

MOTIVATED SELLER

SOUTHEAST CORNER
CAWSTON AVE
& THORNTON AVE
HEMET, CA

PRIME ±6.04 RESIDENTIAL
ACRES AVAILABLE
FOR SALE

**\$2.00
PSF**

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LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

OFFERING MEMORANDUM

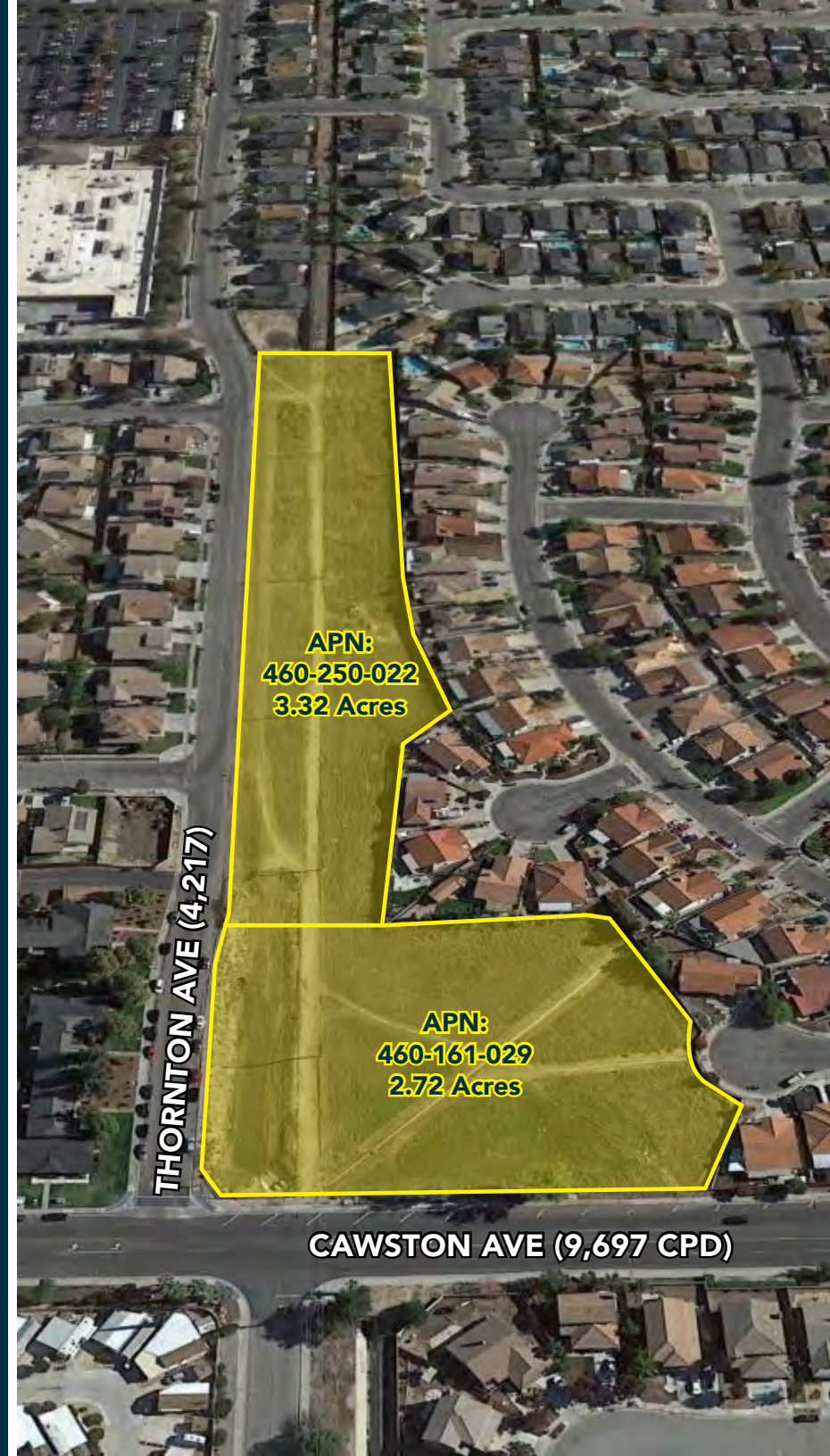


THE OFFERING

Lee & Associates Commercial Real Estate Services is pleased to present for sale ± 6.04 Acres of residential land in Hemet, CA. The subject property is surrounded by existing single family homes, retail and food services and near Harmon Elementary School and West Valley High School. This acreage is the last raw land available in the Sanderson Avenue and Cawston Avenue corridors suitable for single, multi family or senior, memory or independent living housing.

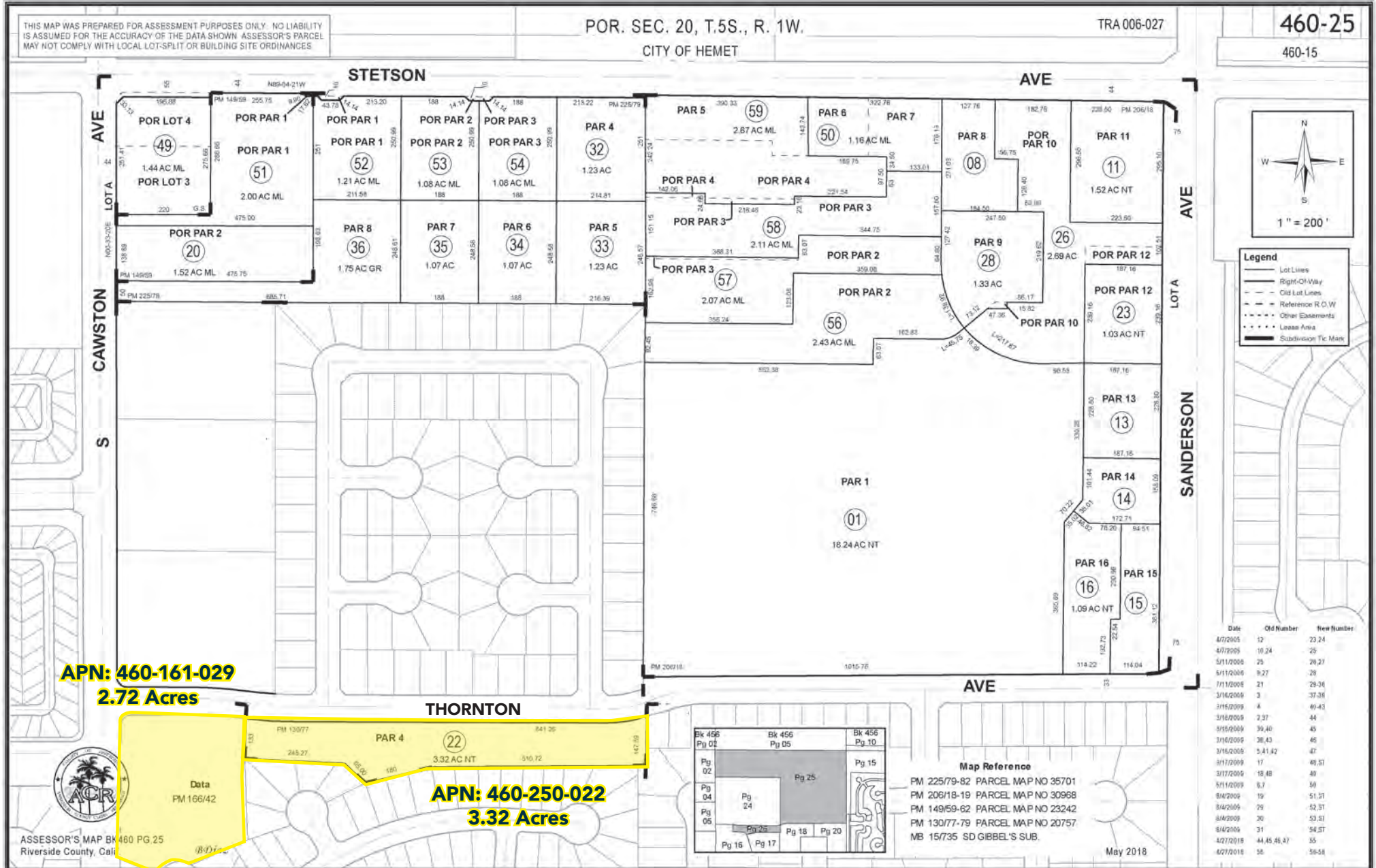
PROPERTY OVERVIEW

ADDRESS	Southeast Corner of Cawston Ave & Thornton Ave
PARCEL NUMBERS	460-250-022 460-161-029
SITE AREA	± 6.04 Acres
ZONING	The current zoning allows for: Residential (2.1 - 5.0 du/ac) (Higher density available through CUP process)
PRICE	\$530,000 (\$2.00 SF)



SOUTHEAST CORNER CAWSTON AVE & THORNTON AVE HEMET, CA

PARCEL MAP



SOUTHEAST CORNER CAWSTON AVE & THORNTON AVE HEMET, CA

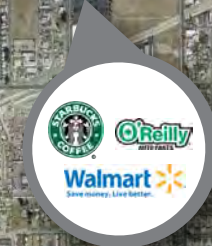
AMENITIES MAP



RANCHO VIEJO M.S.



W FLORIDA AVE



ACACIA M.S.



SITE



STETSON AVE



HARMONY E.S.

WEST VALLEY H.S.

HEMET CALIFORNIA



TOP EMPLOYERS

Hemet is a city in the San Jacinto Valley in Riverside County, California. It covers a total area of 27.8 square miles (72 km²), about half of the valley, which it shares with the neighboring city of San Jacinto. The population was 78,657 at the 2010 census.

The founding of Hemet, initially called South San Jacinto, predates the formation of Riverside County, when the land was still part of San Diego County. The formation of Lake Hemet helped the city to grow and stimulated agriculture in the area. The city is known for being the home of The Ramona Pageant, California's official outdoor play. Started in 1923, the play is one of the longest running outdoor plays in the United States. Hemet has been named a Tree City USA for 20 years by the Arbor Day Foundation for its dedication to the local forest. The city is home to the Hemet Valley Medical Center, a 320-bed general hospital.

The economy of Hemet was based on four main industries: retail trade, health care, educational services and government. Other major industries in the city include leisure and hospitality, financial services, professional and business services, construction, and manufacturing.

Since 1923, one of the area's premiere events has been the annual Ramona Pageant. Based on the novel ("Ramona") by Helen Hunt Jackson, the pageant brings together the people of Hemet and San Jacinto who stage America's longest running outdoor drama each spring at the Ramona Bowl Amphitheater.

Employer	Employees
Hemet Unified School District	3,960
Physicians for Healthy Hospitals	976
County of Riverside	691
Walmart Supercenter	372
Gosch Ford, Toyota, Hyundai & Inland Chevrolet	325
City of Hemet	274
ManorCare Health Services	250
Forest River, Inc.	241
Village Healthcare Retirement	230
Home Depot	228
Target	201
McCrometer Inc.	170
WinCo Foods	156
American Medical Response	145
Lowe's	145
Horizon Solar	140
Stater Bros.	110

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	13,390	58,794	122,546
2026 Projected Population	13,681	59,994	125,996
2010 Census Population	12,555	53,772	110,838
2000 Census Population	5,740	40,197	79,254
Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.6%
Historical Annual Growth 2000 to 2021	6.3%	2.2%	2.6%
2021 Median Age	38.9	43.1	39.1
HOUSEHOLDS			
2021 Estimated Households	4,329	23,557	44,164
2026 Projected Households	4,414	24,057	45,424
2010 Census Households	4,005	21,183	39,392
2000 Census Households	2,373	18,211	32,288
Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.6%
Historical Annual Growth 2000 to 2021	3.9%	1.4%	1.8%
RACE AND ETHNICITY			
2021 Estimated White	60.1%	62.9%	60.8%
2021 Estimated Black or African American	8.9%	7.4%	7.1%
2021 Estimated Asian or Pacific Islander	7.5%	4.9%	4.4%
2021 Estimated American Indian or Native Alaskan	1.1%	1.5%	1.6%
2021 Estimated Other Races	22.3%	23.3%	26.1%
2021 Estimated Hispanic	38.9%	40.3%	45.1%
INCOME			
2021 Estimated Average Household Income	\$74,027	\$52,691	\$55,833
2021 Estimated Median Household Income	\$70,912	\$49,429	\$52,170
2021 Estimated Per Capita Income	\$23,936	\$21,145	\$20,167
EDUCATION (AGE 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	8.7%	8.4%	8.7%
2021 Estimated Some High School (Grade Level 9 to 11)	8.6%	10.7%	11.5%
2021 Estimated High School Graduate	29.6%	30.8%	30.4%
2021 Estimated Some College	28.2%	29.1%	28.4%
2021 Estimated Associates Degree Only	9.7%	8.7%	8.0%
2021 Estimated Bachelors Degree Only	10.0%	8.1%	8.4%
2021 Estimated Graduate Degree	5.2%	4.2%	4.6%
BUSINESS			
2021 Estimated Total Businesses	228	1,232	2,846
2021 Estimated Total Employees	2,268	14,358	27,556
2021 Estimated Employee Population per Business	10.0	11.7	9.7
2021 Estimated Residential Population per Business	58.8	47.7	43.1



RIVERSIDE COUNTY

Riverside County is located in the southern region of California bordering by Orange, San Bernardino, San Diego and Imperial Counties. Named for the city in which the county's seat resides, the region is roughly the size of the State of New Jersey in total area. It is among the fastest-growing areas of the United States.



2.4M
POPULATION

#11
LARGEST COUNTY
IN U.S.A.

#5
HIGHEST DENSITY
IN CALIFORNIA

7,300
AREA (MILES)

28
CITIES

48
INCORPORATED
COMMUNITIES



\$445,675
AVERAGE HOME VALUE

\$89,082
AVERAGE HOUSEHOLD INCOME

\$58.0 Billion
ANNUAL HOUSEHOLD
EXPENDITURES BUDGET

752,381
NUMBER OF HOUSEHOLDS

886,822
COLLEGE-EDUCATED
POPULATION

1,118,946
LABOR FORCE

67,683
EMPLOYERS



4.4%
UNEMPLOYMENT RATE

With rivers, mountain peaks, deserts and fertile valleys, Riverside county offers diversity that few locations can match. Residents enjoy affordable housing, nearby beaches, mountains, hiking and bike trails, Temecula’s Wine Country and resort cities that offer oases in the desert.

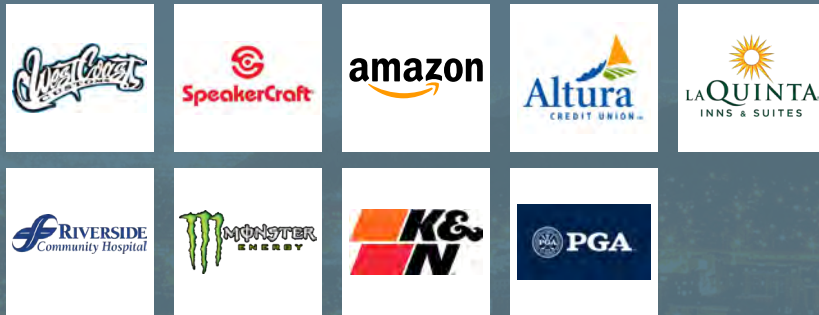
MAJOR TRANSPORTATION INFRASTRUCTURES



NEARBY MAJOR ATTRACTIONS / PLACES AND EVENTS

- ▶ Riverside County Fair
- ▶ Palm Springs International Film Festival
- ▶ BNP Paribas Open, Humana Challenge
- ▶ Temecula Valley Balloon and Wine Festival
- ▶ Stagecoach

TOP EMPLOYERS



SURROUNDING UNIVERSITIES



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

STETSON AVE



SITE

THORNTON AVE

HARMONY
ELEM.
SCHOOL

CAWSTON AVE

SANDERSON AVE

WEST VALLEY
HIGH SCHOOL

DOMENIGONI PKWY