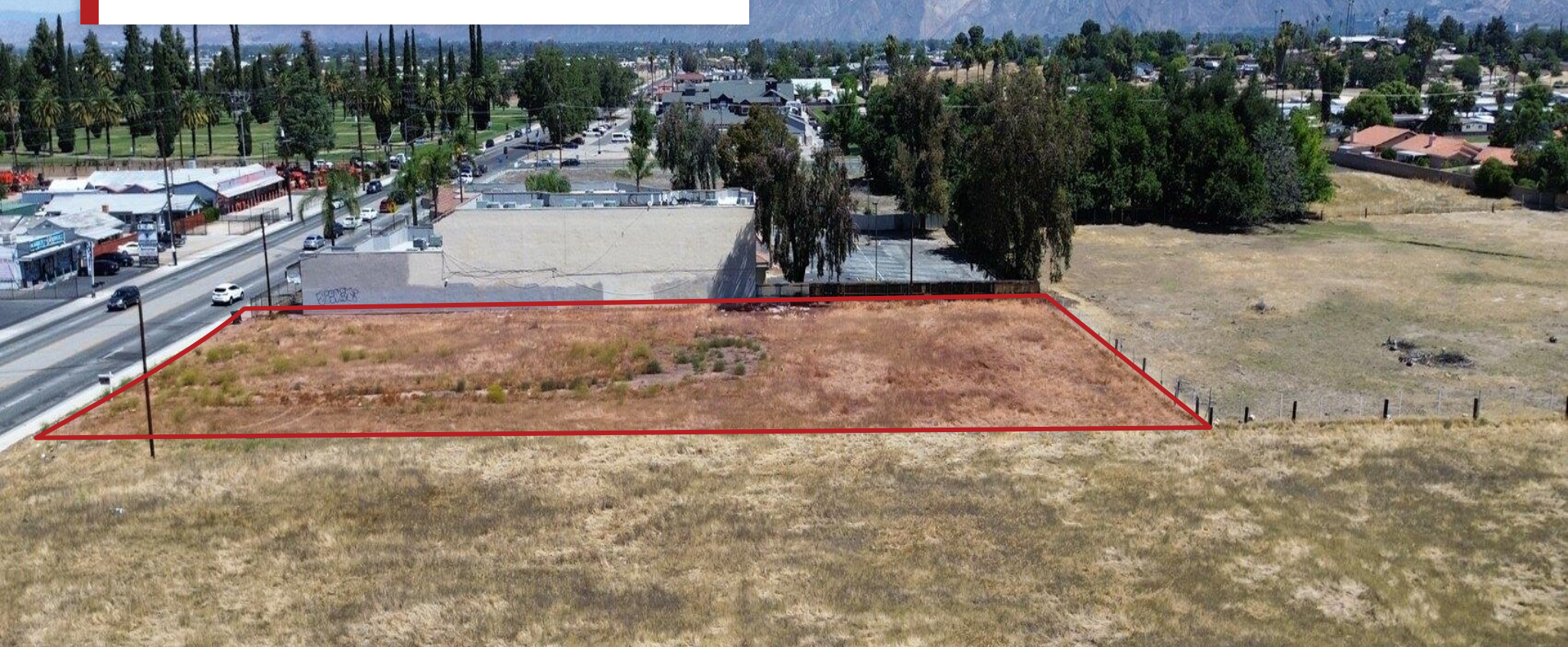


# 608 & 614

**N. SAN JACINTO STREET**

Hemet, CA 92543 • Riverside County



**PRESENTED BY**

**ROBERT MENDIETA JR., CCIM**

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# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

|                           |                           |
|---------------------------|---------------------------|
| <b>Price:</b>             | \$279,000                 |
| <b>Combined Lot Size:</b> | ±41,817 SF                |
| <b>Acreage:</b>           | ±0.96 AC                  |
| <b>Price / SF:</b>        | \$6.67 PSF                |
| <b>Price / AC:</b>        | \$290,625                 |
| <b>APNs:</b>              | 445-030-032 & 445-030-004 |
| <b>Zoning:</b>            | C-2 General Commercial    |
| <b>County:</b>            | Riverside County, CA      |

## IDEAL USES

- Multi-tenant retail center
- Owner-occupied build-to-suit
- Contractor / service yard
- Automotive use
- Religious facility / place of worship
- Small office or medical office
- Small retail / drive-through pad
- Investor land bank

## INVESTMENT HIGHLIGHTS

- Two contiguous downtown lots — ±0.96 AC combined
- Frontage on N San Jacinto St (Hwy 79 corridor)
- Confirmed C-2 General Commercial zoning (City of Hemet)
- Flexible commercial zoning — wide range of uses
- Listed below the closest comp's clearing price
- Common ownership — sell together for assemblage

### RARE DOWNTOWN ASSEMBLAGE

Two contiguous parcels under one owner — ±0.96 AC with N San Jacinto St frontage

# PROPERTY PHOTOS



*Red outline is editable (click it, then drag or right-click → Edit Points). 608 & 614 N San Jacinto Street • Hemet, CA 92543*

# PROPERTY OVERVIEW



Two contiguous downtown commercial lots, held under common ownership

## 608 N SAN JACINTO ST

**APN 445-030-032**

|                 |                                  |
|-----------------|----------------------------------|
| <b>Lot Size</b> | 34,412 SF (±0.79 AC)             |
| <b>Zoning</b>   | C-2 General Commercial           |
| <b>Legal</b>    | POR Lot 2 Blk 130, Hemet Land Co |

## 614 N SAN JACINTO ST

**APN 445-030-004**

|                 |                                  |
|-----------------|----------------------------------|
| <b>Lot Size</b> | 7,405 SF (±0.17 AC)              |
| <b>Zoning</b>   | C-2 General Commercial           |
| <b>Legal</b>    | POR Lot 2 Blk 130, Hemet Land Co |

## COMBINED SITE

**±41,817 SF | ±0.96 AC**

FRONTAGE  
N San Jacinto St (Hwy 79)

TAX RATE AREA  
006-191

CENSUS TRACT  
043508

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lessee financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# WHAT CAN BE BUILT HERE



*C-2 (General Commercial) zoning supports a broad mix of by-right and conditional uses*

## PERMITTED BY RIGHT

- Retail stores & shopping centers
- Restaurants & cafés
- Medical, dental & urgent-care offices
- General & professional offices
- Banks & financial services
- Pharmacies
- Beauty, barber & day spa
- Health & fitness centers
- Veterinary clinic / animal hospital
- Auto parts & minor auto service
- Mortuary
- Art, music & dance studios

## WITH CONDITIONAL USE PERMIT

- Restaurant with drive-through
- Gas station / convenience store
- Drive-through bank or pharmacy
- Church / temple / religious facility
- Hotel or motel
- Bar or nightclub
- Auto body / major repair
- Wedding or event venue
- Hospital / assisted living
- Theatre / indoor recreation

*Source: City of Hemet Commercial Zones Land Use Matrix (Sec. 90-893). Subject is zoned C-2 (General Commercial), confirmed with the City of Hemet. Uses shown reflect the C-2 column; certain uses carry additional requirements.*

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# AREA DEMOGRAPHICS



Population, income, and workforce within 1, 3, and 5 miles of the site



Source: Esri demographic estimates, 2024. 5-mile population up ~10% since 2020; median household income projected to reach \$74.7k by 2029.

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# LOCATION & OPPORTUNITY



## LOCATION & ZONING

Zoned C-2 (General Commercial) by the City of Hemet — a flexible base zone permitting a wide range of retail, office, medical, service, automotive, and hospitality uses.

Frontage on N San Jacinto Street — the Highway 79 corridor — one of Hemet's primary north-south arterials carrying steady daily traffic.

Two contiguous parcels under common ownership offer a rare downtown assemblage ready for development or owner-user occupancy.

## WIDE-NET BUYER POOL

### Developers

Multi-tenant retail, build-to-suit, mixed-use

### Owner-Users

Contractor yards, automotive, religious, small office

### Investors

Land bank in a revitalizing downtown corridor

## PRICED TO MOVE

# \$279,000

\$6.67 / SF • below the closest comparable's clearing price

# CONTACT INFORMATION



## FOR FURTHER INQUIRIES, PLEASE CONTACT

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**OR SCAN THE QR CODE BELOW**



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**WE LOOK FORWARD TO BUILDING BETTER COMMUNITIES WITH YOU.**

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Brokered under Keller Williams Commercial — Redlands

