

# ±6.55 ACRES N. STATE STREET

SAN JACINTO,, CALIIFORNIIA, 92583

# FOR SALE



FOR MORE INFORMATION CONTACT:

**Robert Mendieta**

BROKER ASSOCIATE - COMMERCIAL DIVISION

951.977.3251

robmendi@gmail.com

DRE # 01422904

1473 Ford Street STE #200,  
Redlands | California | 92373

t 951.977.3251 | f 909.793-8200

www.RobertMendieta.com

DRE # 01904376



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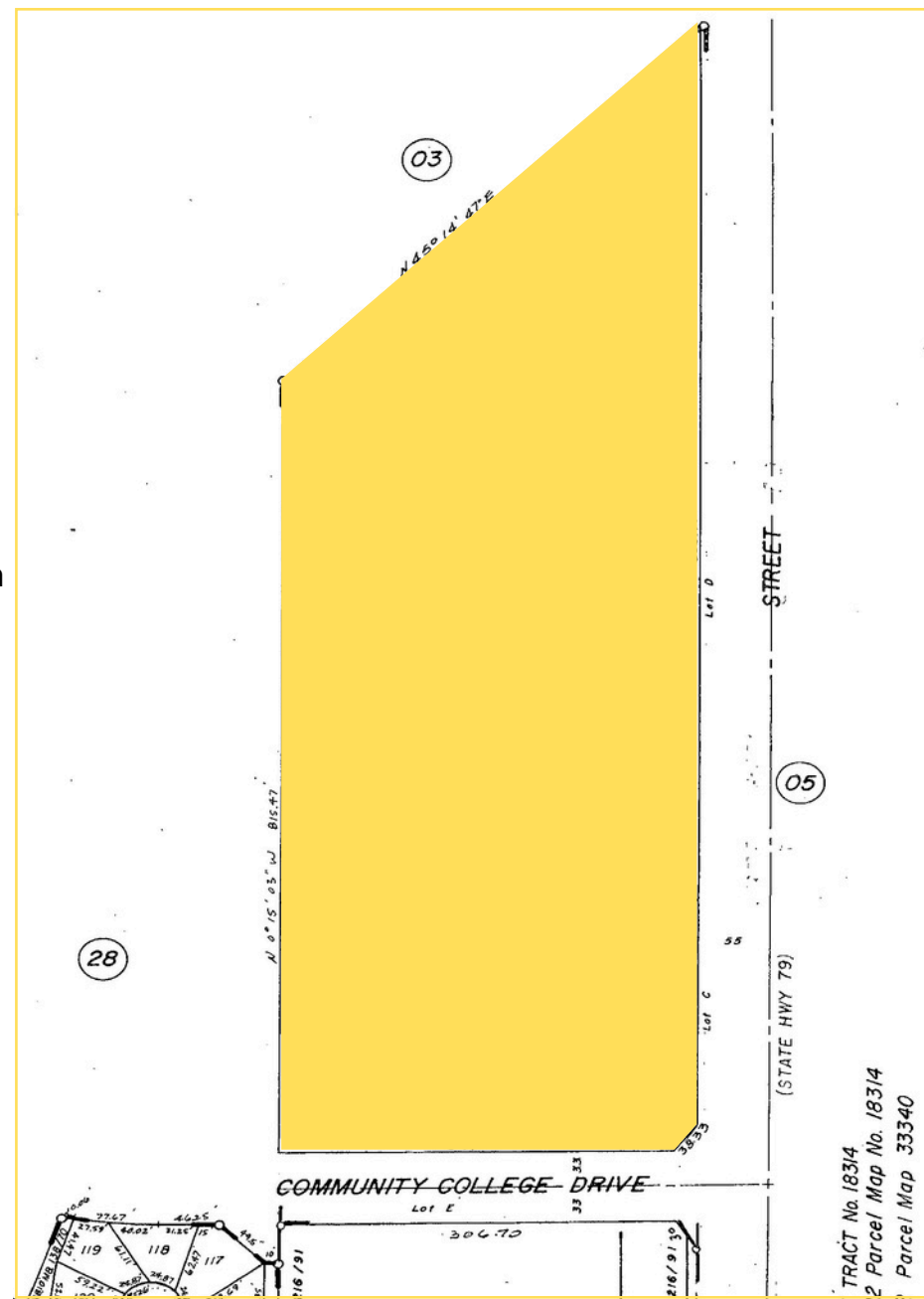
## PROPERTY DESCRIPTION

- **Asking price \$1,950,000 (\$6.83 per square foot)**

±6.55 acres of flat land, Ideal for many multifamily applications. The property consist of two parcels, APN 433-300-032 which is approximately ±1.7 acres and APN 433-300-033 which is approximately ±4.84 acres. There are utilities available -Electric along the east property line, water and sewer at the street. The property is zoned Residential Very High Density (RVH) which allows for 22 - 32 units Per Acre.

The property is located along State Street just north of Ramona Expressway across from Mt. San Jacinto College. The property is within walking distance to the Stater Brothers shopping center, close to banks, restaurants, Dollar Tree and pharmacy.

- ±6.55 acres of flat land
- APN 433-300-032 is approximately ±1.7 acres
- APN 433-300-033 is approximately ±4.84 acres
- Zoned Residential Very High Density (RVH) 22 -32 Units Per Acre
- Ideal for many multifamily applications
- Utilities available - Electric along the east property line, water and sewer at the street





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**NORTH VIEW ACROSS FROM  
MT. SAN JACINTO COLLEGE**



**SOUTH VIEW A BLOCK AWAY FROM VILLAGE AT SAN  
JACINTO SHOPPING CENTER**



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SITE



SAN JACINTO

W COTTONWOOD AVENUE

W E SPIANA DE AVENUE

W MENLO AVENUE

HEMET



HEMET-RYAN  
AIRPORT



STETSON AVENUE

DOMINGO PARKWAY

ARLEN ROAD

N

SANDERSON AVENUE

S STATE STREET

N SAN JACINTO STREET

N SABOSA STREET



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