



**LOT 1** ±2.9 AC  
\$24 PSF

**LOT 2** ±3.3 AC  
\$19 PSF

**LOT 3** ±3.0 AC  
\$18 PSF

**CAN BE SUBDIVIDED**  
Split For Hard Corner

**WARREN RD**

# HEMET

## AUTO MALL



**TRUAX**  
**GROUP**

STEVE BASURTO  
760.807.6395  
Lic. #0141241  
sbasurto@truaxgroup.com  
Truax Group, Inc.

KARIN MCCOY  
951.265.6149  
Lic. #01323266  
karinlmccoy@yahoo.com  
Allison James Homes & Estates

**SHOVEL READY LOTS**  
**SALE OR GROUND LEASE**



# HEMET

## AUTO MALL

### FEATURES

- Located Inside Hemet Auto Mall
- Adjacent to NEW Chrysler Dealership
- Pad Ready (can be split per buyers use / requirements)
- Average Daily Traffic | 28,000 Florida & Warren Rd.
- 2020 Population within a 5-mile radius of site: 121,526

### PERMITTED USES

- All Auto Related Uses including RV, ATV Sales and Services
- Sales, Repair & Rental Facilities
- Car Wash
- All Restaurants & Retail Uses including, but not limited to: Fast Food, Coffee, Drive-Thrus
- Banks



**TRUAX**  
**GROUP**

©2020 Truax Group. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein. Revised: September 21, 2020 2:23 PM

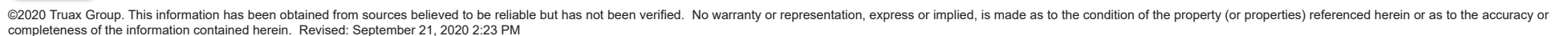
**SHOVEL READY LOTS**  
**SALE OR GROUND LEASE**



**TO** **E** **±3.0 AC**  
**\$18 PSF**



## SHOVEL READY LOTS SALE OR GROUND LEASE

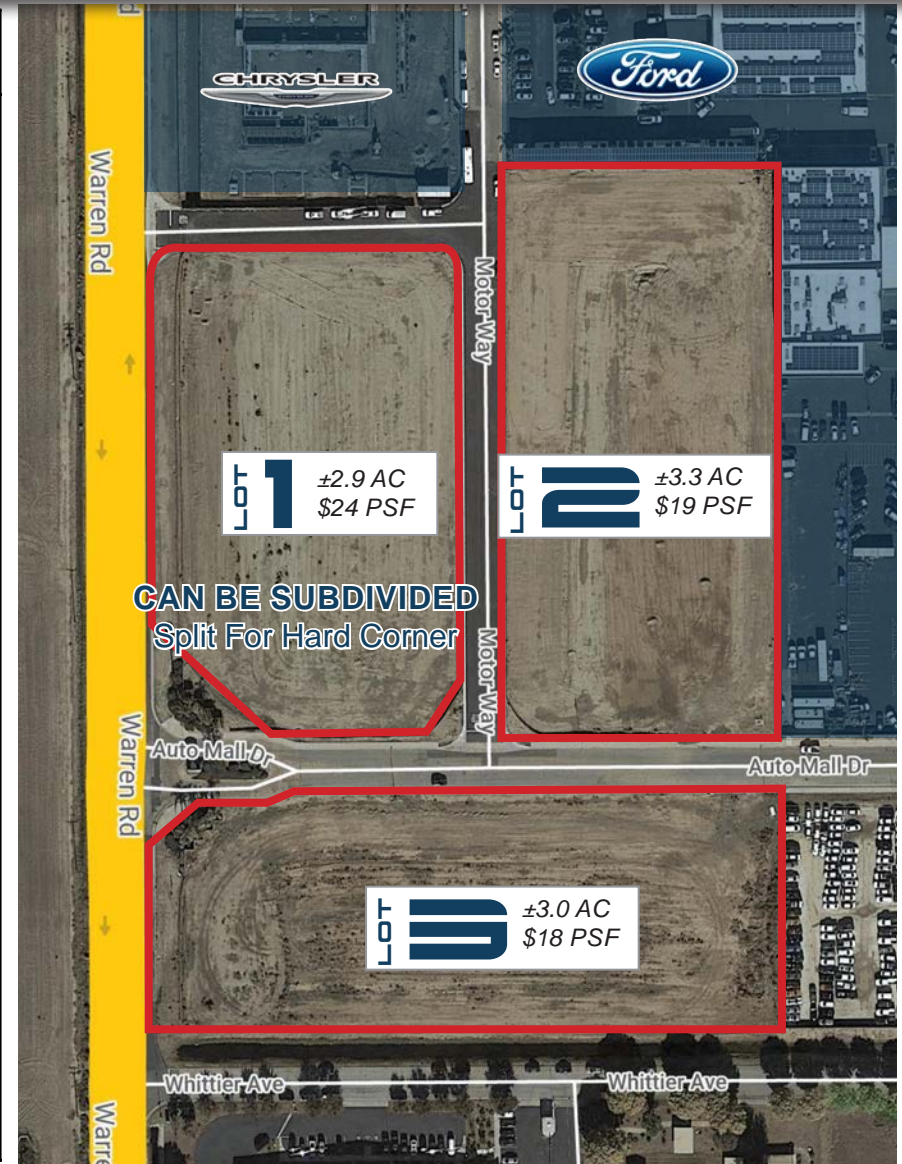




# HEMET AUTO MALL

SHOVEL READY LOTS  
SALE OR GROUND LEASE

Hemet Auto Mall Hemet, CA 92545		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	1,989	54,410	121,526
	2025 Projected Population	2,211	59,621	132,640
	2010 Census Population	1,834	49,213	109,342
	2000 Census Population	1,083	30,903	75,725
	Projected Annual Growth 2020 to 2025	2.2%	1.9%	1.8%
	Historical Annual Growth 2000 to 2020	4.2%	3.8%	3.0%
	2020 Median Age	51.4	43.6	38.8
HOUSEHOLDS	2020 Estimated Households	893	21,164	43,470
	2025 Projected Households	965	22,551	46,141
	2010 Census Households	813	18,994	38,866
	2000 Census Households	575	14,266	31,250
	Projected Annual Growth 2020 to 2025	1.6%	1.3%	1.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	2.8%	2.4%	2.0%
	2020 Estimated White	75.2%	63.8%	60.3%
	2020 Estimated Black or African American	5.1%	7.3%	7.1%
	2020 Estimated Asian or Pacific Islander	3.7%	5.4%	4.3%
	2020 Estimated American Indian or Native Alaskan	1.1%	1.5%	1.6%
	2020 Estimated Other Races	14.9%	21.9%	26.8%
INCOME	2020 Estimated Hispanic	27.0%	38.2%	45.8%
	2020 Estimated Average Household Income	\$56,366	\$59,361	\$55,374
	2020 Estimated Median Household Income	\$47,016	\$50,938	\$48,302
	2020 Estimated Per Capita Income	\$25,315	\$23,107	\$19,847
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	5.0%	8.0%	9.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.5%	10.0%	10.8%
	2020 Estimated High School Graduate	38.2%	33.1%	33.3%
	2020 Estimated Some College	26.6%	26.3%	25.8%
	2020 Estimated Associates Degree Only	9.1%	9.3%	8.4%
	2020 Estimated Bachelors Degree Only	9.2%	9.0%	8.3%
	2020 Estimated Graduate Degree	5.4%	4.4%	4.0%
BUSINESS	2020 Estimated Total Businesses	136	1,102	3,322
	2020 Estimated Total Employees	1,368	10,878	25,988
	2020 Estimated Employee Population per Business	10.1	9.9	7.8
	2020 Estimated Residential Population per Business	14.6	49.4	36.6



**TRUAX  
GROUP**

STEVE BASURTO  
760.807.6395  
Lic. #0141241  
sbasurto@truaxgroup.com

KARIN MCCOY  
951.265.6149  
Lic. #01323266  
karinlmccoy@yahoo.com





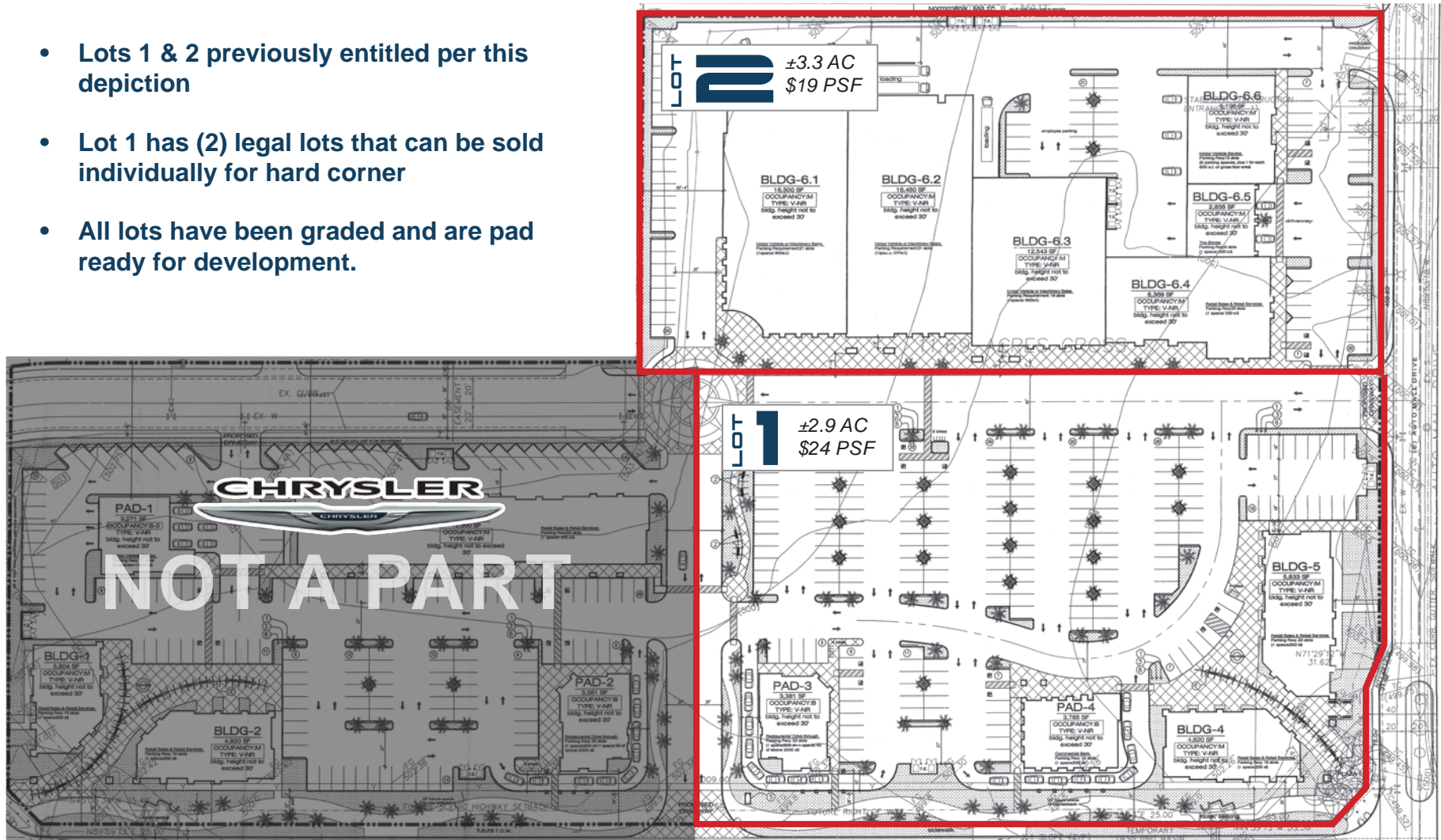
**TRUAX**  
GROUP

STEVE BASURTO  
760.807.6395  
Lic. #0141241  
sbasurto@truaxgroup.com

KARIN MCCOY  
951.265.6149  
Lic. #01323266  
karinlmccoy@yahoo.com



- Lots 1 & 2 previously entitled per this depiction
- Lot 1 has (2) legal lots that can be sold individually for hard corner
- All lots have been graded and are pad ready for development.



**TRUAX**  
**GROUP**

STEVE BASURTO  
760.807.6395  
Lic. #0141241  
sbasurto@truaxgroup.com

KARIN MCCOY  
951.265.6149  
Lic. #01323266  
karinlmccoy@yahoo.com