



For Sale - ±10,660 SF 3 Parcel Commercial Property

162, 168 & 172 N. SAN JACINTO STREET, HEMET, CALIFORNIA 92543

FOR MORE INFORMATION, CONTACT:

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CalDRE License # 02212071



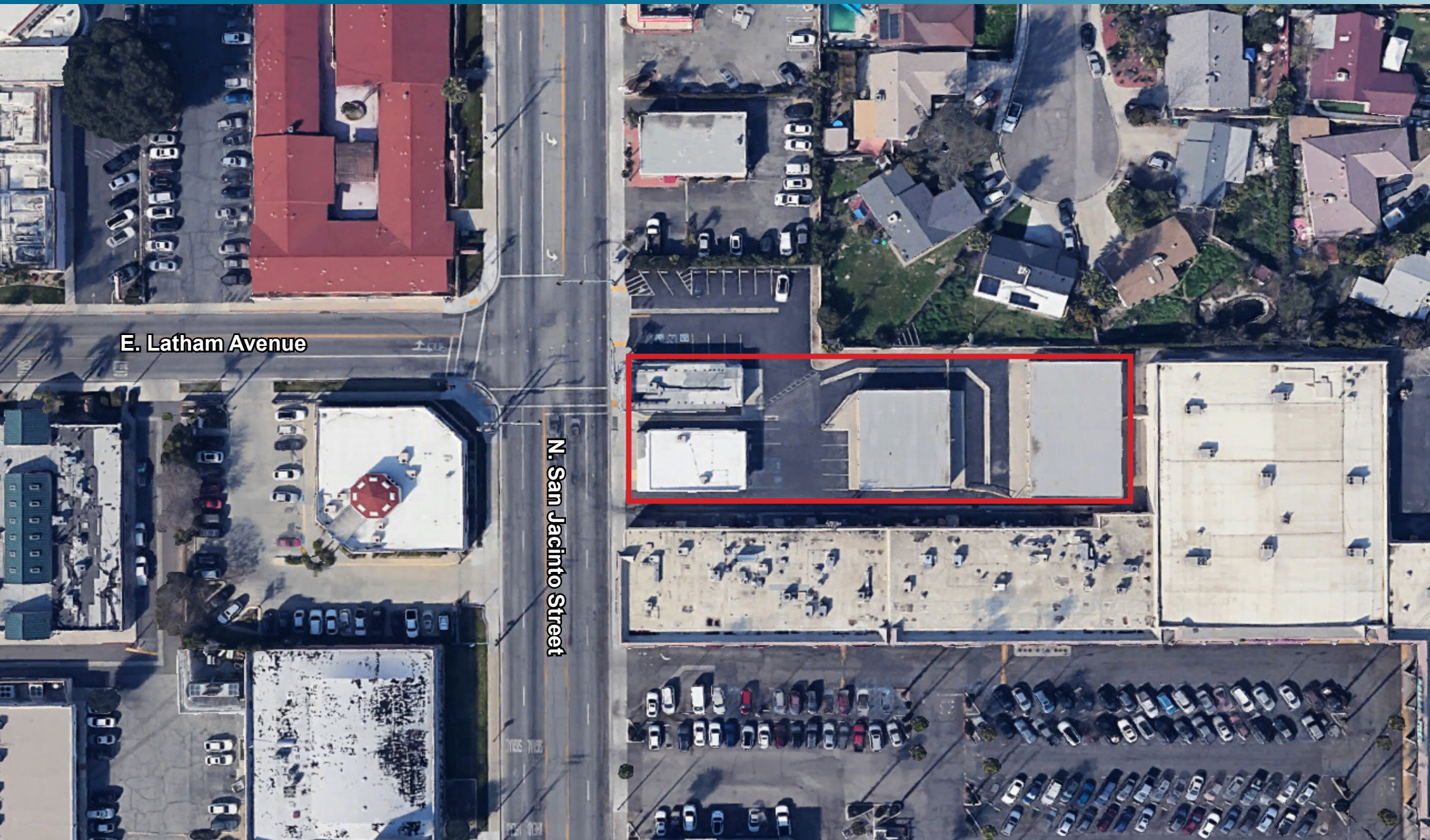
162, 168 & 172 N. San Jacinto Street, Hemet, CA 92543

PROPERTY HIGHLIGHTS

- Three-parcel commercial property totaling ±10,660 SF on 28,749 SF lot
- Sale Price: \$1,799,999.00
- Directly across from Hemet Global Medical Center creating strong daytime traffic
- Ideal for retail, medical, restaurant, and service-related users
- Excellent opportunity for pharmacy, coffee, food, or neighborhood retail concepts
- Strong street frontage and signage exposure
- Ample parking for customers and employees
- Convenient access to Highway 74 and major arterials
- Growing Hemet trade area with continued redevelopment activity
- Buyer to verify zoning and permitted retail uses during due diligence



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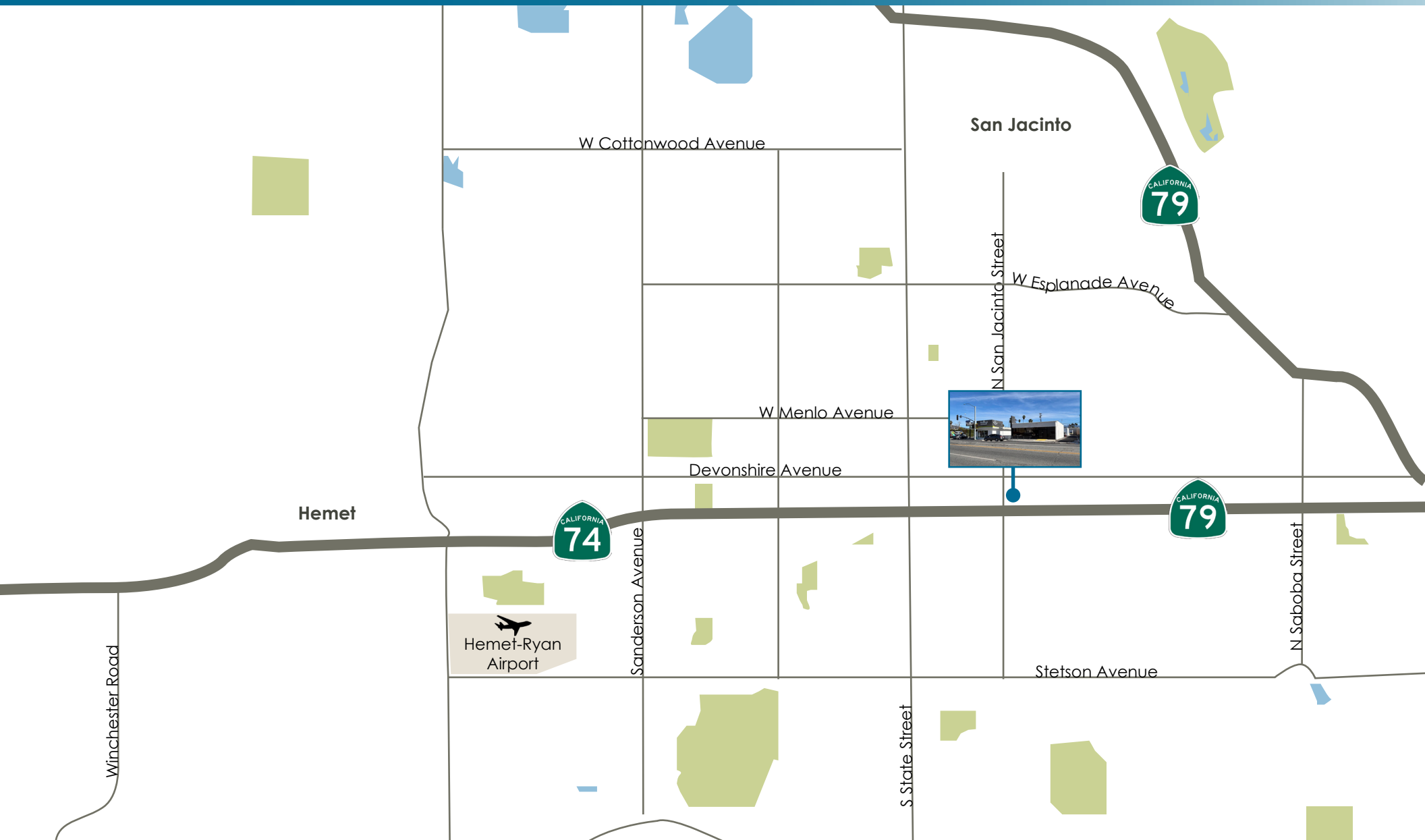
E. Latham Avenue

N. San Jacinto Street

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HEMET INFORMATION

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.

DEMOGRAPHICS

Current Population	92,912
Current Number of Households	32,102
Average Household Income	\$75,959





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