

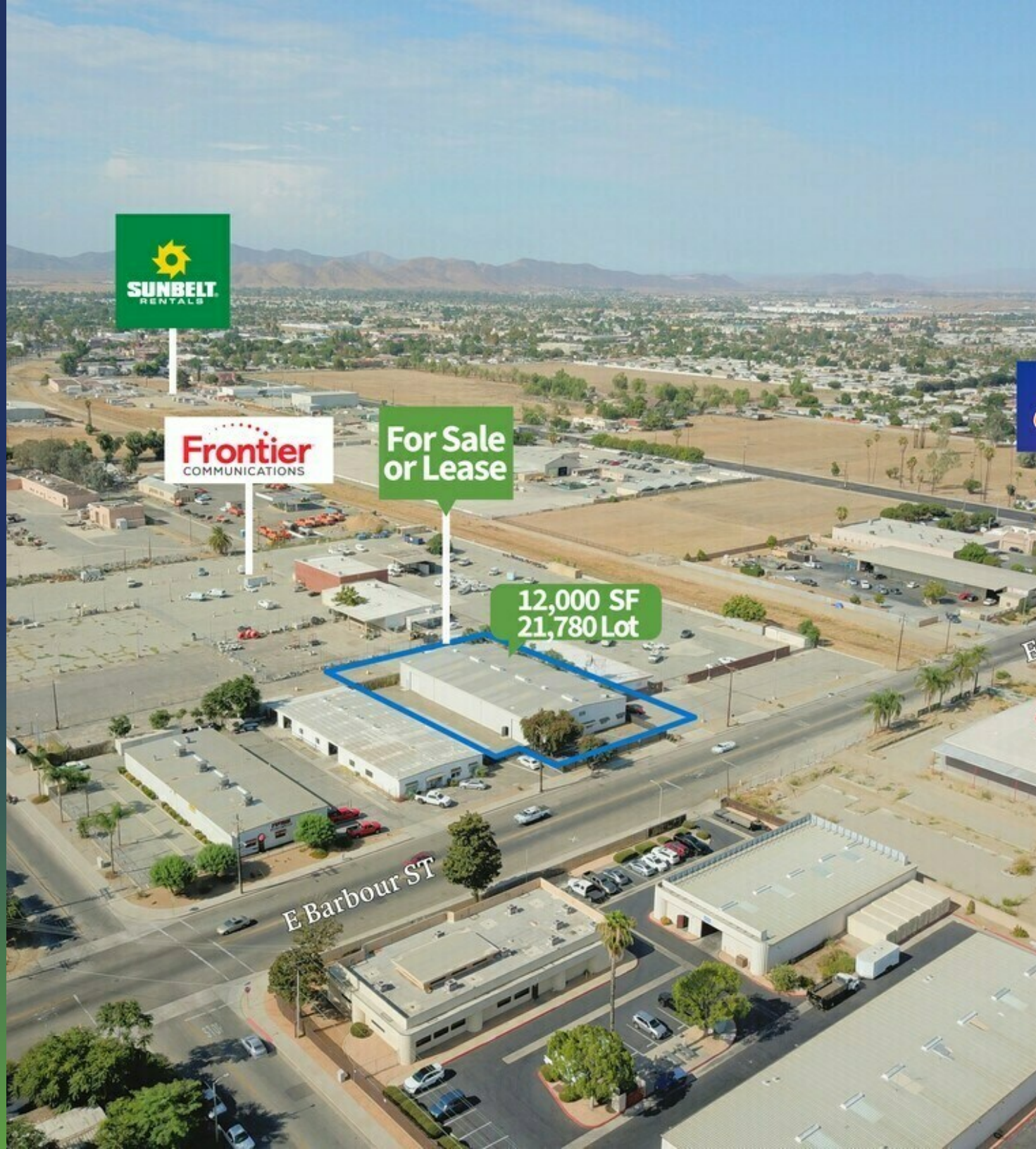
445

445 E MENLO AVE
HEMET, CA 92543

For Lease
or Sale



Alex Liu
Vice President
626.757.2684
alex@gatewaygroupcre.com
CalDRE #02204886



Frontier
COMMUNICATIONS

For Sale
or Lease

12,000 SF
21,780 Lot

SECTION 1

PROPERTY INFORMATION

E Barbour ST

E Barbour ST

Property Summary



PROPERTY DESCRIPTION

445 E Menlo Ave, Hemet, CA 92543 is available for sale or lease. The property is zoned M-1 and features two drive-in doors, ± 18 -foot clear height, and a mezzanine area. Located directly on Menlo Avenue in a high-traffic industrial area, the property offers strong access and flexibility for a variety of industrial uses. APN: 443-070-010. All parties to independently verify zoning, permitted uses, building information, and property details with the City of Hemet.

PROPERTY HIGHLIGHTS

- M-1 Industrial Zoning
- Upgraded 400 Amp, 3-Phase Power — Available for Sale or Lease
- Two Drive-In Doors with $\pm 18'$ Clear Height

OFFERING SUMMARY

Sale Price:	\$1,795,000
Lease Rate:	\$0.80 Price/SF
Lot Size:	21,780 SF
Building Size:	12,000 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	497	1,375	5,135
Total Population	1,019	3,400	14,618
Average HH Income	\$36,352	\$51,727	\$61,023

Property Description



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LOCATION DESCRIPTION

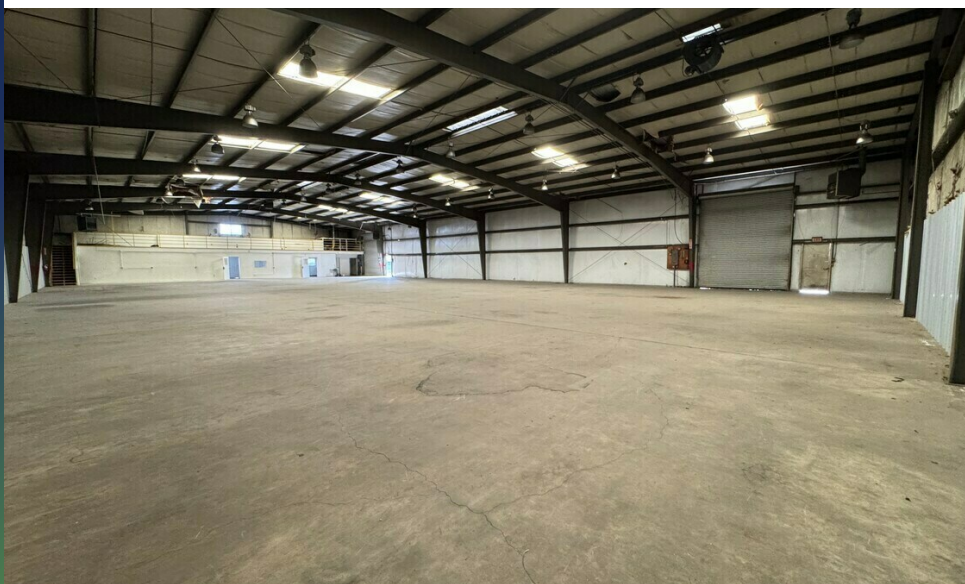
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Complete Highlights



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Additional Photos



For Sale
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SECTION 2

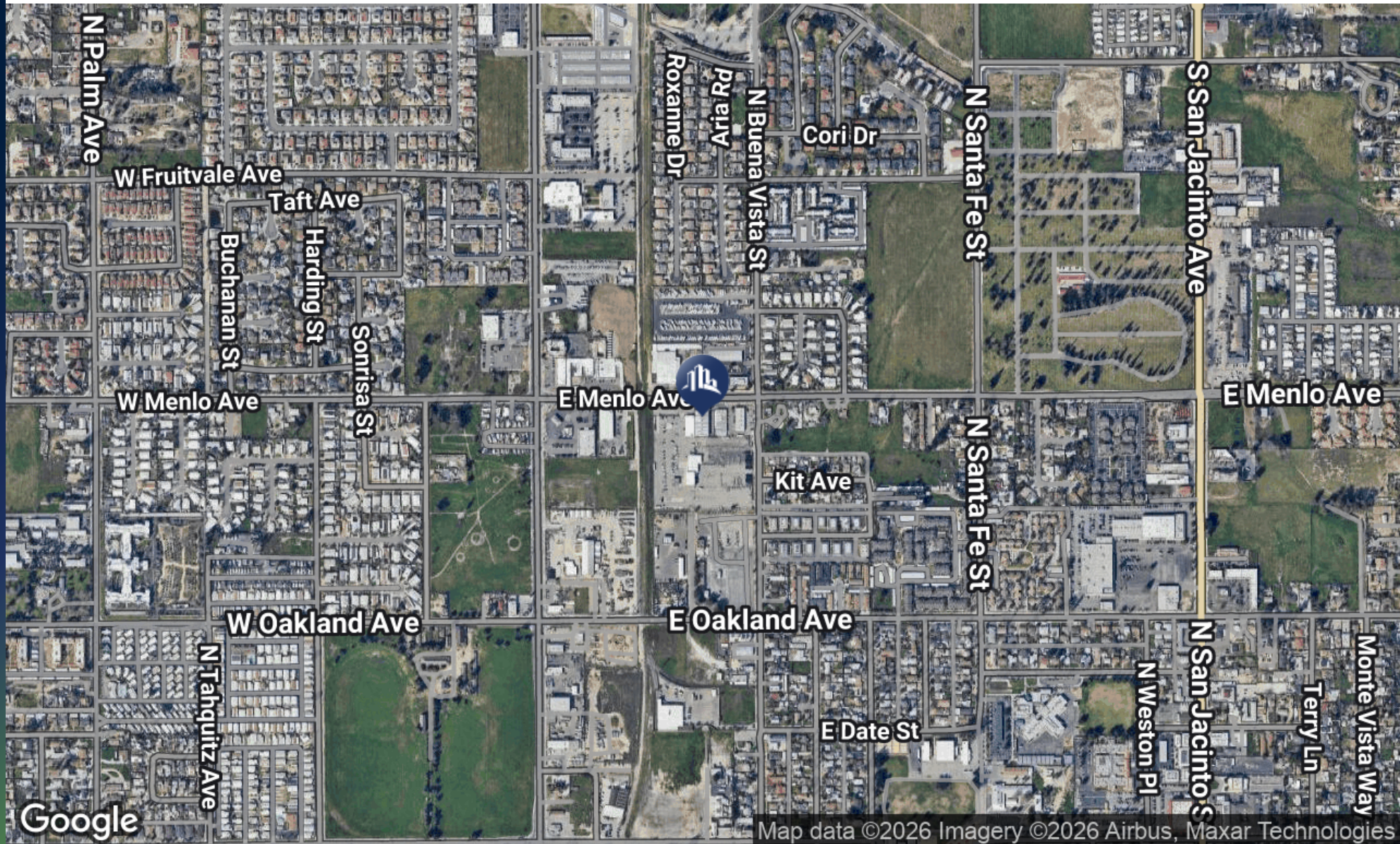
**LOCATION
INFORMATION**

E Barbours St

Location Map



Aerial Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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E Barbour ST

E Barbour ST

Frontier
COMMUNICATIONS

SECTION 3

DEMOGRAPHICS

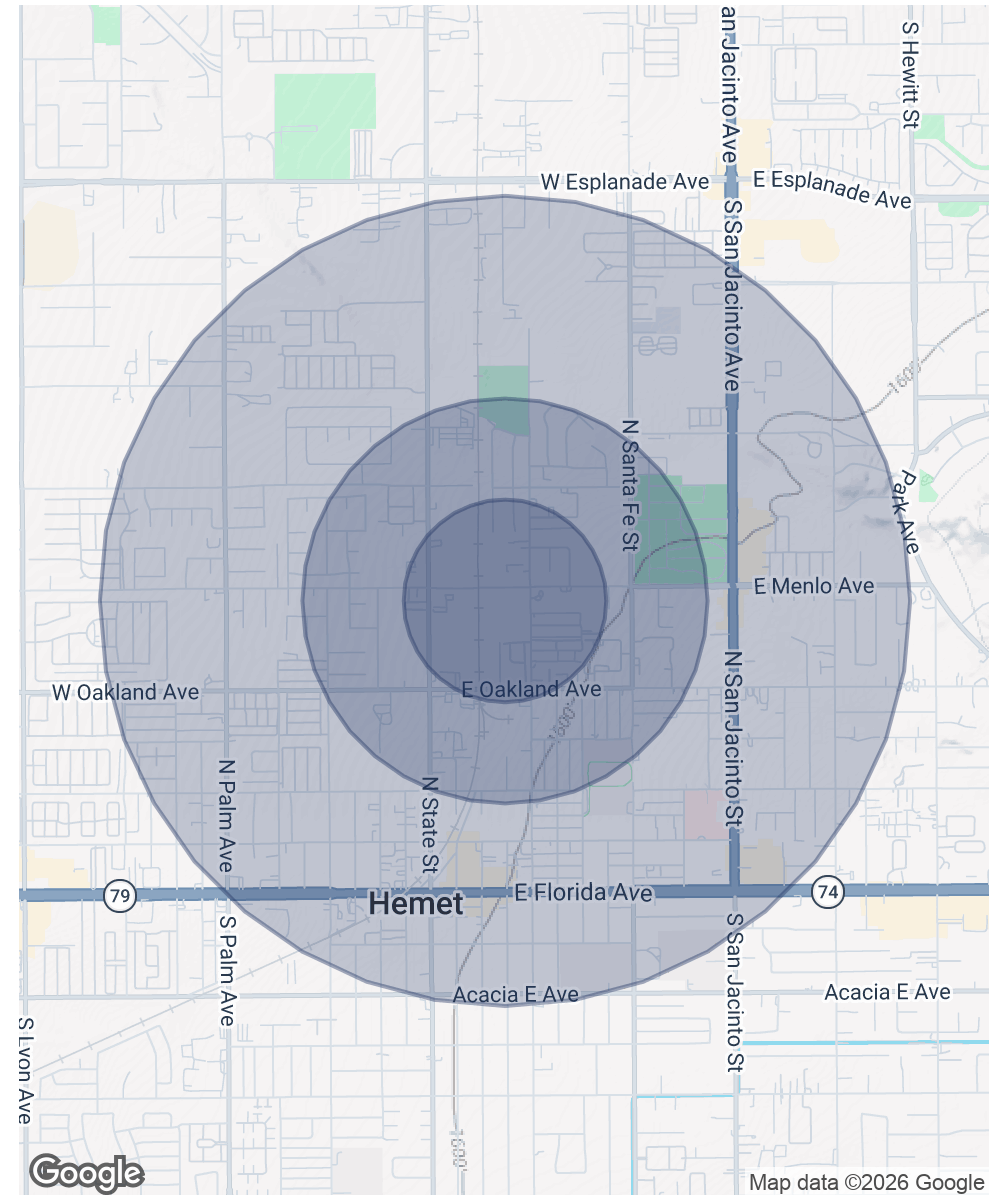
Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,019	3,400	14,618
Average Age	51.3	43.9	38.6
Average Age (Male)	57.7	47.5	40.1
Average Age (Female)	47.5	41.4	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	497	1,375	5,135
# of Persons per HH	2.1	2.5	2.8
Average HH Income	\$36,352	\$51,727	\$61,023
Average House Value	\$135,380	\$215,148	\$229,724

2023 American Community Survey (ACS)



Map data ©2026 Google