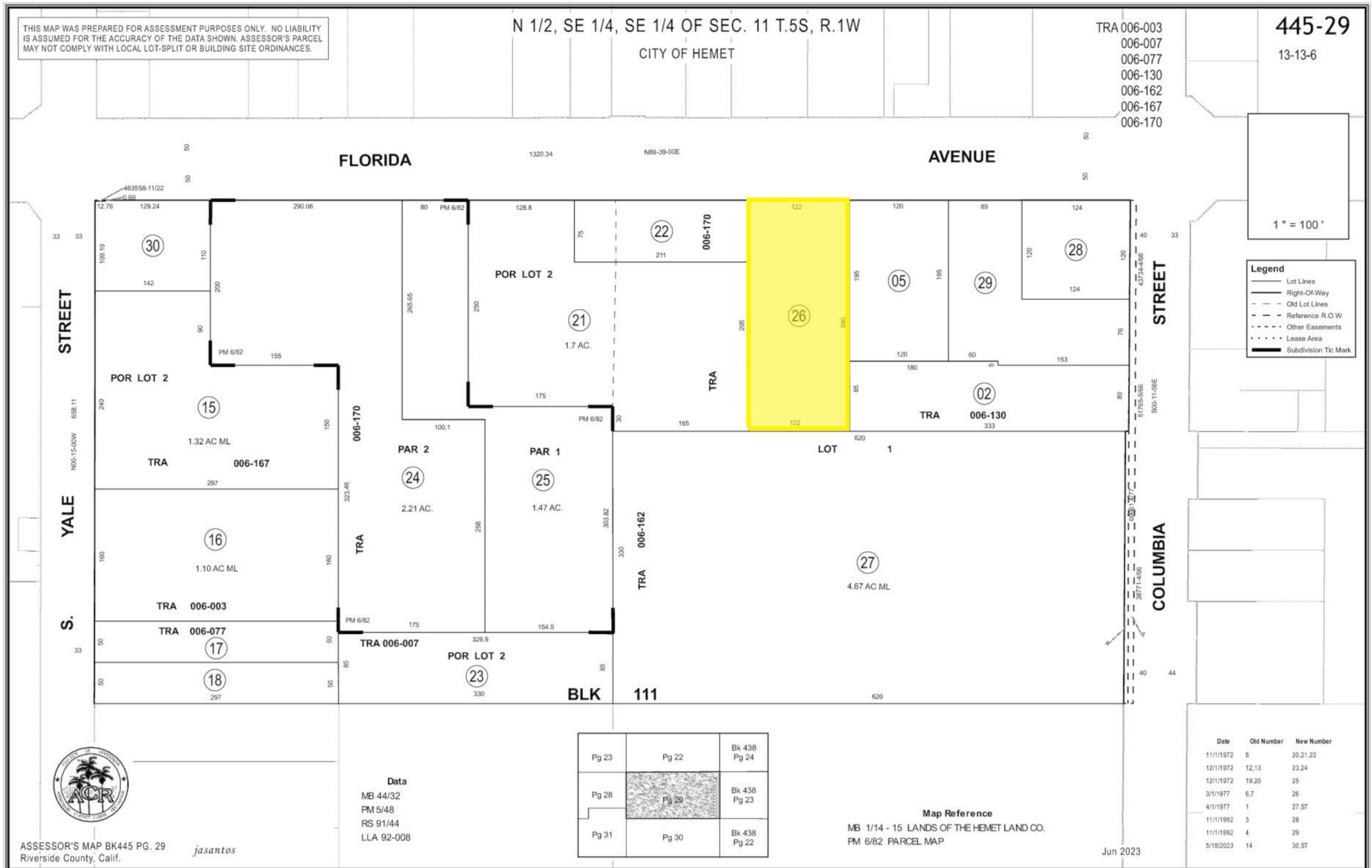
The property is within the City of Hemet and is zoned C-2 (General Commercial) with its general plan land use designation being CC (Community Commercial). The C-2 zoning allows for a wide variety of retail and service oriented uses and the Community Commercial land use allows for a maximum floor to area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



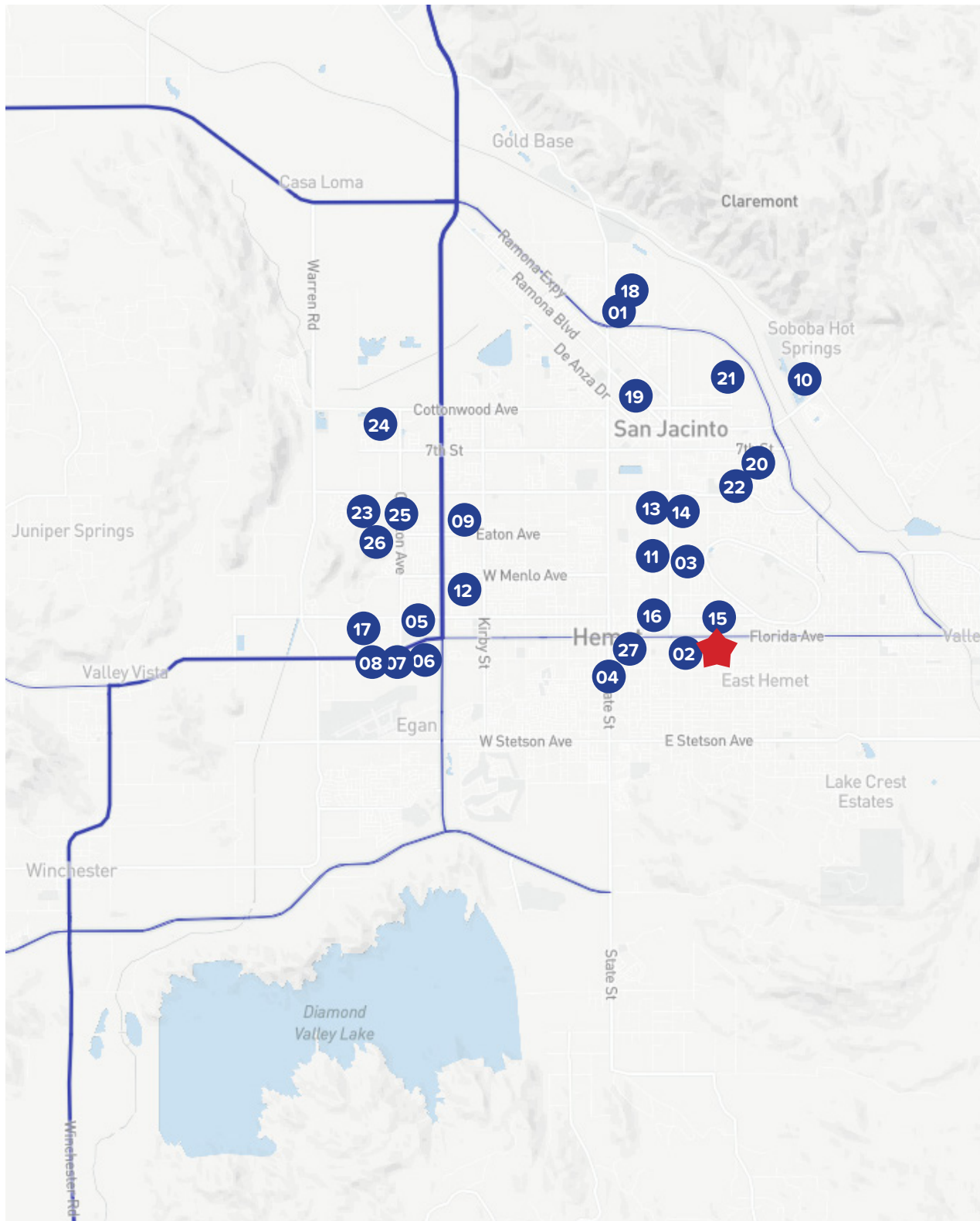
Location Overview



Assessor's Map



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.



2024 Summary

Population	92,368
Households	30,963
Median Age	40.8
Median Household Income	\$58,768
Average Household Income	\$79,782



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