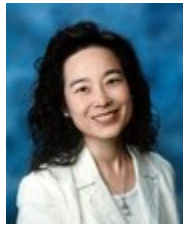




3095 W Devonshire Ave

3095 W Devonshire Ave, Hemet, CA 92545

RE/MAX[®]



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3095 W Devonshire Ave

\$6,500,000

This 14,821 SF single-tenant facility was custom-built for the U.S. Social Security Administration (SSA) in 2006 and received significant tenant and building upgrades in 2022. Located in the growing city of Hemet, within the San Jacinto Valley of Riverside County, this property serves a region recognized as one of the fastest-growing retirement communities in California. The SSA recently renewed its lease in 2022 with a new 15-year term, including a 10-year firm, non-cancellable period and a 5-year non-firm term,...

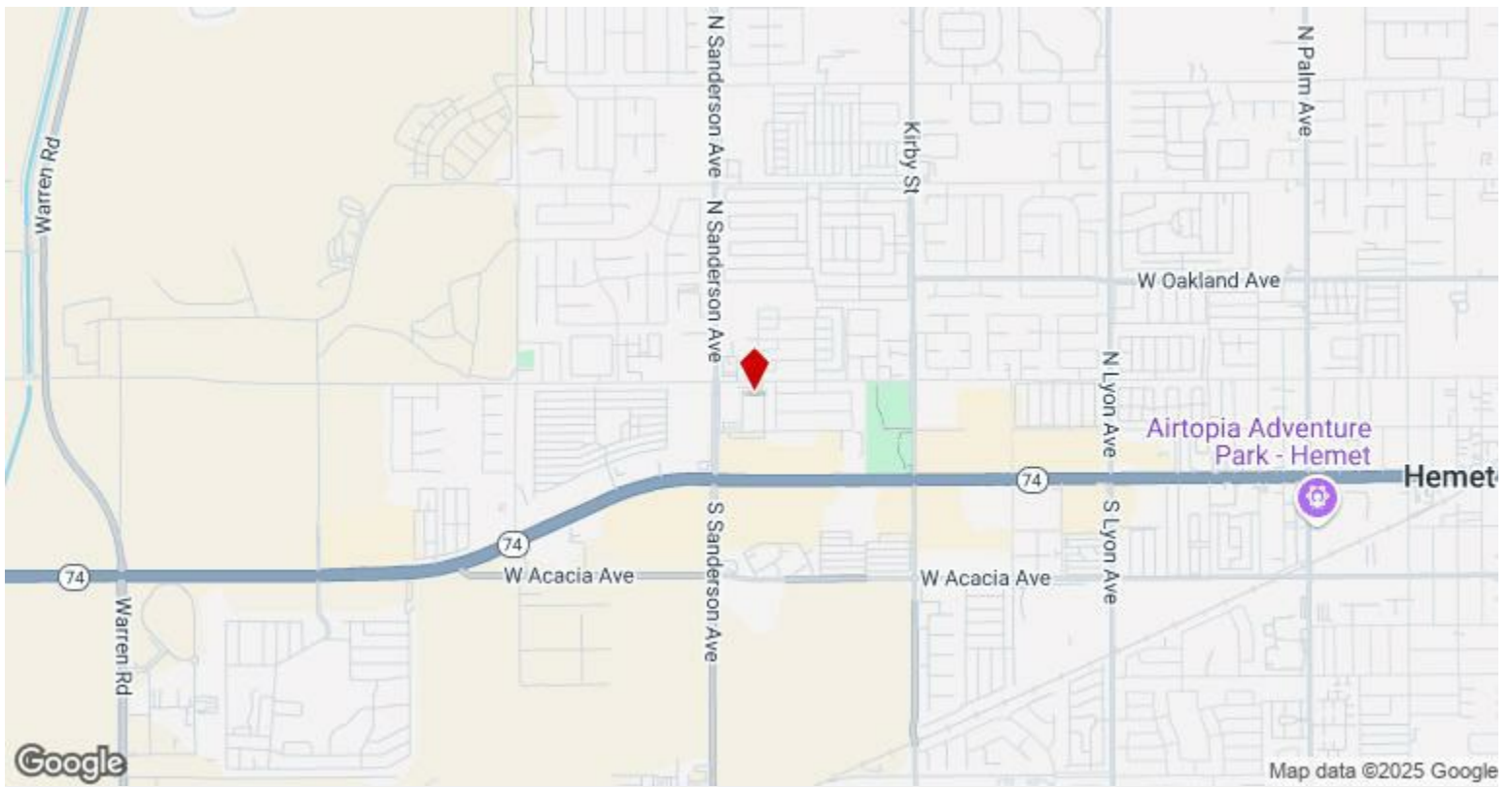
- The area is home to established retail centers such as the Hemet Valley Mall and Hemet Village Shopping Center.
- As a top retirement destination in California, Hemet's expanding population boosts demand for local services and retail.
- In 2022, the building underwent significant tenant and capital improvements, enhancing its functionality and appeal.
- The property features 66 dedicated parking spaces, accommodating both staff and visitors.



Price:	\$6,500,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.30%
Lot Size:	1.84 AC
Gross Building Area:	15,000 SF
Rentable Building Area:	14,821 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2006
Tenancy:	Single
Parking Ratio:	4.25/1,000 SF
Zoning Description:	C-1
APN / Parcel ID:	448-310-002

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Social Security Administration	-	



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Property Photos



Property Photos



Property Photos



Property Photos

