

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: \$850,000 (~\$23K per Unit)

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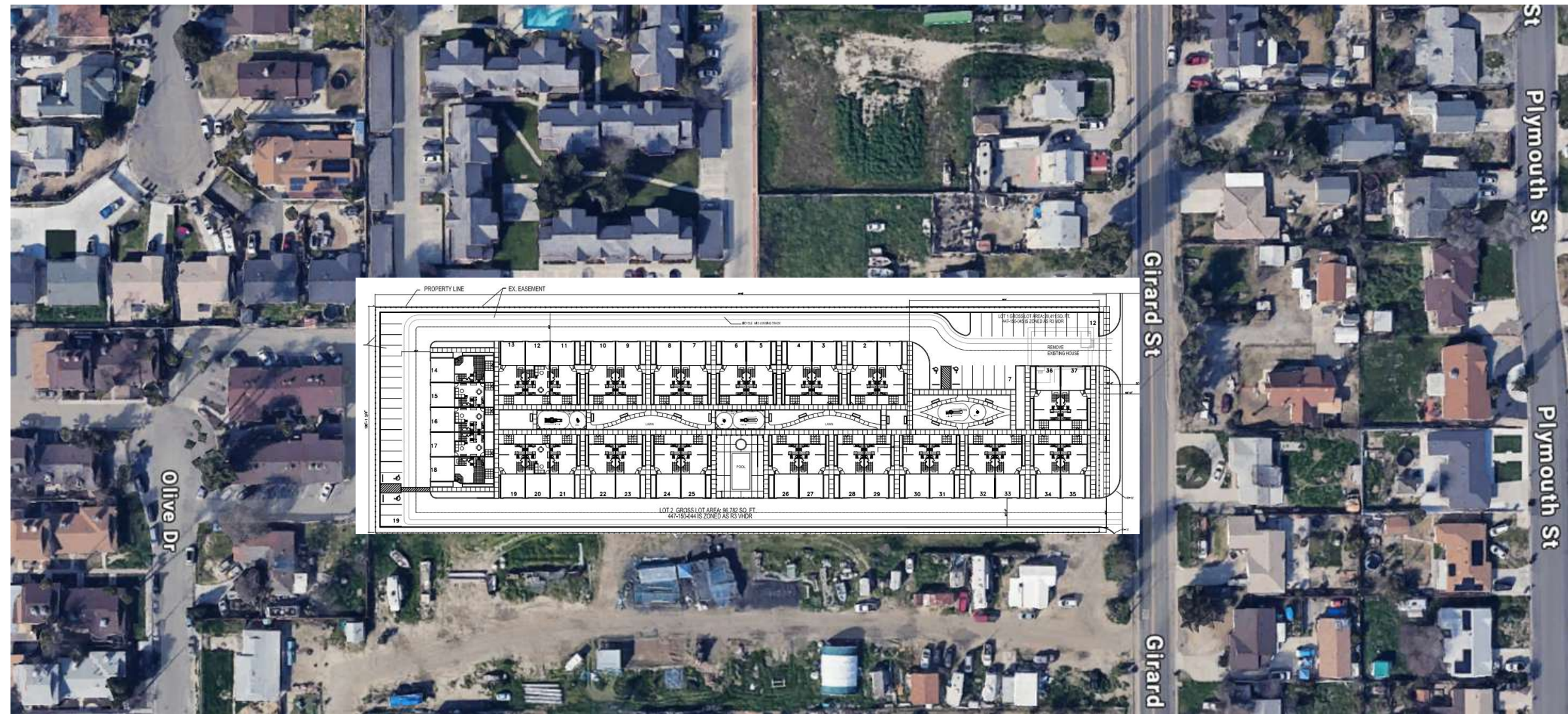
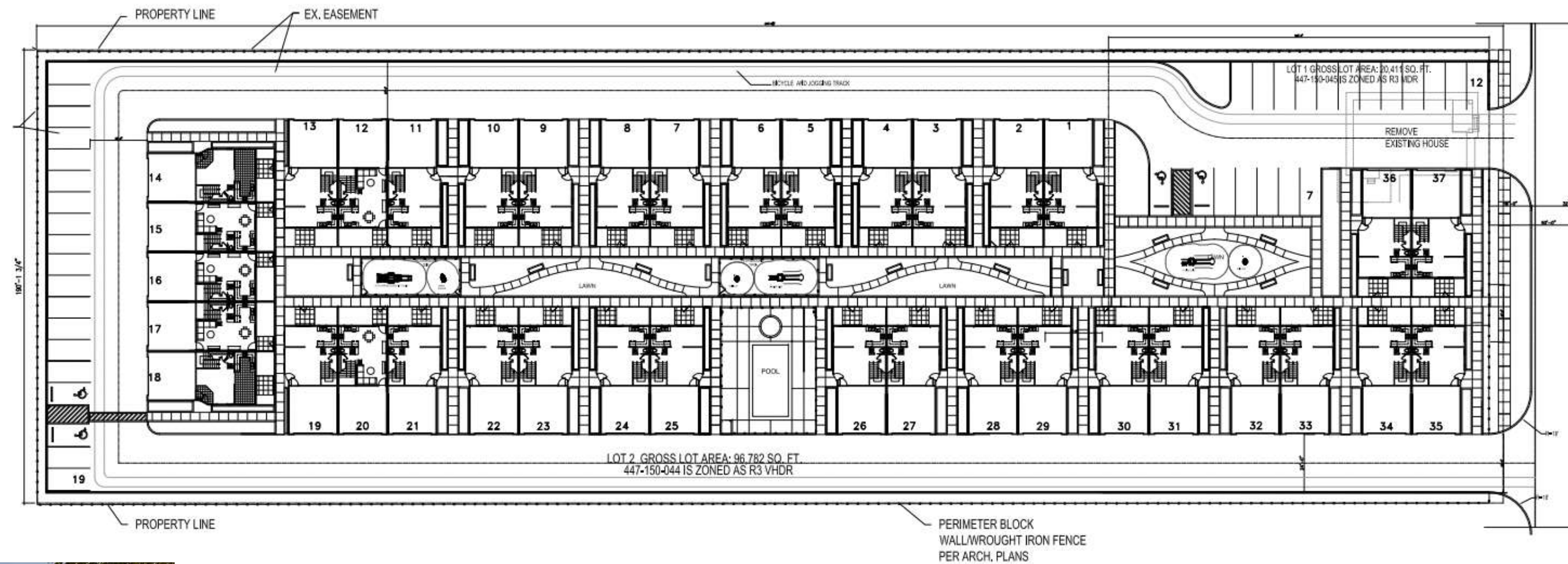


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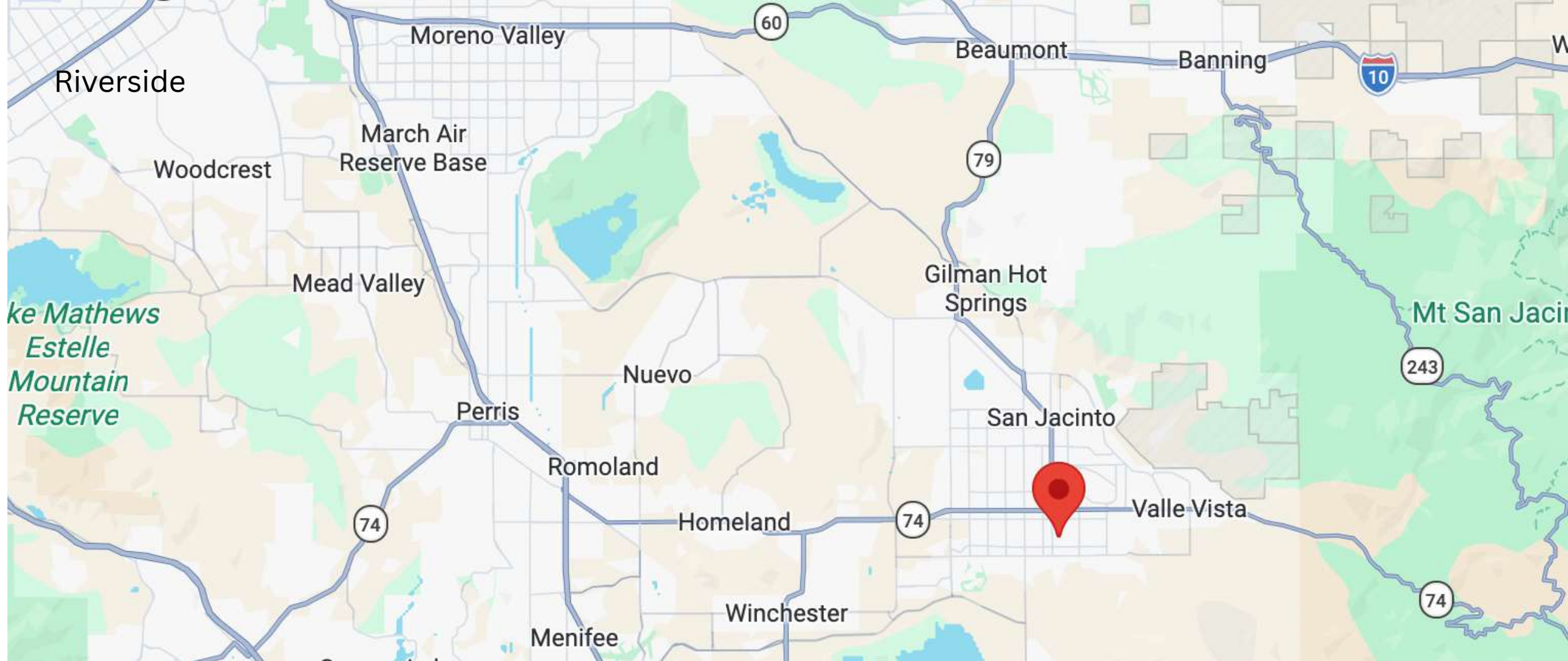
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REMAX
COMMERCIAL®

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

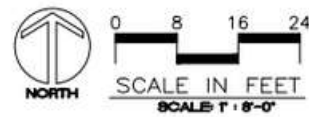
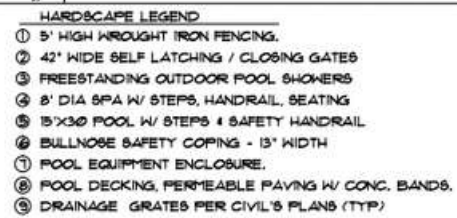
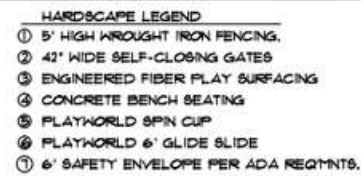
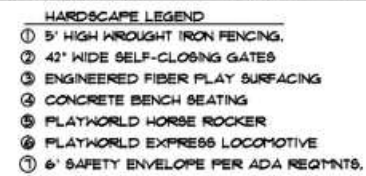


Feasible development opportunity with flat topograhpy, rectangular parcel, and public utitlities available in street



**Approximate lot lines shown. Buyer to verify.*

A photograph of a modern, multi-level playground structure. The structure features a central platform with a wooden roof, slides, and climbing elements. It is surrounded by a sandy area and a black metal fence. In the background, there are trees and a residential building. A wooden bench is visible in the foreground on the left.



Issue Date:
APRIL 15, 2013
Revisions:
1. JULY 10, 2013
2. November 22, 2013

Drawn By/Checked HCH

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GIRARD TOWNHOME
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HEMET CA. 92545

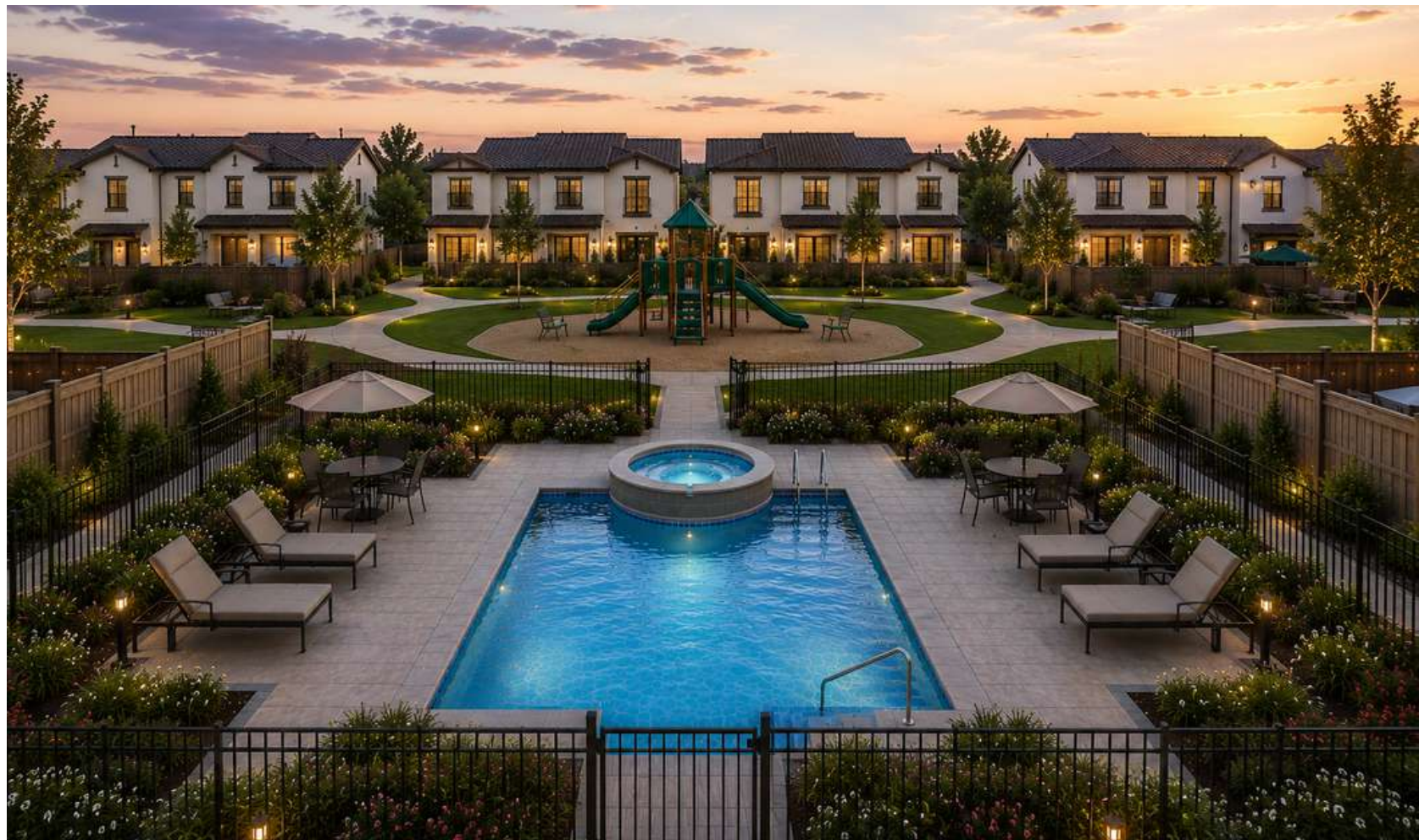


Sheet Title:

PLAYGROUND /
RECREATION
ENLARGEMENTS

Sheet Number:

1-2



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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