

M2 ZONED LAND .75 ACRES - NWC TANYA AVENUE & SANDERSON AVENUE - HEMET, CA

POSSIBLE REZONE FOR RETAIL W/ DRIVE THRU – SEE ENCLOSED SITE PLAN

Hemet
Airport

- APN# 456-050-012
- SIGNALIZED CORNER
- ZONED M-2

ASKING PRICE: \$485,000

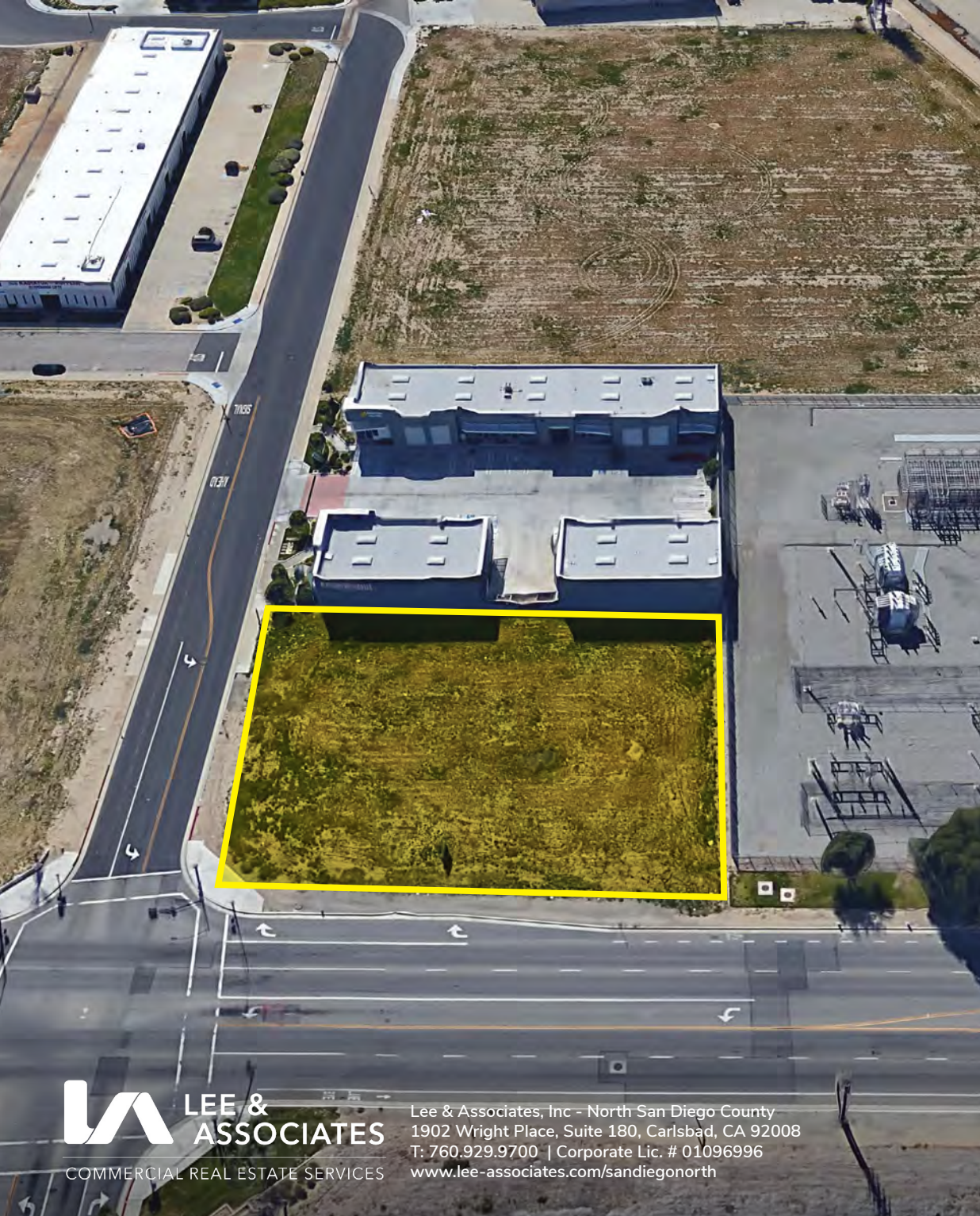


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CONTENTS

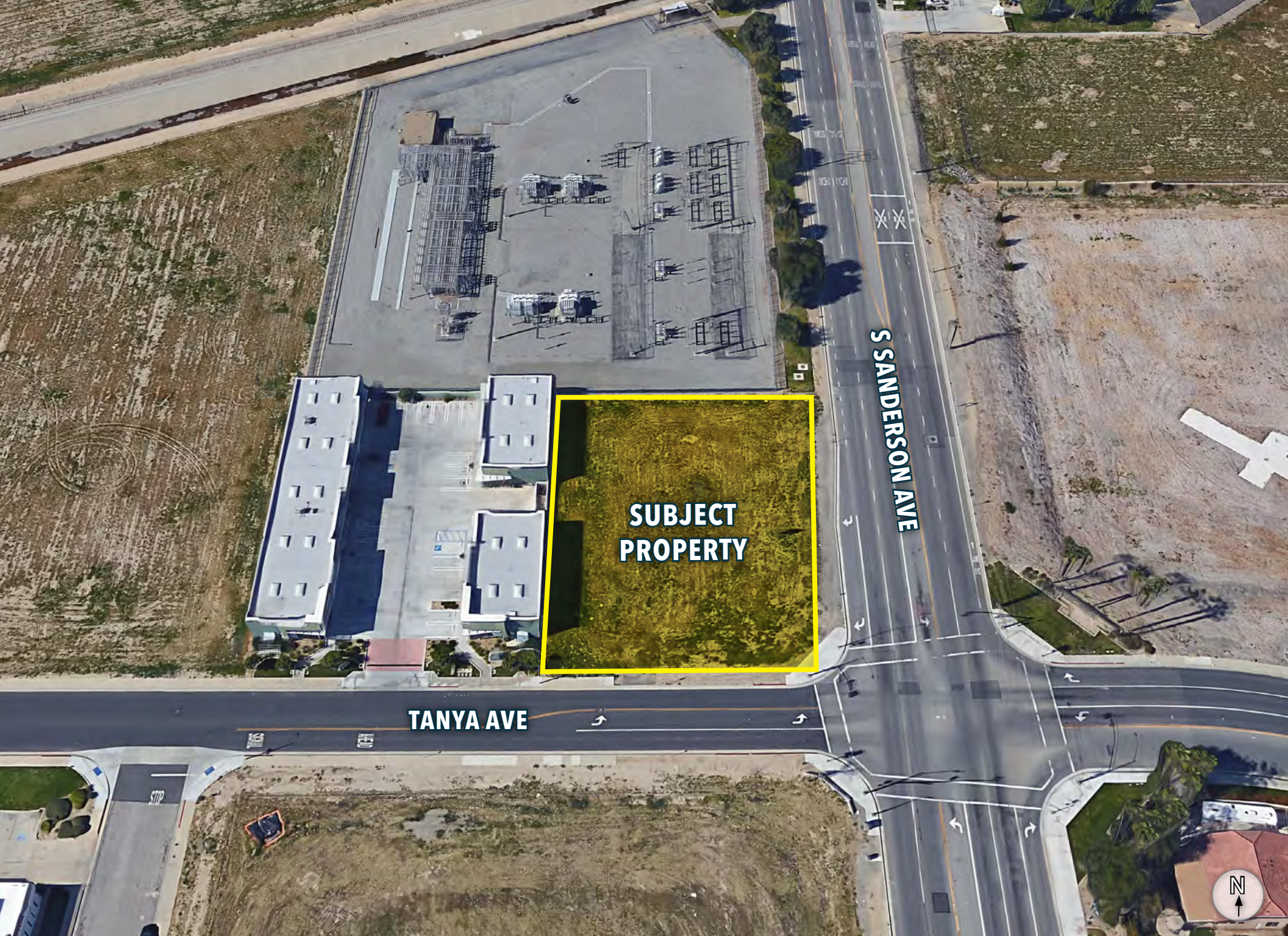
- 3 aerials
- 5 location map
- 6 property information
- 7 site photos
- 8 site plan
- 9 tax map
- 10 demographics



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**SUBJECT
PROPERTY**

TANYA AVE

S SANDERSON AVE





West Valley High School

Harmony Elementary School

WAL*MART
SUPERCENTER

DOLLAR TREE

planet fitness

O'Reilly AUTO PARTS

BUFFALO WILD WINGS

SUBWAY

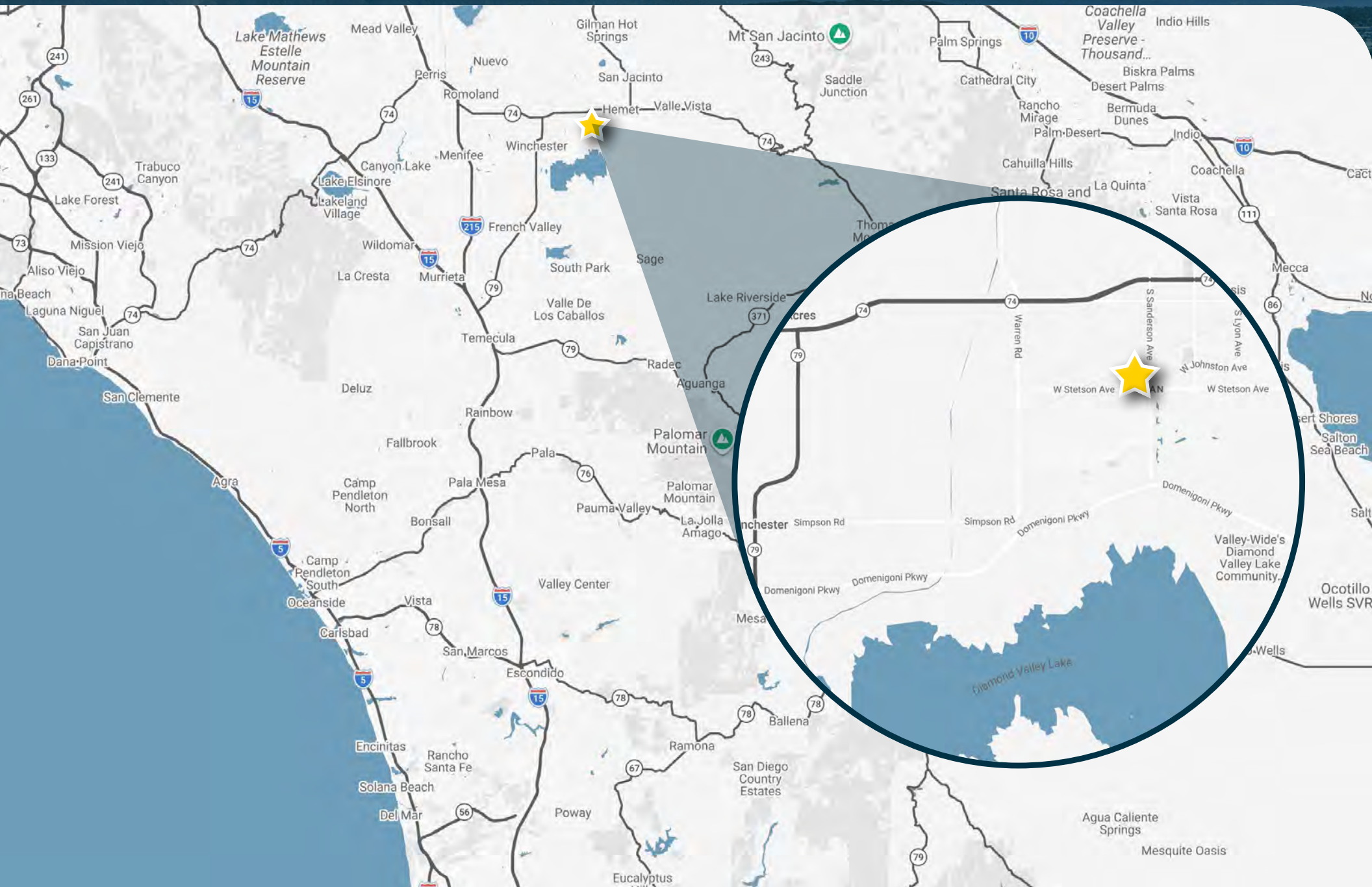
Walgreens

Farmer Boys

Starbucks

CHICKEN BOYS

location map



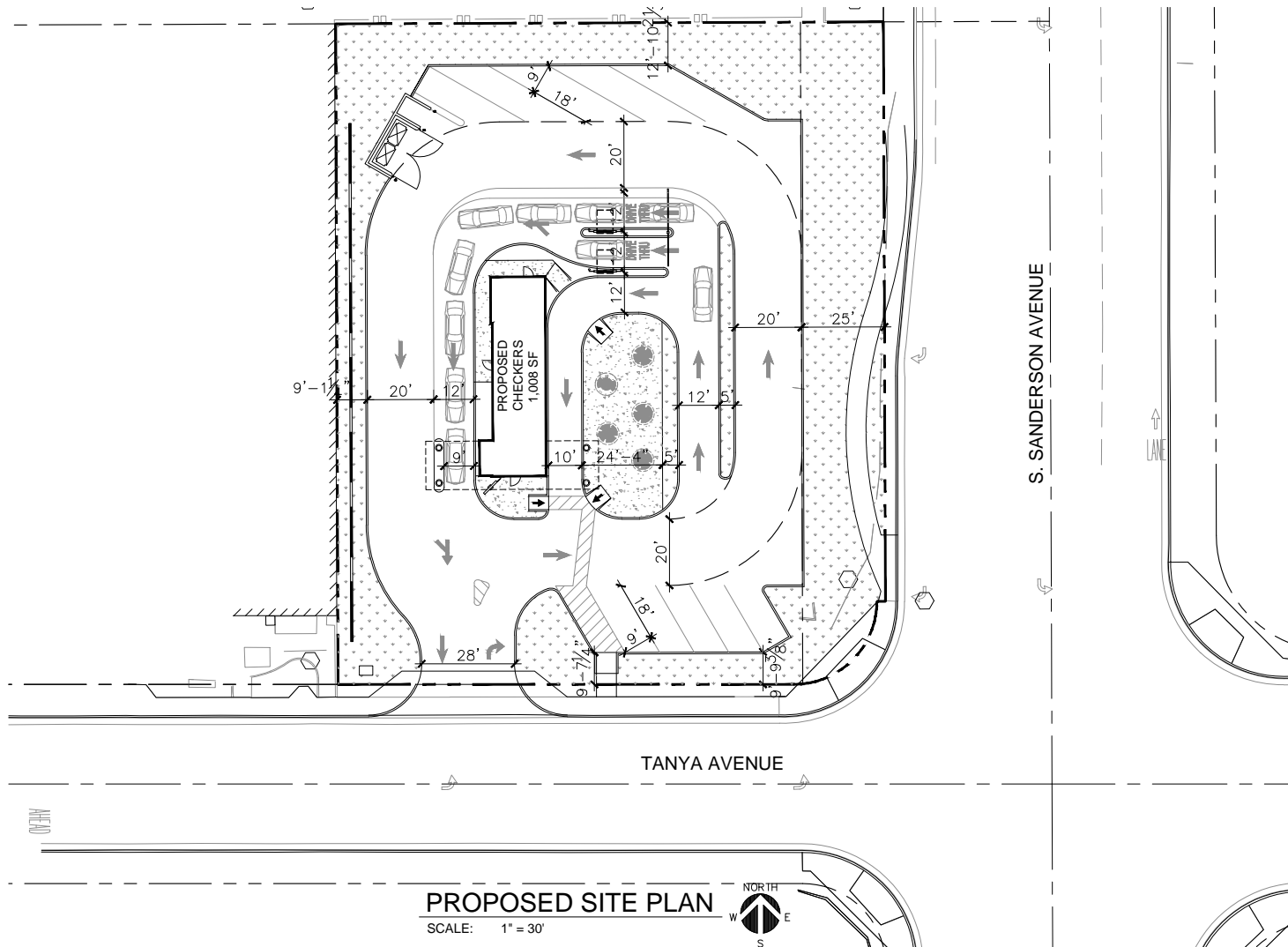
property information

location:	The property is located on the North West Corner of Tanya Avenue and Sanderson Avenue. Located within a Business Park near the Hemet Airport.
jurisdiction:	City of Hemet
apn:	456-050-012
acreage:	0.75 Gross Acres
current zoning:	M-2
topography:	Level
entitlement status:	Previous entitlements in process for Rally's Burger
utilities:	Water & Sewer Available
traffic counts:	Sanderson Ave 21,831 ADT Stetson Ave 13,931 ADT Tanya Ave 2,648 ADT <i>* Source Regis</i>
services:	Water/Sewer - Hemet Water District Electric - Southern California Edison Gas - Southern California Gas Company Fire - Hemet Fire Department Police - Hemet Police Department
asking price:	\$485,000

site photos



site plan



REQUIRED PARKING
 1 PER 200 SF FOR 1,000
 6 REQUIRED
 10 PROVIDED

REQUIRED QUEING
 6 SPACES REQUIRED
 10 SPACES PROVIDED

PROPOSED SITE PLAN

SCALE: 1" = 30'

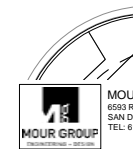


DRIVE-THRU RESTAURANT
 HEMET, CALIFORNIA

PROPOSED SITE PLAN
 AUGUST 4, 2022



THE FOCUS GROUP
 7338 IVANHOE AVENUE, SUITE B
 LA JOLLA, CALIFORNIA 92037
 TEL: 619.491.9200



MOUR GROUP ENGINEERING + DESIGN
 6553 RIVERDALE STREET
 SAN DIEGO, CA 92120
 TEL: 619.727.4800

tax map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

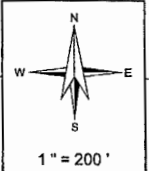
AUG 29 2011

Bk 456 Pg 04	Bk 456 Pg 08
Bk 456 Pg 02	Bk 456 Pg 10
Bk 460 Pg 02	Bk 460 Pg 25
Bk 460 Pg 15	

POR. W. 17, T.5S R.1W
CITY OF HEMET

TRA 006-048 006-209
006-051 006-253
006-052 006-261
006-201 006-265

456-05
453-06



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

Date	Old Number	New Number
2/1/2008	ADD/ASMT	24-27
2/1/2008	7.24	28
2/1/2008	15.25	29
2/1/2008	6.26	30
2/1/2008	16.27	31
4/23/2009	28	32, ST.
4/23/2009	14	33, ST.
4/23/2009	31	34, ST.
4/23/2009	28	35, ST.
4/23/2009	8	36, ST.
4/23/2009	22	37, ST.
4/23/2009	32.38	39
4/23/2009	35	40, 41
4/23/2009	30.34	42
8/24/2009	4	43, ST.
8/24/2009	37	44, ST.



ASSESSOR'S MAP BK456 PG.05
Riverside County, Calif.

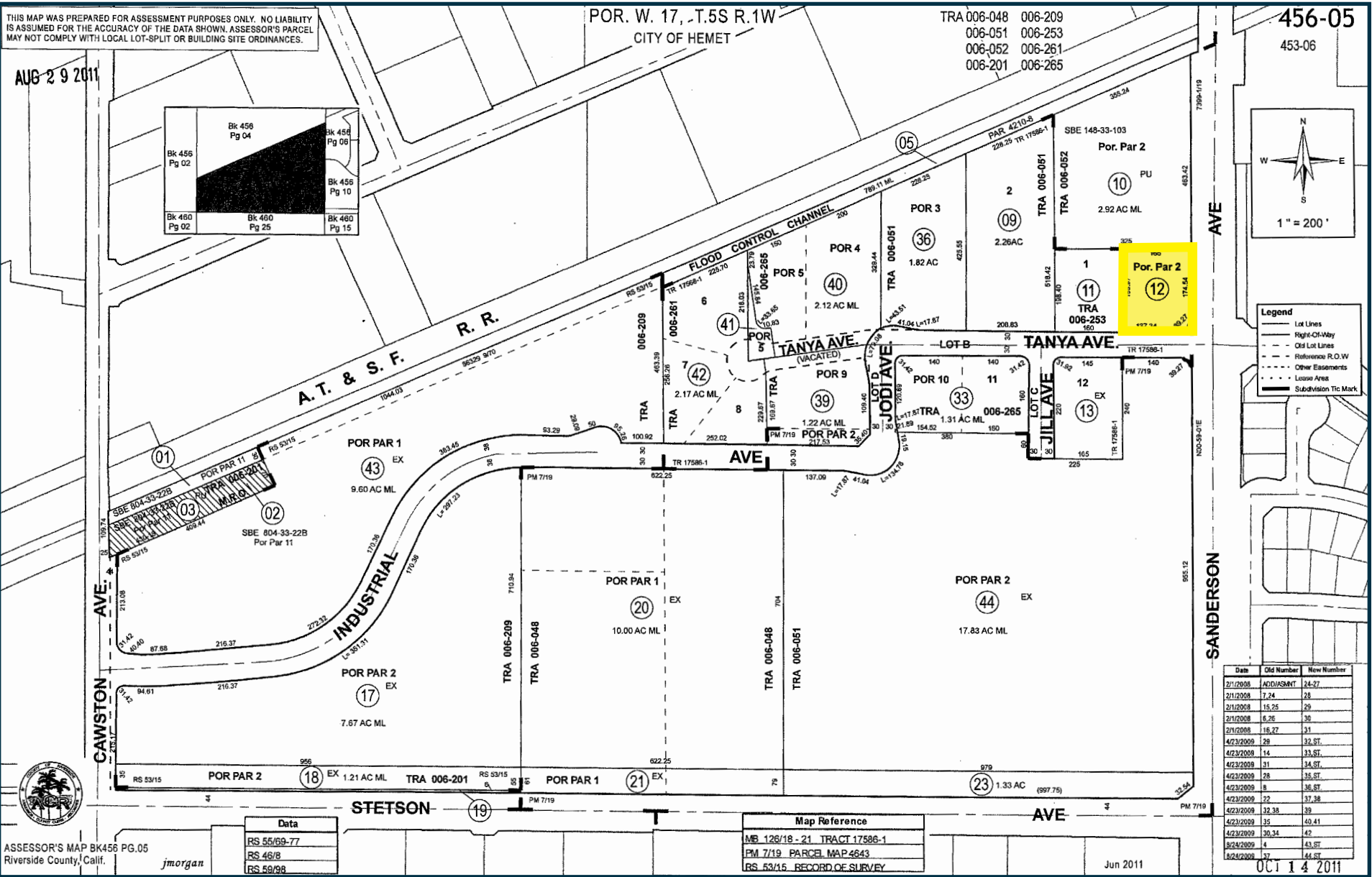
jmorgan

Data
RS 55/69-77
RS 46/8
RS 59/98

Map Reference
ME 126/18 - 21 TRACT 17586-1
PM 7/19 PARCEL MAP 4643
RS 53/15 RECORD OF SURVEY

Jun 2011

OC 1 4 2011



demographics

1 mile



population

17,282



estimated households

6,840



average household income

\$73,939



median household income

\$55,309



total employees

2,372

3 miles



population

94,961



estimated households

33,760



average household income

\$78,427



median household income

\$66,310



total employees

18,689

5 miles



population

164,085



estimated households

54,557



average household income

\$87,586



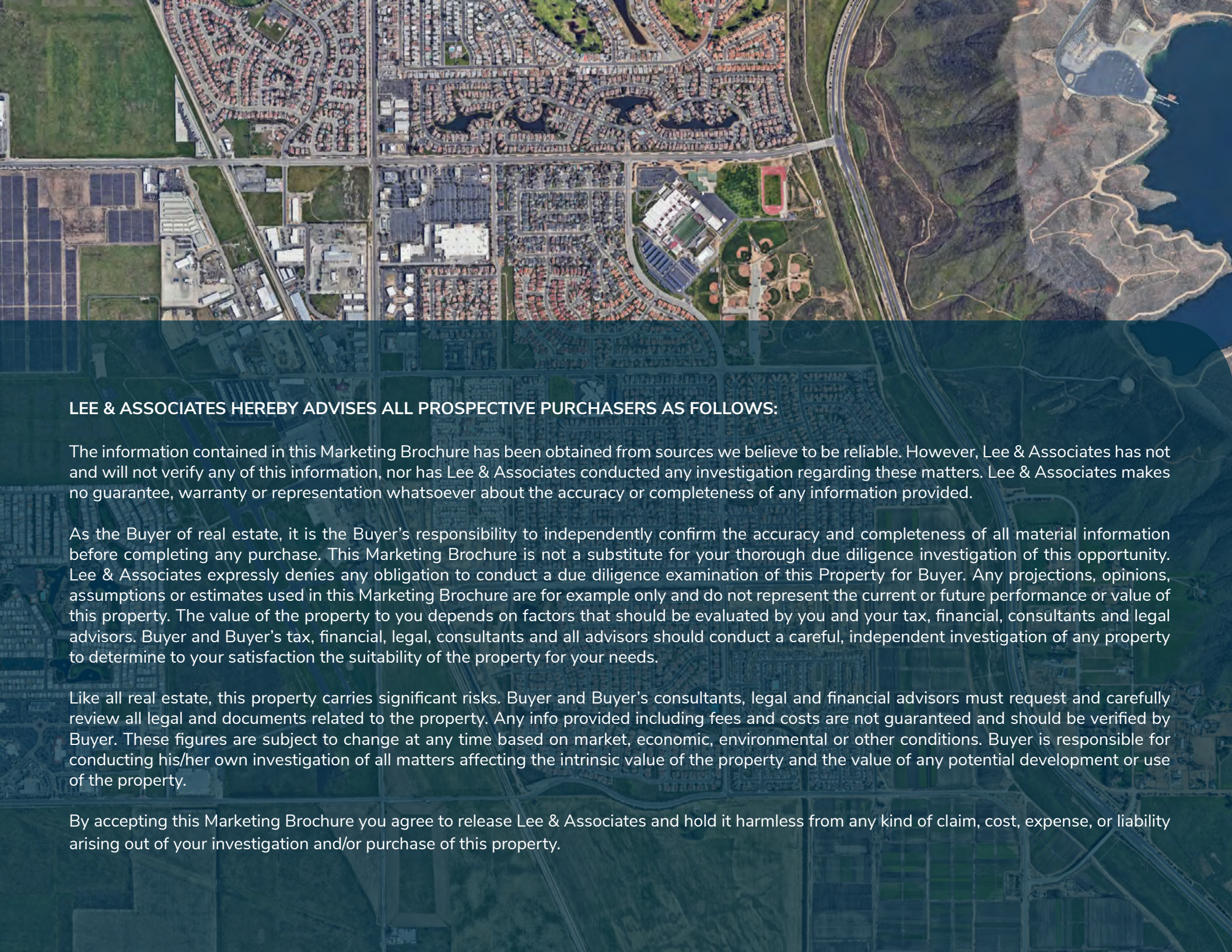
median household income

\$72,071



total employees

26,918



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