

# FOR SALE

**±8.01 ACRES OF VACANT LAND**

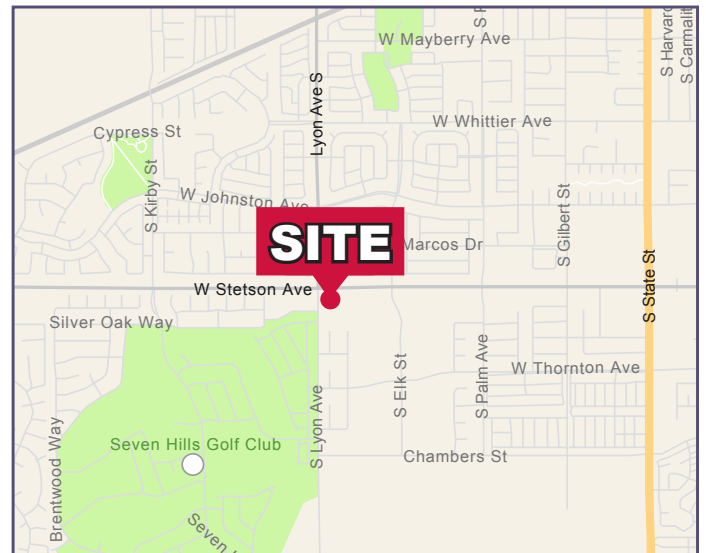
**SEC WEST STETSON AVE & LYON AVE  
HEMET, CA**



## FEATURES:

- **±8.01 Acres**
- **Signalized intersection at corner of parcel**
- **Stetson Avenue is a busy east/west corridor**
- **APN: 464-270-001**
- **Just blocks from Walmart Super center, Stater Bros., Starbucks, McDonald's & Others**
- **Zoning: C-1 (Neighborhood Commercial) City of Hemet\* (Buyer to Verify)**

**ASKING PRICE:**  
**\$3,149,000**



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population:	19,055	91,135	164,049
Daytime Population:	3,879	13,947	21,706
Avg. Household Income:	\$59,572	\$60,207	\$68,272

Source: Regis

## TRAFFIC COUNTS

**32,655 CPD**

Intersection of S. Lyon Ave & W. Stetson Ave  
Source: Regis



**Rosenthal & Excell**  
Commercial Real Estate Services, Inc.

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Hemet, CA 92544

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**For More Information Contact:**

**Guy W. Excell** or  
**Howard B. Rosenthal**  
**(951) 658-2559**

DRE #01138381

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