

FOR SALE

26405 Girard Street, Hemet, CA 92545

±2.6 ACRES - 37 UNIT TOWNHOME PROJECT



*Approximate lot lines shown. Buyer to verify.

HIGHLIGHTS:

- 37-Unit Condominium Project
- ±2.6 Acres
- Zoning: R-3
- Recorded Map Completed
- Amenity-Rich Community Design
- APN# 447-150-048
- Pool & Spa Area, Multiple Playground Areas, Central Paseo Walkway
- Mix of 3bd & 4b Floorplans
- Build-to-Rent or Build-to-Sell
- Utilities Available
- Feasible Lot for Building
- Sale price: \$995k (~\$27k/unit)

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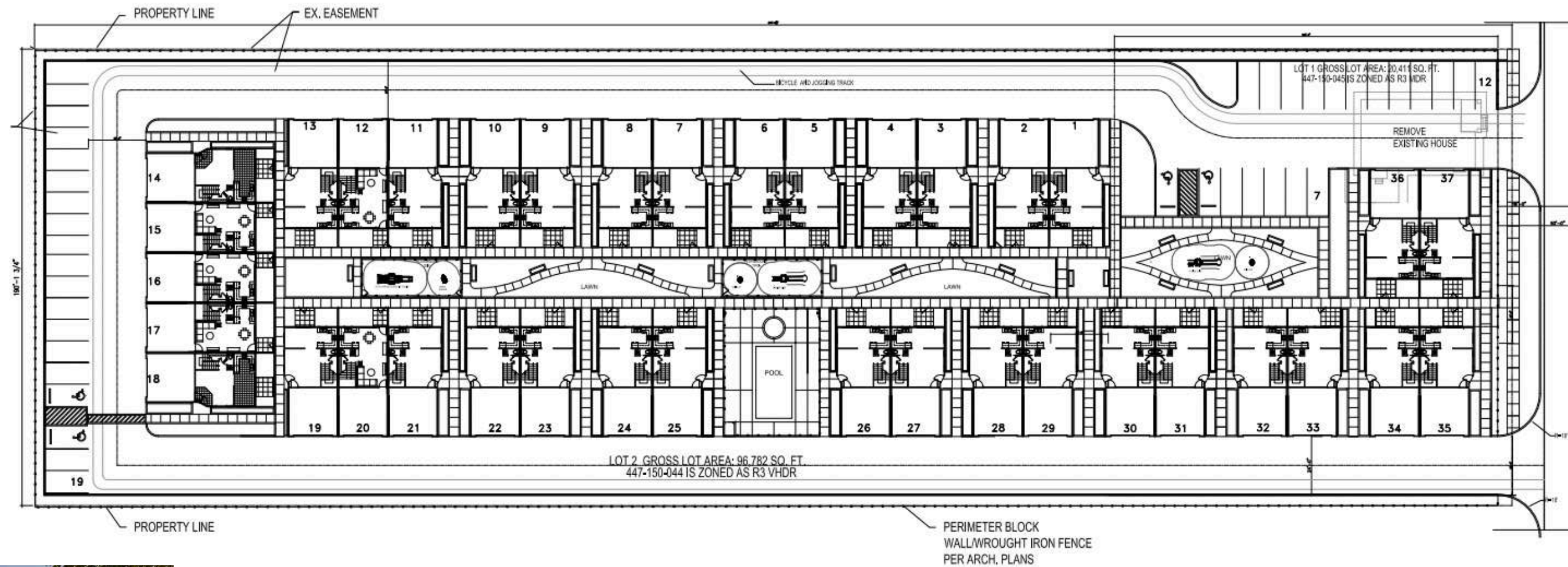


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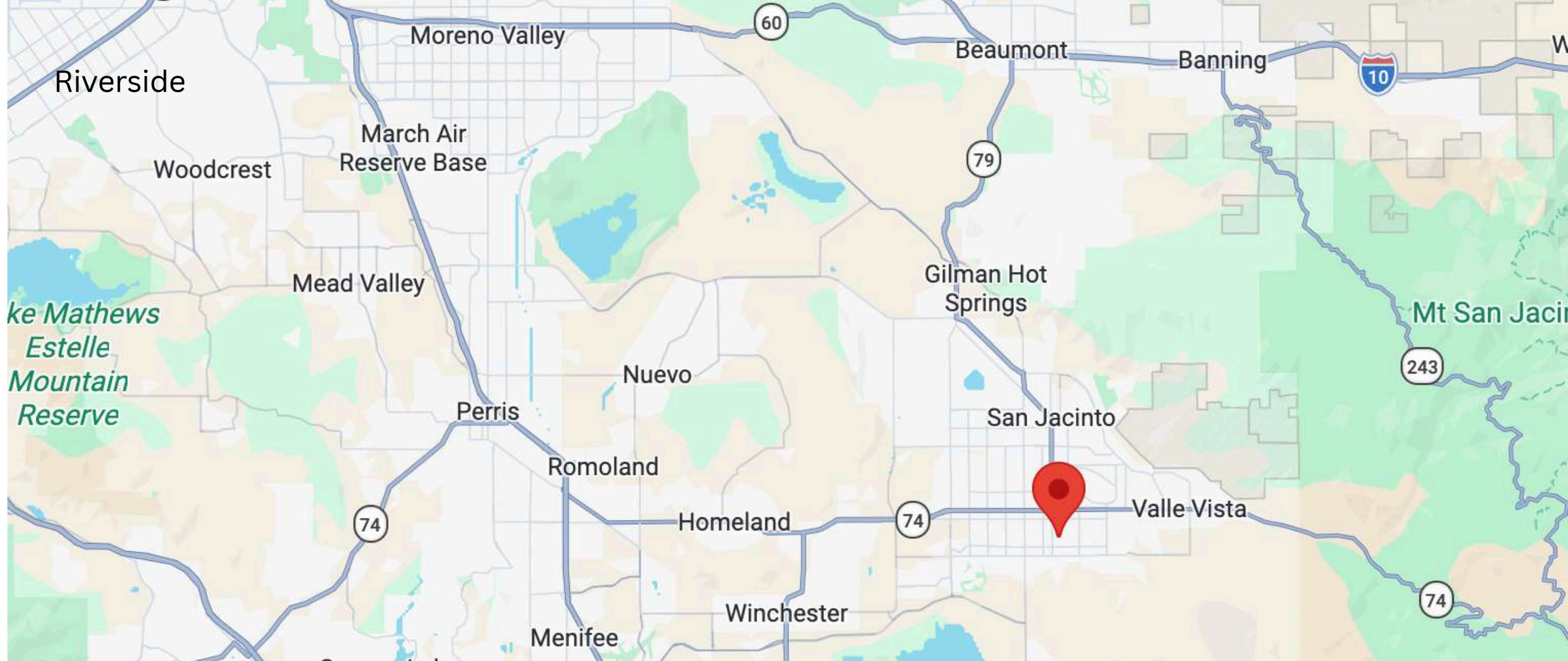
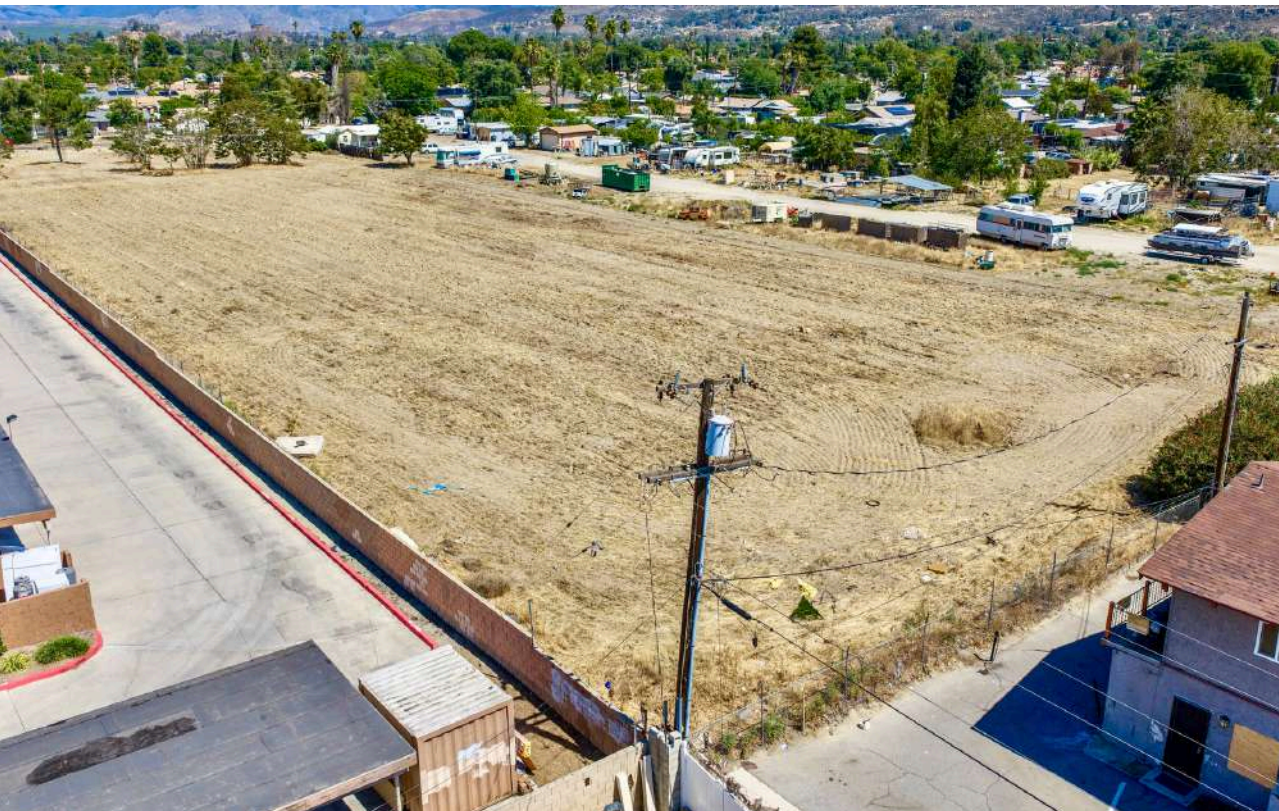
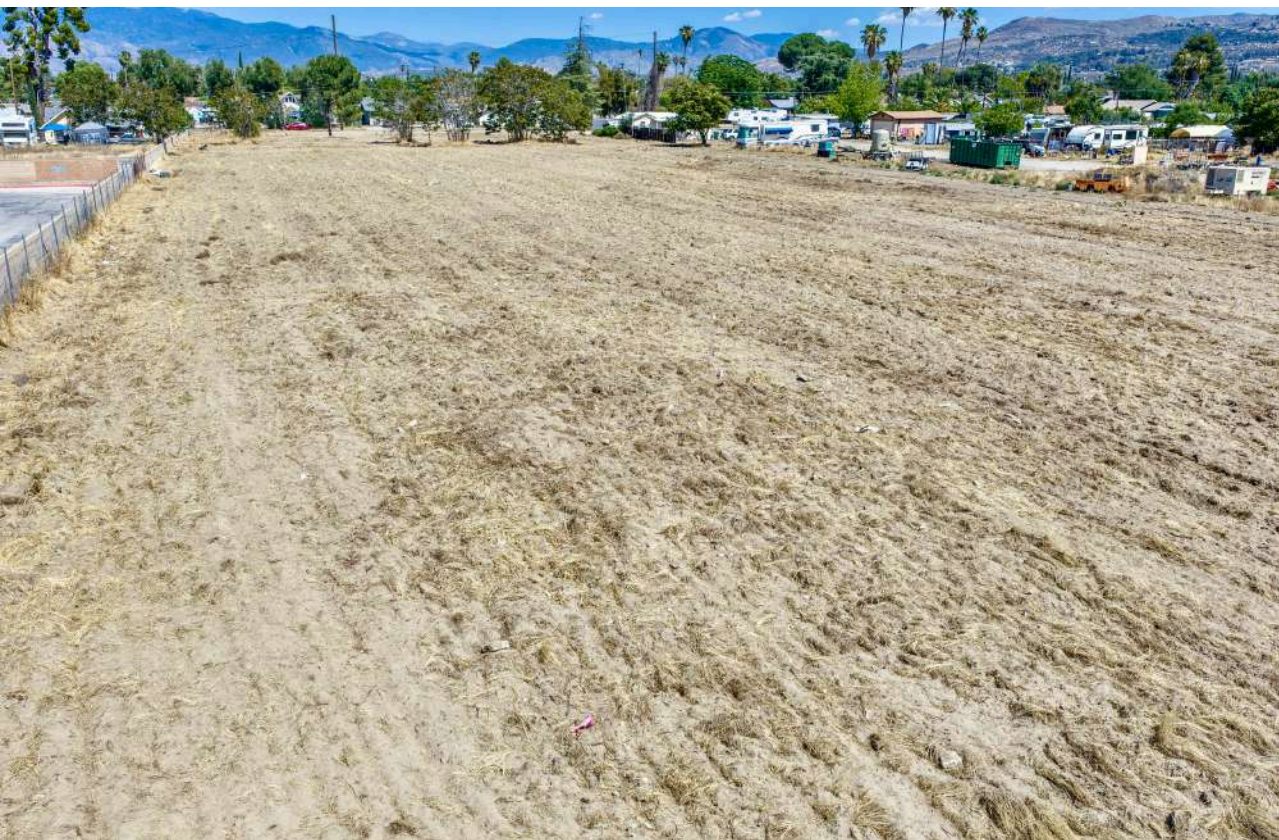
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REMAX
COMMERCIAL®

**37-Unit Townhome
Recorded Map in Place —
Saving up to 2 Years of
Entitlement & Due
Diligence Time**

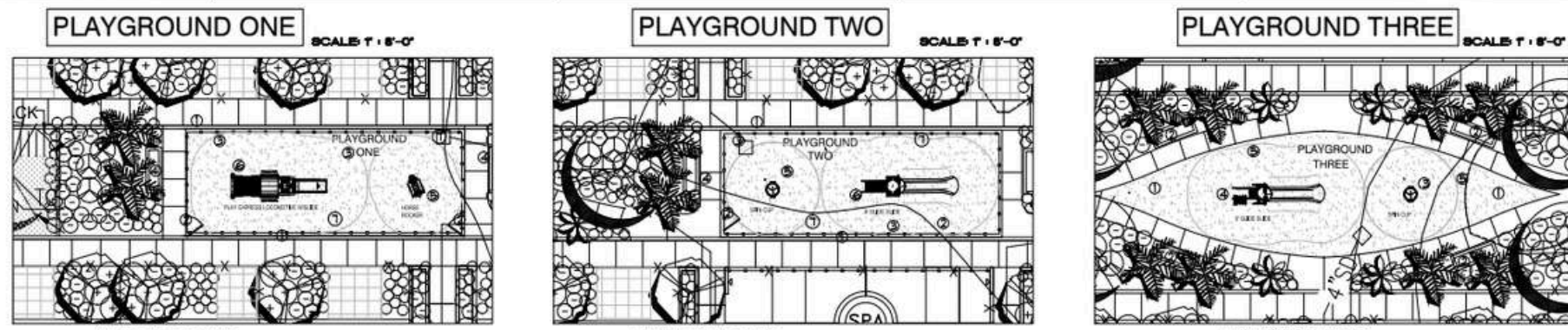


Feasible development opportunity with flat topography, rectangular parcel, and public utilities available in street



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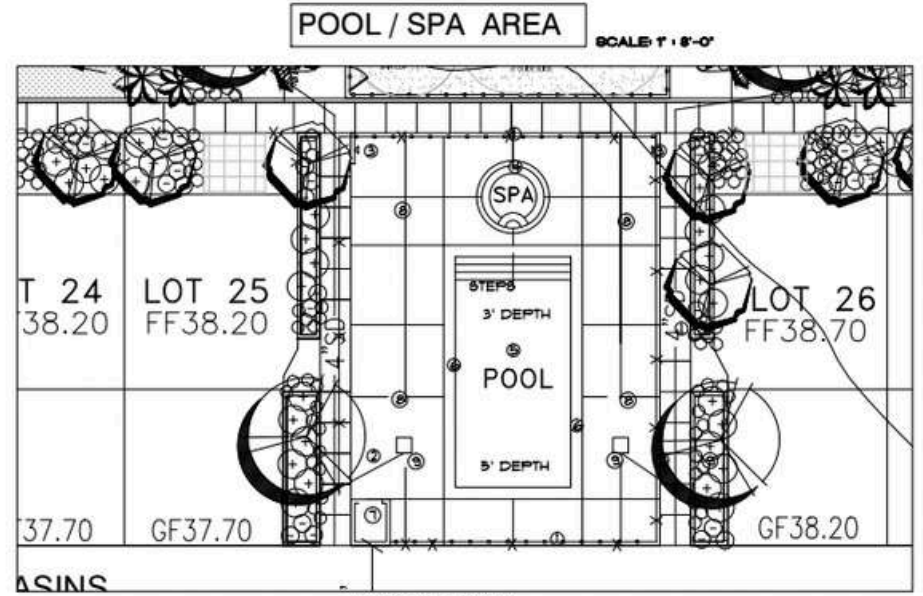
Community Amenities



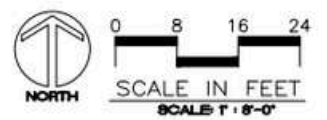
- HARDSCAPE LEGEND**
- ① 5' HIGH WROUGHT IRON FENCING.
 - ② 42" WIDE SELF-CLOSING GATES
 - ③ ENGINEERED FIBER PLAY SURFACING
 - ④ CONCRETE BENCH SEATING
 - ⑤ PLAYWORLD HORSE ROCKER
 - ⑥ PLAYWORLD EXPRESS LOCOMOTIVE
 - ⑦ 6' SAFETY ENVELOPE PER ADA REQ'NTS.

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 - ④ CONCRETE BENCH SEATING
 - ⑤ PLAYWORLD SPIN CUP
 - ⑥ PLAYWORLD 6' GLIDE SLIDE
 - ⑦ 6' SAFETY ENVELOPE PER ADA REQ'NTS.

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- HARDSCAPE LEGEND**
- ① 5' HIGH WROUGHT IRON FENCING.
 - ② 42" WIDE SELF LATCHING / CLOSING GATES
 - ③ FREESTANDING OUTDOOR POOL SHOWERS
 - ④ 8' DIA SPA W/ STEPS, HANDRAIL, SEATING
 - ⑤ 15'x30' POOL W/ STEPS & SAFETY HANDRAIL
 - ⑥ BULLNOSE SAFETY COPING - 15" WIDTH
 - ⑦ POOL EQUIPMENT ENCLOSURE.
 - ⑧ POOL DECKING, PERMEABLE PAVING W/ CONG. BANDS.
 - ⑨ DRAINAGE GRATES PER CIVIL'S PLANS (TYP)



Issue Date:
APRIL 15, 2013
Revision:
1. JULY 10, 2013
2. November 22, 2013
Drawn By/Checked By:

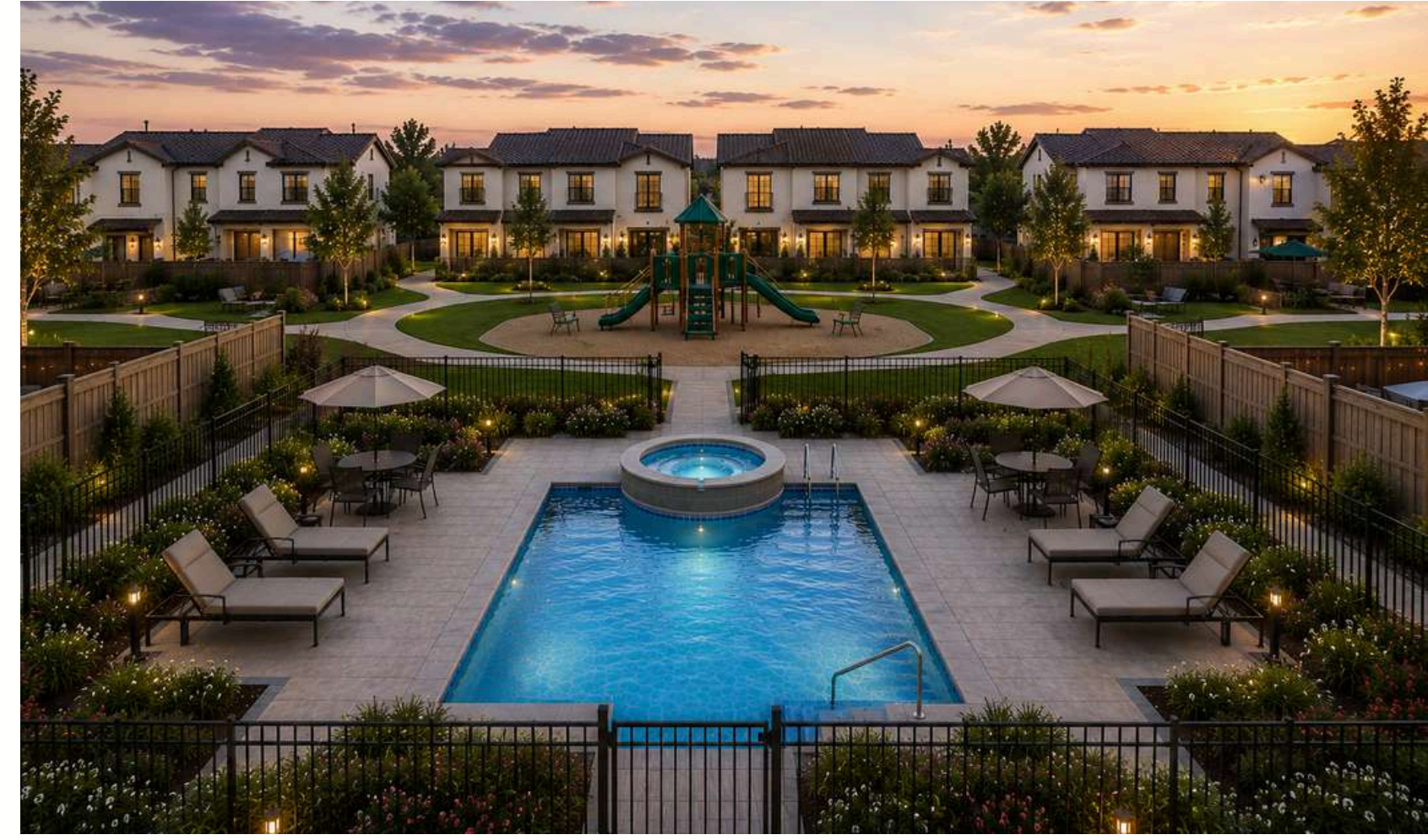
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GIRARD TOWNHOME
26399 GIRARD STREET
HEMET CA. 92545



Sheet Title:
PLAYGROUND / RECREATION ENLARGEMENTS
Sheet Number:
L-2



HEMET MARKET DEMOGRAPHICS

26405 Girard Street | Hemet, CA 92545



MARKET OVERVIEW

Hemet Population	~90,000+
ZIP Code Population (92545)	~44,000+
Median Household Income	~\$58K - \$64K
Median Home Value	~\$450K+
Median Age	~40 Years
Average Household Size	~2.9 Persons
3 Bedroom Home Rents	~\$2,500 - \$2,850 / Month
4 Bedroom Home Rents	~\$2,850 - \$3,200 / Month

AREA GROWTH & DEVELOPMENT

Hemet continues to experience steady residential and commercial growth driven by increasing Inland Empire migration trends, housing affordability relative to neighboring Southern California markets, and ongoing public and private investment throughout the region. The surrounding trade area has seen continued retail expansion, new grocery and commercial development, and growing demand for modern housing product.

MARKET HIGHLIGHTS

- Strong Demand for Modern Housing Product
- Limited New Construction Supply
- Growing Inland Empire Migration
- Ongoing Retail & Commercial Expansion

For More
Information:

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