

# Approximately 10.40 Acres of Commercial Land along Highway 74

Warren Road | Hemet, CA 92543

- Approximately 10.40 acres of vacant land within the Menifee North Specific Plan
- Florida Avenue Mixed Use Area #1 zoning allowing commercial, retail, office, institutional, and limited residential uses
- Surrounded by established single-family residential neighborhoods and nearby retail amenities

ASKING PRICE: \$2,265,000

SUBJECT PROPERTY

Rancho Viejo Middle School  
Cawston Elementary School  
Fruitvale Elementary School

Wendy's  
Waba  
SUBWAY  
Habit Burger Grill

Cane's  
IHOP  
DEL TACO  
Pollo Loco  
Bowlero  
Habit Burger Grill  
KFC

WinCo Foods  
Sizzler  
CHASE

Jack in the Box  
STATER BROS MARKETS  
POPEYES  
DUTCH BROS  
Smart & Final  
Bath & Body Works  
Panera  
petco  
IN-N-OUT  
Applebees  
ROSS  
DRESS FOR LESS

TARGET  
Starbucks  
Carl's Jr.  
verizon  
STAPLES  
TACO BELL  
Epic Wings  
Pizza Hut



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COMMERCIAL REAL ESTATE SERVICES

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SUBJECT  
PROPERTY



San Diego Canal

CALIFORNIA  
74

Warren Rd

SUBJECT  
PROPERTY

W Devonshire Ave

Old Warren Rd



Reflection Lake RV Park

Tahquitz High School

Hemet Gold Club

SUBJECT PROPERTY

San Diego Canal

W Devonshire Ave

Warren Old  
Old Warren Rd

Myers St

CALIFORNIA  
74

WinCo  
FOODS  
Sizzler  
CHASE

TOYOTA NISSAN  
CHEVROLET HONDA  
Jeep Ford RAM



Diamond Valley Lake

SweetWater Farms  
Petting Zoo and  
Pony Rides

Domenigoni Parkway

West Valley  
High School

Harmony  
Elementary School

W Stetson Ave

Warren Old



**GameStop**  












**Jeep**  



Hemet Golf Club

**SUBJECT  
PROPERTY**

S Sanderson Ave

CALIFORNIA  
74





**verizon**  
**STAPLES**  



**WinCo  
FOODS**  
**Sizzler**  
**CHASE**

Myers St

W Devonshire Ave

Gawston Ave

San Diego Canal





**Subject  
Property**

location map

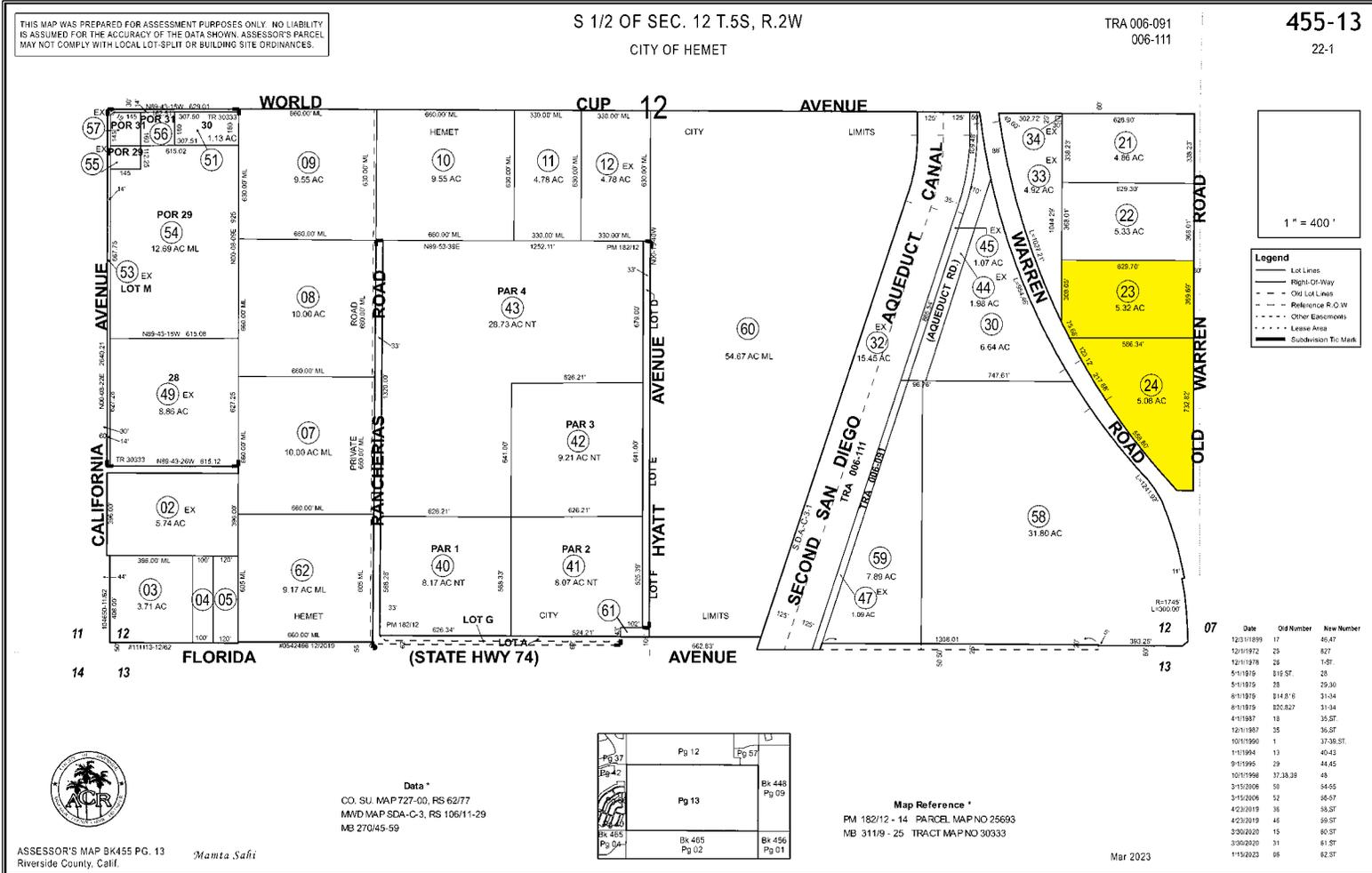
Warren Road # 6



# Property Highlights

<b>Location:</b>	The subject property is located between Warren Road and North Warren Road in Hemet, CA. It is approximately 2.8 miles east of highway 79 and approximately 10 miles east of I-215.
<b>Property Profile:</b>	The subject property consists of approximately 10.40 acres of vacant land located within the Menifee North Specific Plan area. The site is zoned to allow for a range of commercial uses. Under the Florida Avenue Mixed Use Area #1 designation, development may include retail, commercial, office, and institutional uses on up to 35% of the land area. Residential development is permitted on approximately 10% to 15% of the site, while open space and rights-of-way may comprise approximately 45% to 55% of the land area. The surrounding area is characterized by established single-family residential neighborhoods and nearby retail amenities.
<b>Jurisdiction:</b>	City of Hemet
<b>APN:</b>	<ul style="list-style-type: none"> <li>• 455-130-023 → 5.32 Acres</li> <li>• 455-130-024 → 5.08 Acres</li> <li style="text-align: right;">TOTAL → 10.40 Acres</li> </ul>
<b>Zoning:</b>	Light Agricultural (A-1)
<b>General Plan:</b>	Florida Avenue Mixed-Use Area #1 (MU-1) <a href="#">*Permitted Uses</a>
<b>Minimum Lot Size:</b>	1 Acre
<b>School District:</b>	Hemet Unified School District
<b>Services:</b>	
<b>Water/Sewer:</b>	City - Eastern Municipal Water District (EMWD)
<b>Gas:</b>	Southern California Gas Company
<b>Electric:</b>	Southern California Edison
<b>Fire:</b>	Riverside County Fire Department
<b>Police:</b>	San Jacinto Police Department

# Tax Map



# Demographics 2025

1 mile



population  
2,098



estimated households  
1,037



average household income  
\$65,305



median household income  
\$51,927



total employees  
1,023

3 mile



population  
59,701



estimated households  
22,012



average household income  
\$87,161



median household income  
\$71,171



total employees  
11,138

5 mile



population  
133,589



estimated households  
45,193



average household income  
\$84,968



median household income  
\$69,135



total employees  
25,169



**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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