

6.79 ACRES - OUTSIDE STORAGE - 7,627 SF BUILDING

1315 N State St | Hemet, CA 92543

- Zoned Commercial Manufacturing (C-M) & Limited Manufacturing (M-1)
- Former Concrete Batch Plant
- Zoned for Outside Storage Uses

ASKING PRICE: \$2,695,000



MATT WEAVER
760.448.2458
mweaver@lee-associates.com
CalDRE Lic# 01367183

GORDON MIZE
951.505.3483
gmize@lee-associates.com
CalDRE Lic# 01275376

CONNOR STRODE
951.816.0438
cstrode@lee-associates.com
CalDRE Lic# 02170137

CONTENTS

- 3 aeries
- 6 location map
- 7 property information
- 8 tax map
- 9 demographics



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates, Inc - North San Diego County
1902 Wright Place, Suite 180, Carlsbad, CA 92008
T: 760.929.9700 | Corporate Lic. # 01096996
www.lee-associates.com/sandiegonth

Renaissance Valley Academy - Springs Charter Schools

Valley-Wide Regional Park

W ESPLANADE AVE

MESA VIEW ST

TANNER ST

SUBJECT
PROPERTY

N STATE ST



Sobba
Casino Resort



W ESPLANADE AVE



N STATE ST

MESA VIEW ST

SUBJECT
PROPERTY

TANNER ST



Jacob Wiens
Elementary

Diamond
Valley Lake



CROWS NEST PL

N STATE ST

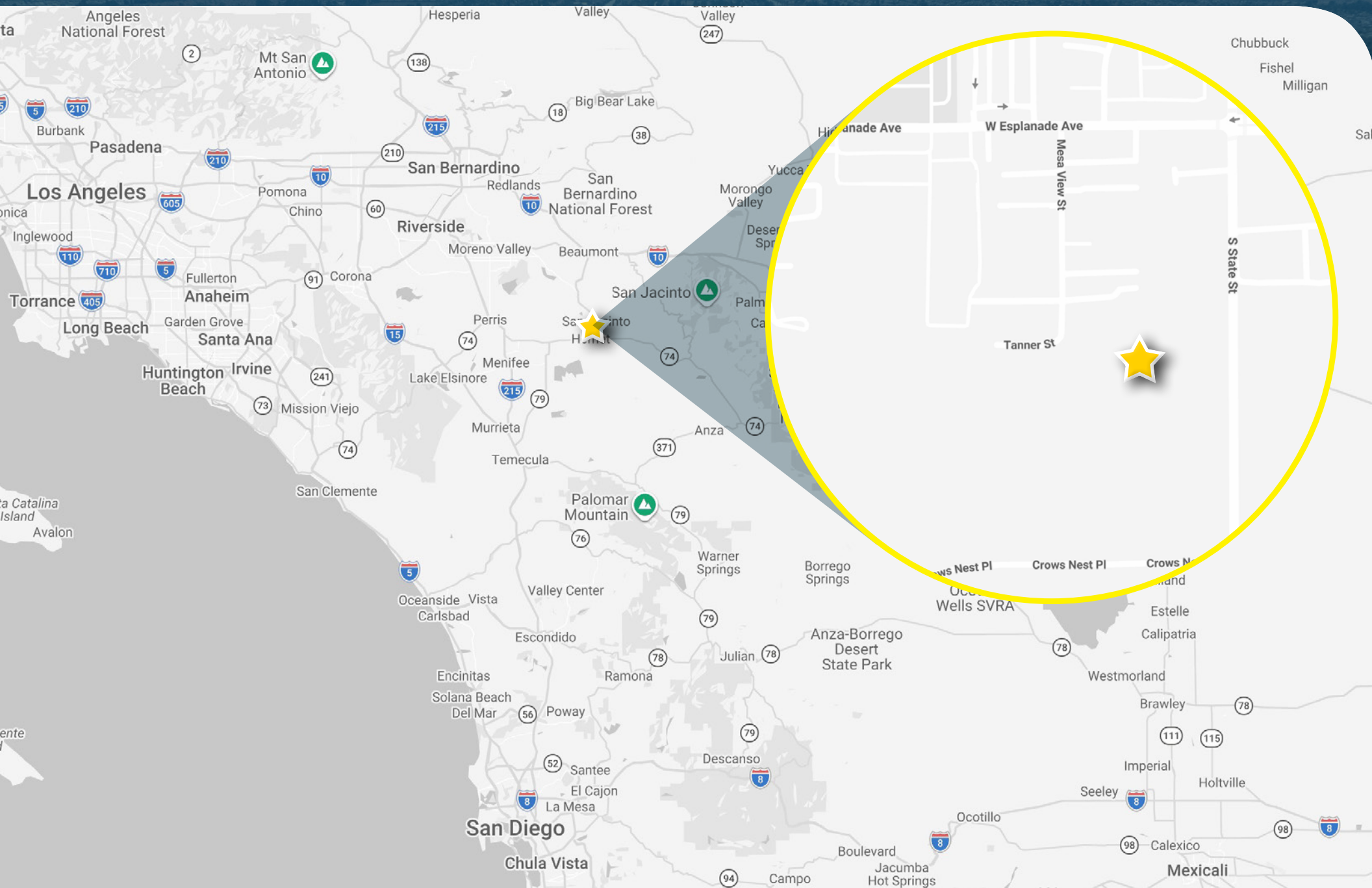
**SUBJECT
PROPERTY**

TANNER ST

MESA VIEW ST



location map



Property Information

Location:

The subject property is located on State Street in Hemet, California, within Riverside County and the San Jacinto Valley. The site is situated along State Street, a primary north-south arterial, and is in close proximity to Florida Avenue (SR-74), providing access to I-215 and the greater Inland Empire region. Hemet-Ryan Airport is approximately 3 miles southwest of the property.

Property Profile:

The subject property consists of approximately 6.79 acres of industrial/commercial land with frontage on State Street. The site benefits from good visibility, accessibility, and proximity to regional transportation routes. Zoning allows for a range of light industrial and compatible commercial uses, making the property suitable for manufacturing, storage, and related operations. The property was most recently a concrete batch plant and the zoning allows outside storage with a C.U.P. There is an existing industrial building of approximately 7,627 SF according to tax records. There is also an old concrete batch plant on site that has not been functional for years.

Jurisdiction:

City of Hemet

APN's & Acreage:

439-022-001 → 1.49 acres
439-022-002 → 2.25 acres
439-022-003 → 0.68 acres
439-022-014 → 1.31 acres
439-022-017 → 0.64 acres
439-022-019 → 0.42 acres

Total Acreage:

6.79 acres – fenced, partially paved

Industrial Building Square Footage:

Approx. 7,627 SF

Zoning:

Commercial Manufacturing (C-M) – 4.66 acres

Limited Manufacturing (M-1) – 2.13 acres

In both cases outside storage is allowed with a Conditional Use Permit

General Plan:

Industrial (I) (FAR 0.45)

Services:

Water/Sewer: Eastern Municipal Water District

Gas/Electric: SDG&E

Fire: Hemet Fire Department – Station 5

Police: City of Hemet Police Department

Asking Price:

\$2,695,000



tax map

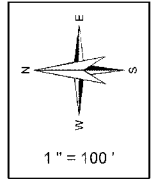
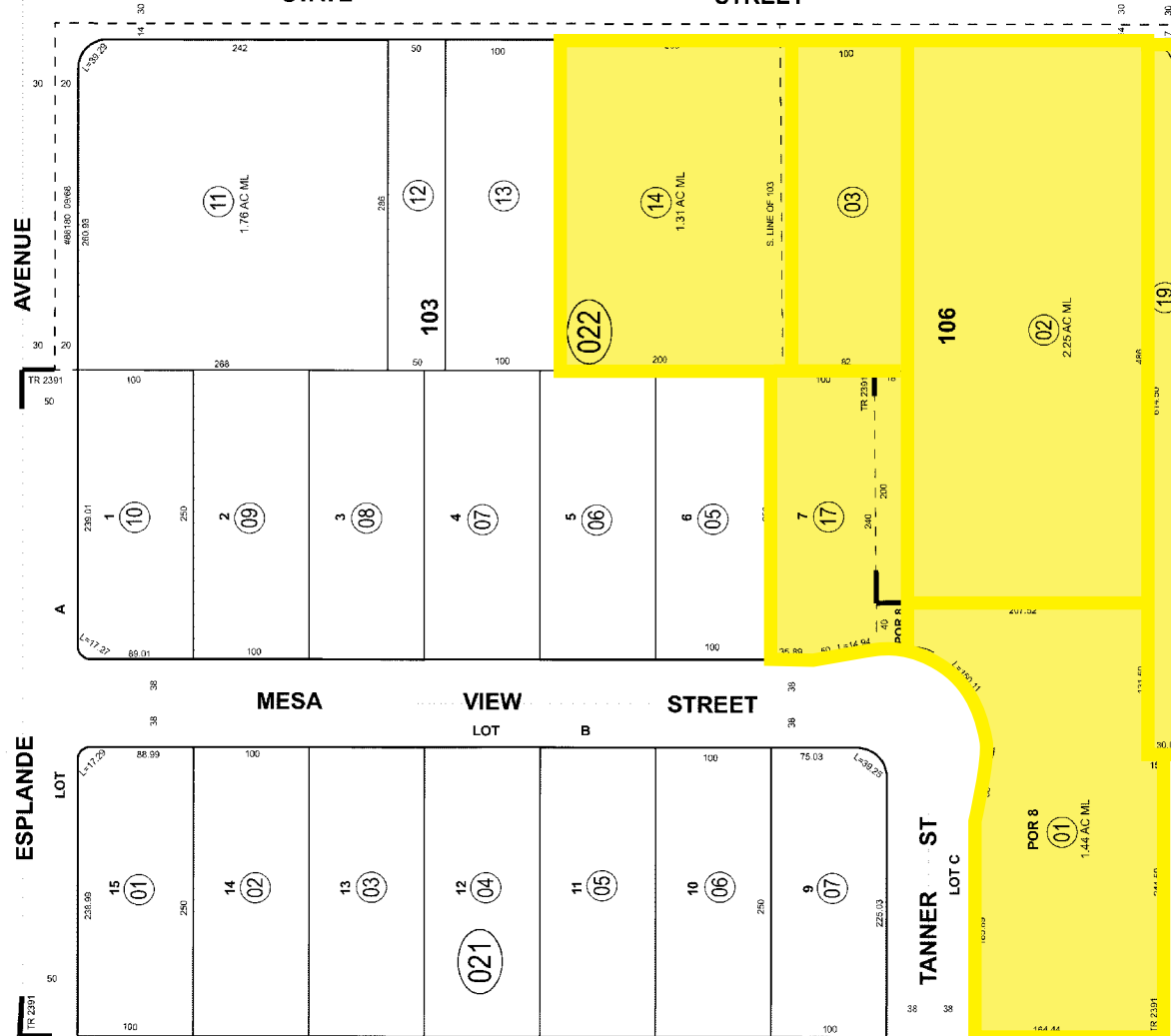
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. RO. SAN JACINTO VIEJO
NW 1/4 OF SEC. 3, T.5S, R.1W

TRA 006-231

439-02
13-25-1

STATE CITY OF HEMET STREET



BK 435 Pg 21	Pg 07
BK 435 Pg 19	Pg 02
	Pg 03

Map Reference

MB 45/68 - 69 TRACT MAP NO. 2391
MB 9/410 S.D. ESTUDILLO LAND AND WATER CO. ADD



ASSESSOR'S MAP BK439 PG. 02
Riverside County, Calif.

arrodrig

Date	Old Number	New Number
2/20/1976	022-04-15	17
3/1/1979	022-15	18
1/18/2022	022-18	19-20
10/28/2023	022-20	ST

Dec 2023

demographics

1 mile



population

11,180



estimated households

3,457



average household income

\$88,463



median household income

\$77,182



total employees

3,141

3 miles



population

121,171



estimated households

40,003



average household income

\$87,114



median household income

\$70,867



total employees

24,218

5 miles



population

178,533



estimated households

59,628



average household income

\$94,839



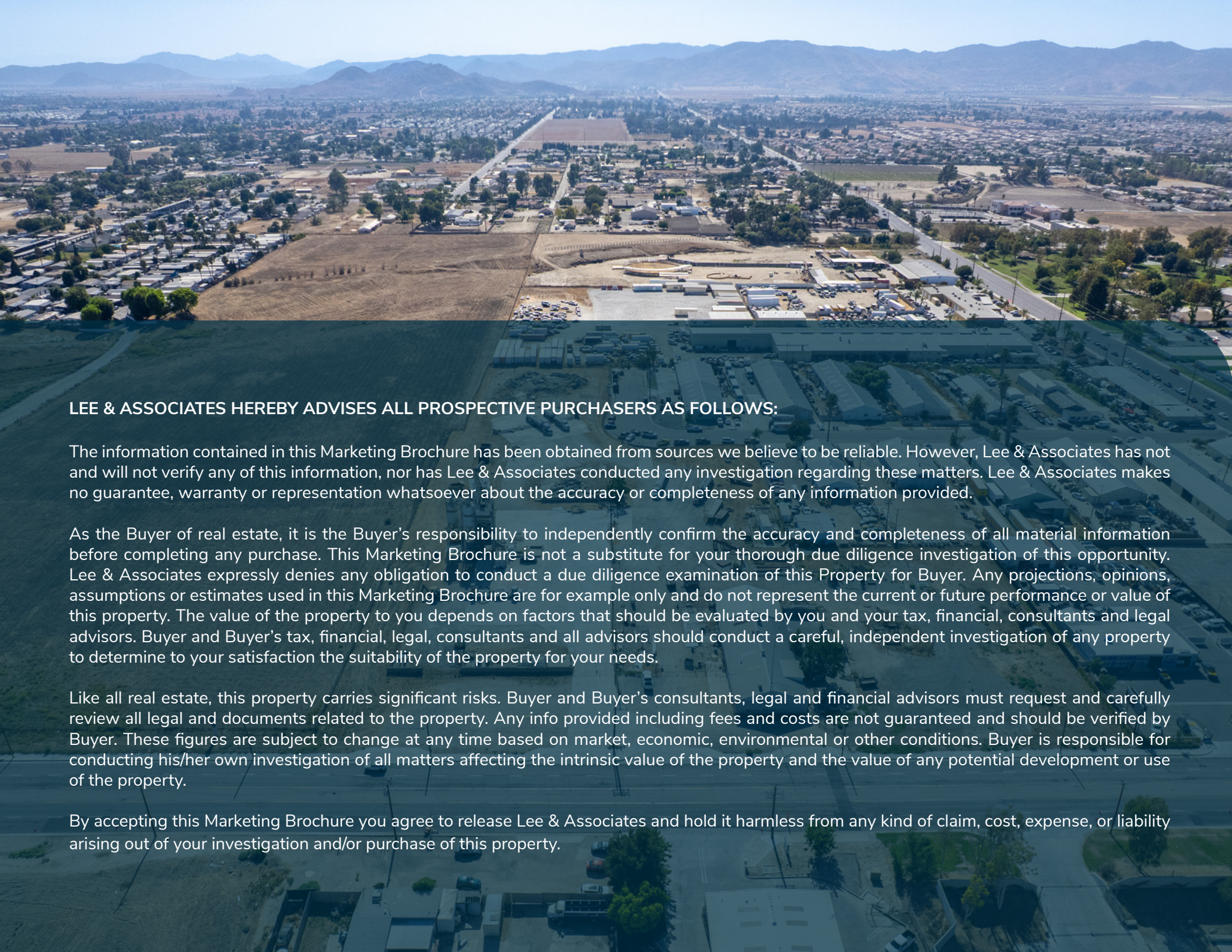
median household income

\$75,066



total employees

32,090

An aerial photograph of a suburban neighborhood. In the foreground, there's a large, mostly empty lot with some construction materials. To the left, a residential street with houses and trees runs parallel to the lot. In the background, a dense residential area is visible, followed by a range of mountains under a clear blue sky.

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

**SUBJECT
PROPERTY**

for more information, contact:

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
CalDRE Lic# 01367183

GORDON MIZE
951.505.3483
gmize@lee-associates.com
CalDRE Lic# 01275376

CONNOR STRODE
951.816.0438
cstrode@lee-associates.com
CalDRE Lic# 02170137