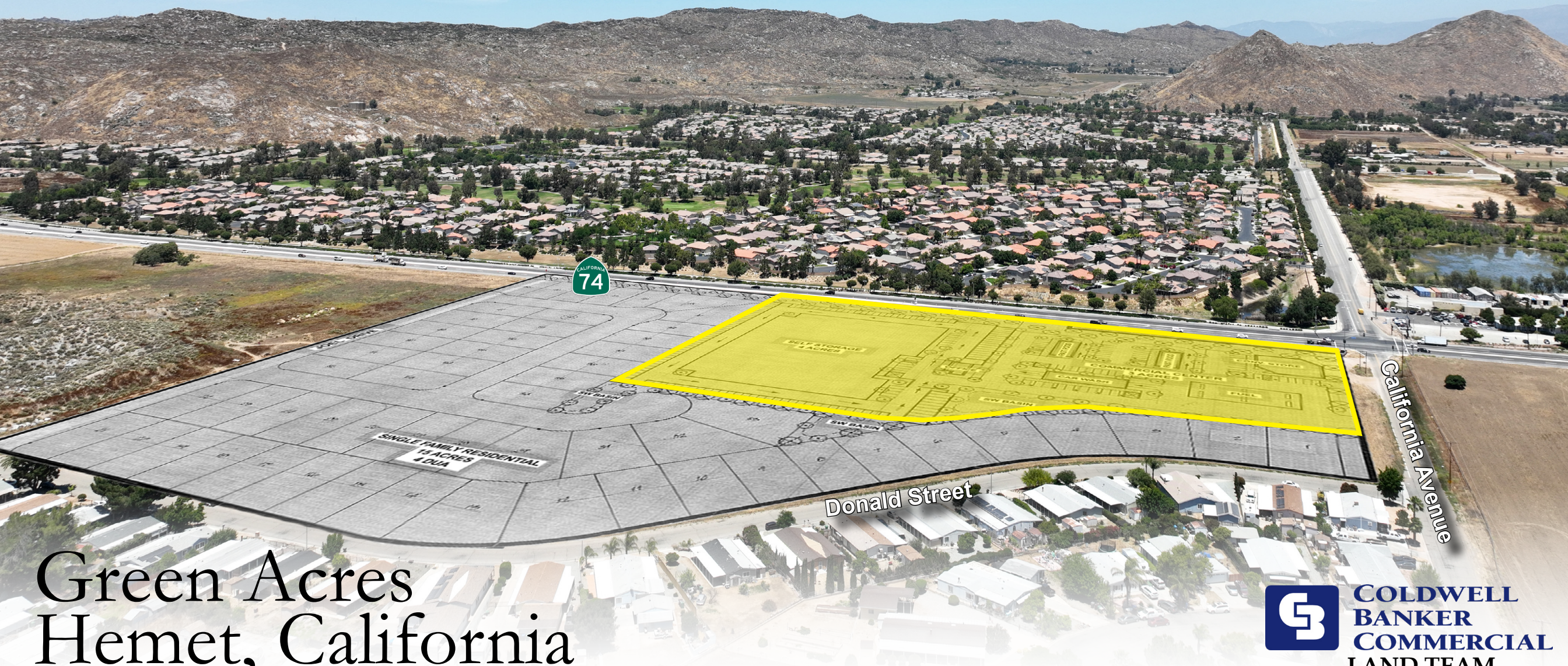


7 AC | Commercial Development Opportunity

HIGHWAY 74 & CALIFORNIA AVENUE

Highlights

- +/- 7 Acres Available
- 35,000+ CPD
- Proposed Use:
 - Self-Storage: +/- 4 Acres
 - Gas Station: +/- 1 Acre
 - Car Wash: +/- 1 Acre
 - Fast Food: +/- 1 Acre



Green Acres
Hemet, California

Executive Summary

PROPERTY FACTS

- **Location:** Hemet, Riverside County, CA
- **Total Site Area:** +/- 7 Acres
- **APN:** 465-040-023
- **Entitlements:** N/A
- **Zoning:** R-T
- **Land Use:** Commercial Retail
- **Purchase Price:** \$4,573,800
- **Price Per SF:** \$15.00

PROPERTY OVERVIEW

The subject property consists of approximately 7 acres of commercially zoned land at the SWC of Highway 74 and California Avenue. The proposed use for the property includes a self-storage facility, gas station and convenience store, car wash, and two fast food lots. All acreages included in the proposed site map on the following page are approximate as the property currently has no entitlements or approved plans. In terms of the property's location, it is directly across the street from the Four Seasons at Hemet which is an active adult community consisting of 1,106 homes. Additionally, it is a few miles from various new home communities in Winchester and has approximately 1,200 feet of frontage on Highway 74 which has traffic counts of 35,000+ cars per day. The remaining +/- 15 acres of this 22-acre parcel is proposed for single-family homes with a density of 4 units per acre. The 7 acres included in this offering can be purchased as a whole or in portions depending on the desired use.

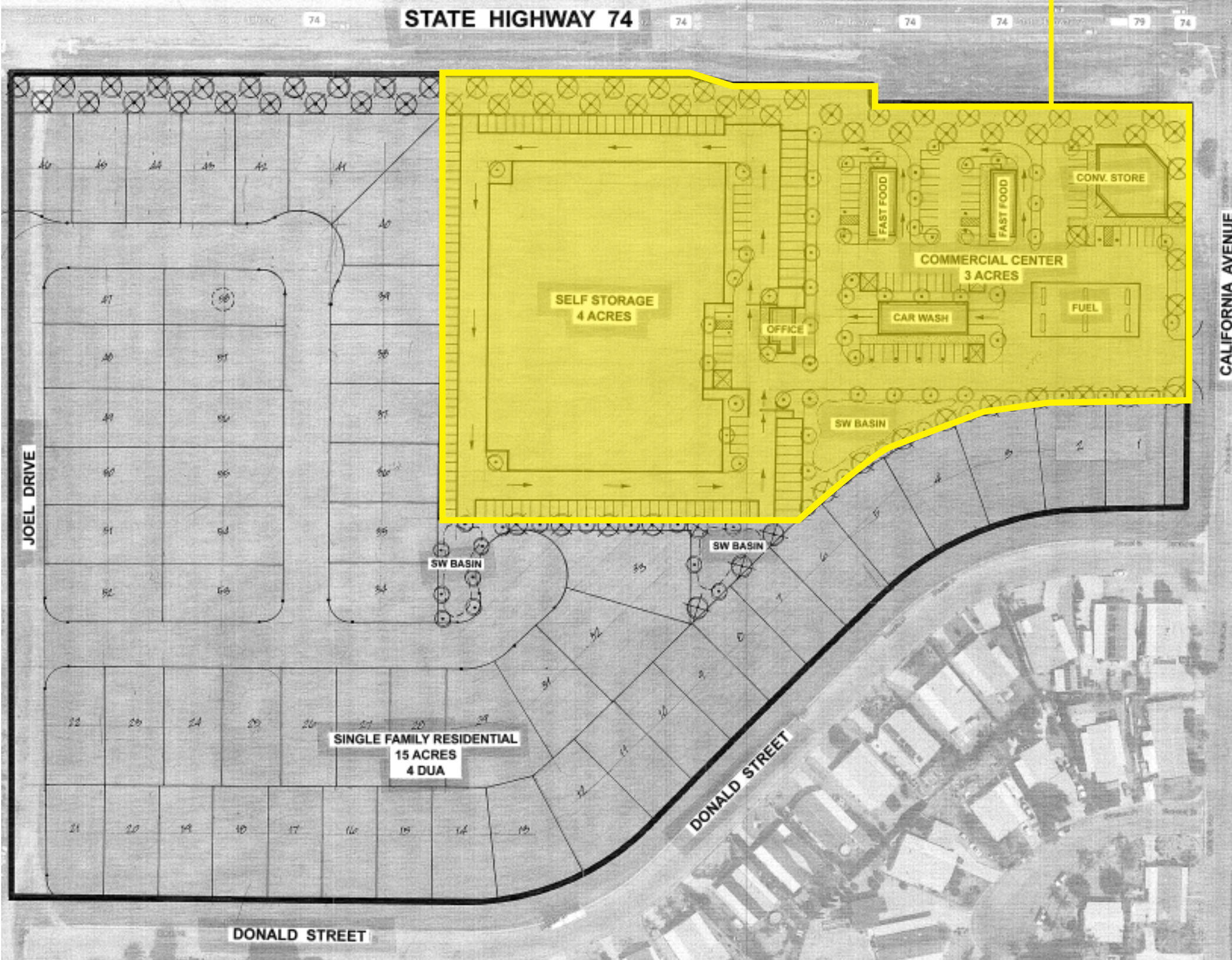
ZONING

The property is currently zoned R-T which allows for the development of mobile home subdivisions and parks. Per the city's general plan, the land use designation includes both Medium Density Residential and Commercial Retail which allows for a variety of uses.

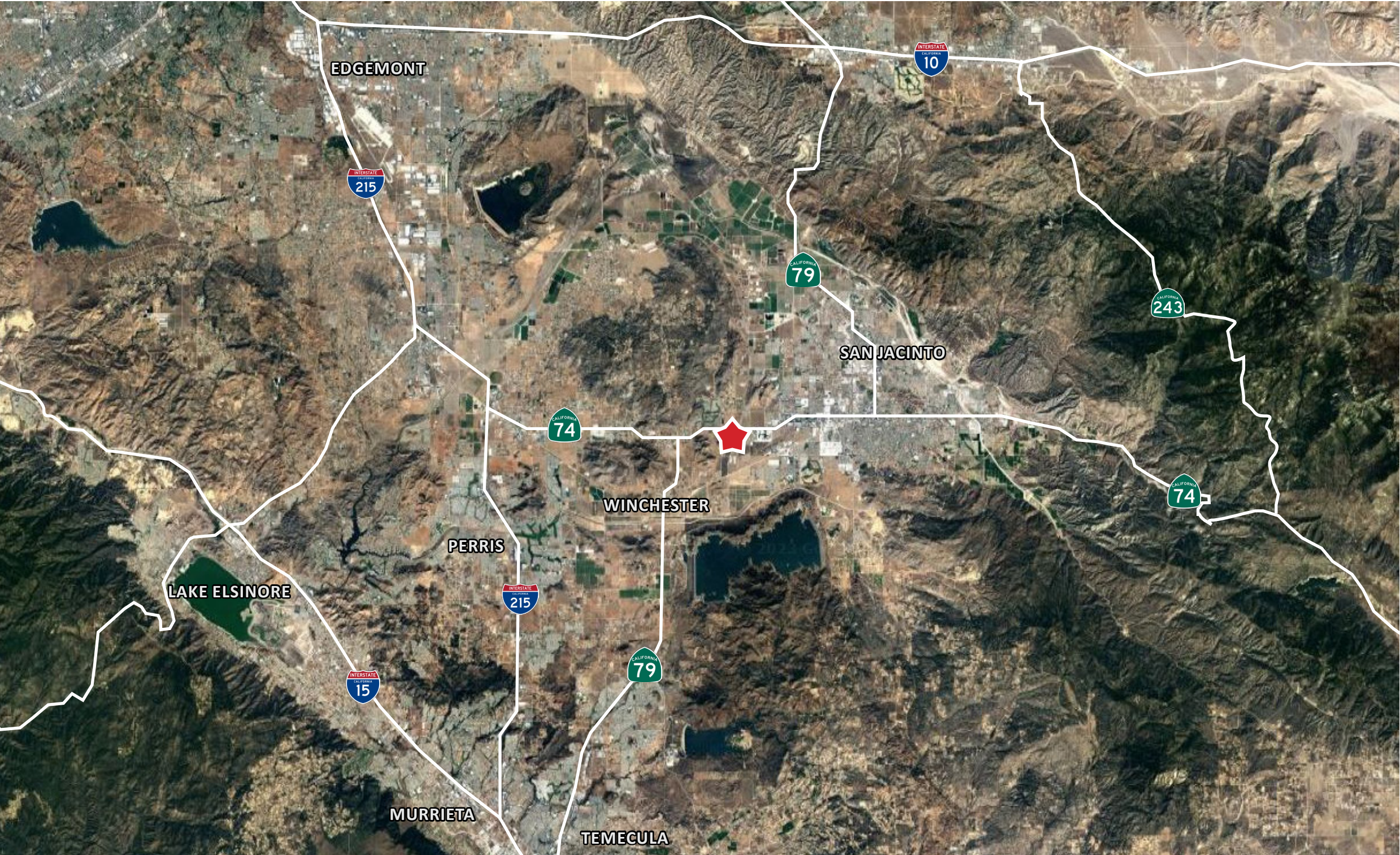


Proposed Development Map

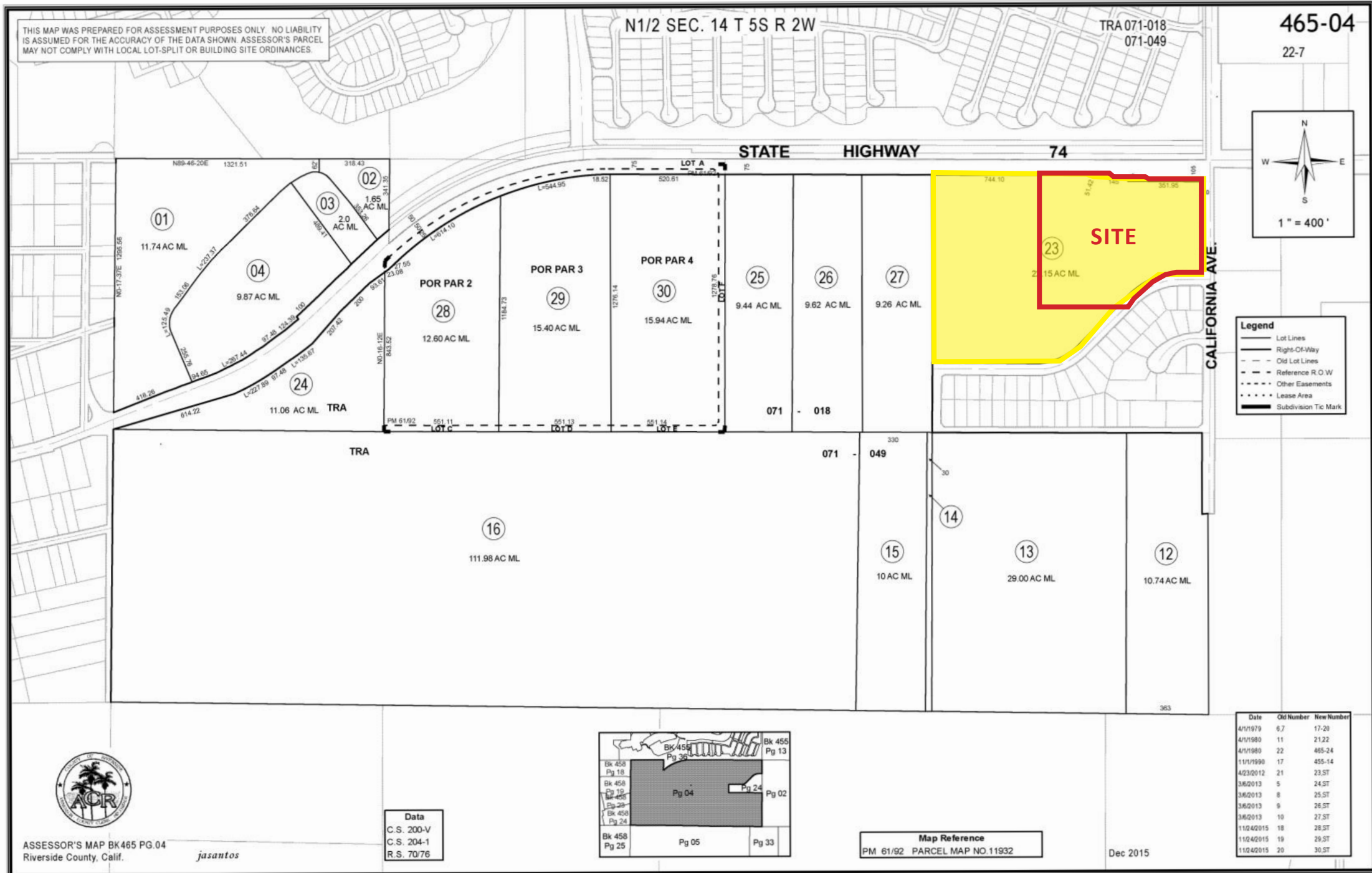
- +/- 4 Acre Self-Storage Lot
- +/- 1 Acre Gas Station Lot
- +/- 1 Acre Car Wash Lot
- +/- 0.5 Acre Fast Food Lots (2)



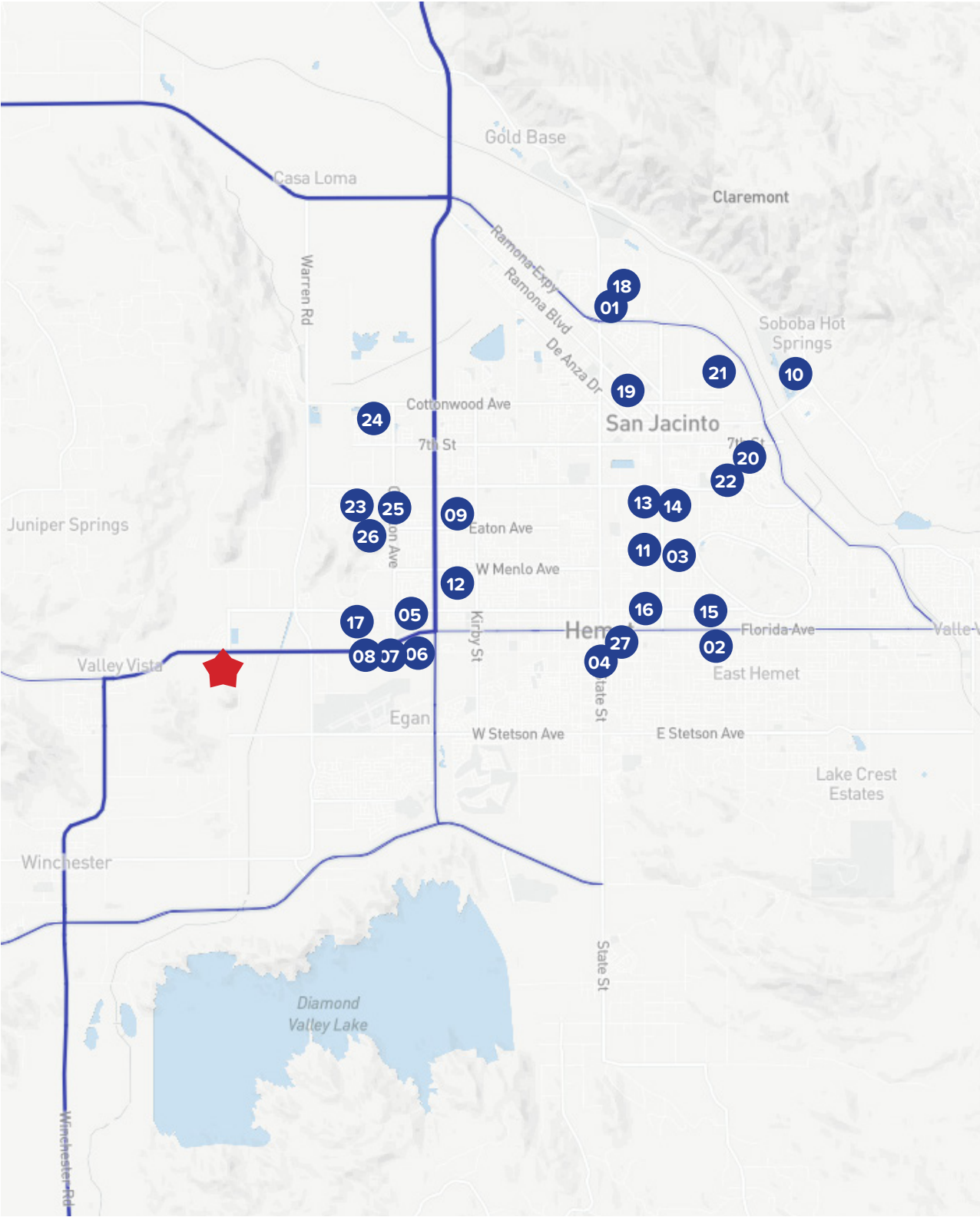
Location Overview



Assessor's Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Village at San Jacinto
- 02 Hemet Shopping Center
- 03 Farmer's Corner
- 04 Diamond Valley Shopping Center
- 05 Hemet Valley Mall
- 06 KPC Towne Centre
- 07 Hemet Village
- 08 Village West Shopping Center
- 09 San Jacinto Esplanade Shopping Center

EDUCATION

- 18 Mt. San Jacinto College
- 19 San Jacinto High School
- 20 North Mountain Middle School
- 21 New Elementary School
- 22 Estudillo Elementary School
- 23 Tahquitz High School
- 24 Megan Cope Elementary School
- 25 Fruitvale Elementary School
- 26 Cawston Elementary School

ENTERTAINMENT

- 10 Saboba Casino and Resort
- 11 Lowes Custom Golf
- 12 Colonial Golf & Country Club

GOVERNMENT FACILITIES

- 27 Hemet City Hall

MEDICAL FACILITIES

- 13 SJ Medical Clinic Urgent Care
- 14 Valley Medical Center
- 15 KPC Medical Center
- 16 Hemet Global Medical Center
- 17 Cawston Medical Center

Hemet, CA

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.



2023 Summary	
Population	43,219
Households	16,428
Median Age	40.8
Median Household Income	\$53,984
Average Household Income	\$66,406
2028 Summary Est.	
Population	45,095
Households	17,104



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