



1020 E. Florida Ave
Hemet, CA 92543

✦ ✦ ✦
FOR SALE
Dental/Medical
building
✦ ✦ ✦



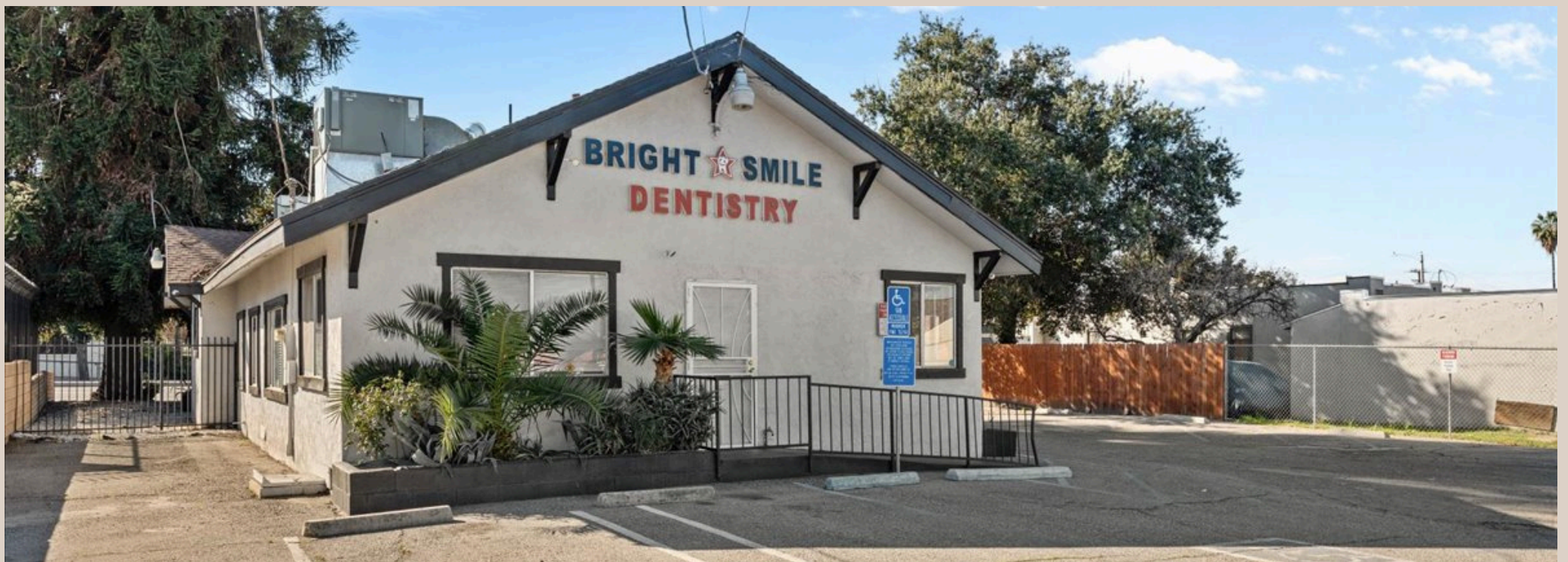
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Executive Summary

We are pleased to present to you a unique opportunity in the heart of Hemet, CA.

Turnkey standalone medical building on Main Boulevard in Hemet. Offered at 689K, this commercial building sits on an approximate 9147 SF lot with excellent visibility and signage. Zoned C-1, the property supports a wide range of commercial and professional uses, including medical, dental, and med spa. The building is fully built out for a dental use and in Turnkey condition, featuring 7 exam rooms, an x-ray room, break room, and an efficient, clinical layout designed for immediate operation, ideal for an owner user seeking a plug-in play medical location, currently operating as a dental office. The Dental practice may be purchased separately for \$300,000, or both Real estate and Dental Practice may be purchased together for a total of \$899,000



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Property Overview

- Asking Price: \$689,000 for Real Estate
- Property Type: Medical Building
- Building Size: 1750 SF
- Land Size: 9175 SF
- Condition: Well-maintained; turnkey
- Zoning: C-1 (commercial)
- visibility on main street
- Current Use: Dental Practice
- Business: Available to purchase



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Location & Market Overview

The property is strategically located on E. Florida Ave, a major east-west artery in Hemet that benefits from:

- Strong daily traffic counts
- proximity to residential neighborhoods
- Surrounding medical and professional service
- long-term population growth driving healthcare demand



City Snapshot: Hemet, CA (2025)

Population 93,000+

Median Household Income \$57,000

Poverty Rate 16.0%

Median Age 39-40 years

62.3% Owner-Occupied Housing



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Site Compositing

The property at 1020 E. Florida Ave represents a rare standalone, turnkey dental facility in the Hemet market.

The property's size, zoning, and existing buildout distinguish it from typical medical alternatives in the area.

physical & Functional advantages

- Seven exam rooms
- C-1 Zoning
- Well- maintained condition
- Existing parking and circulation suitable for patient traffic



Overall Market Positioning

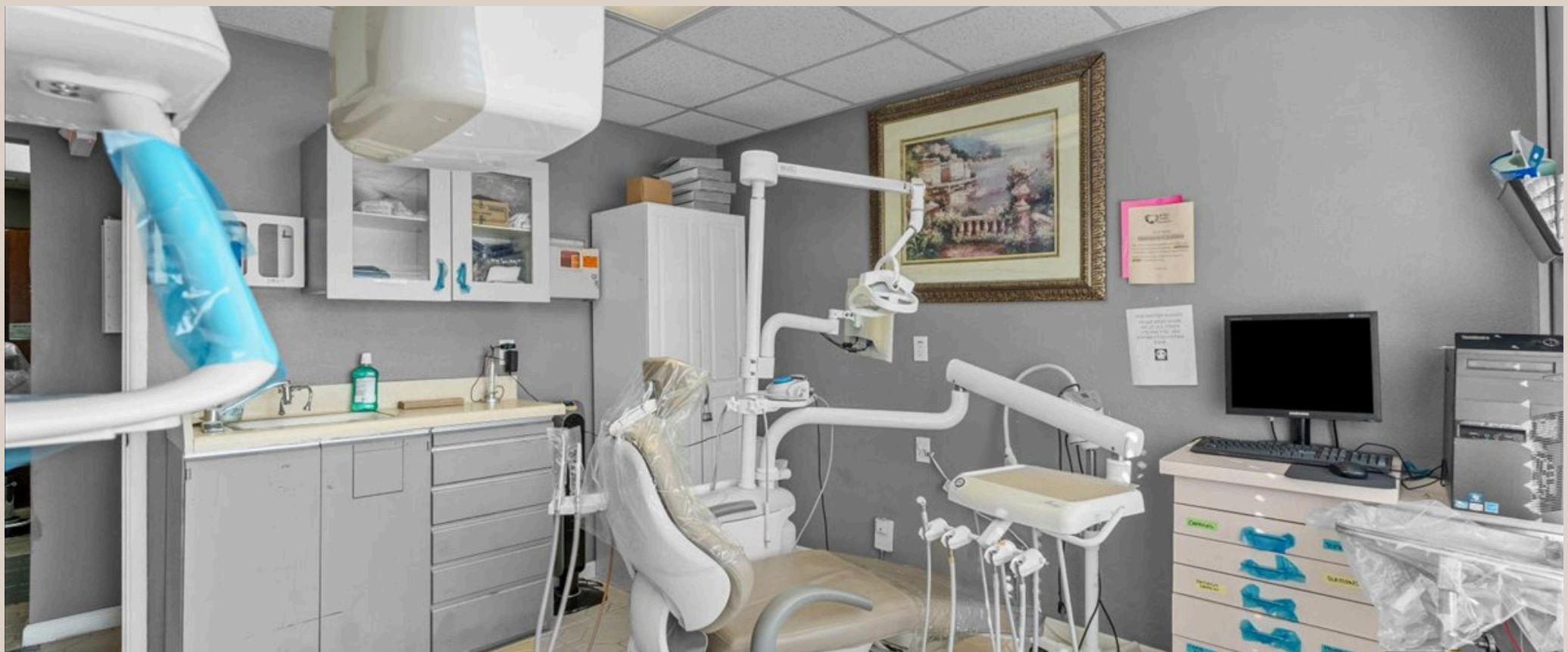
Relative to available alternatives in the Hemet market, the subject property is positioned as a best-in-class dental real estate opportunity, offering immediacy of use, operational efficiency, and long-term healthcare viability.



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Photo Gallery



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