

Morton Place Commercial Building

901 E. Morton Place, Hemet, CA 92543

FOR SALE



5,181± SF
OFFICE BUILDING
AVAILABLE FOR SALE



\$975,000
~~\$1,660,000~~
SALE PRICE

PRICE
REDUCED TO
\$975,000!



Building Highlights

- 5,181± SF freestanding commercial building with flexible floor plan
- Currently demised into three suites with flexible suite sizes and configurations to accommodate tenant needs
- Professional office layout suitable for medical, legal, financial, or administrative uses
- Multiple private offices, conference rooms, and open workspace areas
- Ideal for office and other service related uses
- Ample parking with convenient front and rear access
- Building is highly secured behind 6-foot metal fence with electronic gates providing entry at two access points

Location Advantages

- Located in central Hemet with easy access to Florida Avenue (Highway 74) and major thoroughfares
- Close proximity to Hemet Valley Medical Center, professional services, and city offices
- Surrounded by established residential neighborhoods supporting workforce and client convenience
- Within minutes of retail amenities, restaurants, and banking

Investment/Occupancy Features

- Zoned O-P (Office Professional). [Possible allowed uses](#) are office & professional services, medical/dental, pharmacies, coffee shop, donut shop, ice cream shop, home improvement showroom, indoor swap meet.
- Designed for multi-tenant occupancy (3 suites with separate entrances)
- Ideal owner-user opportunity with income potential if partially leased



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The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

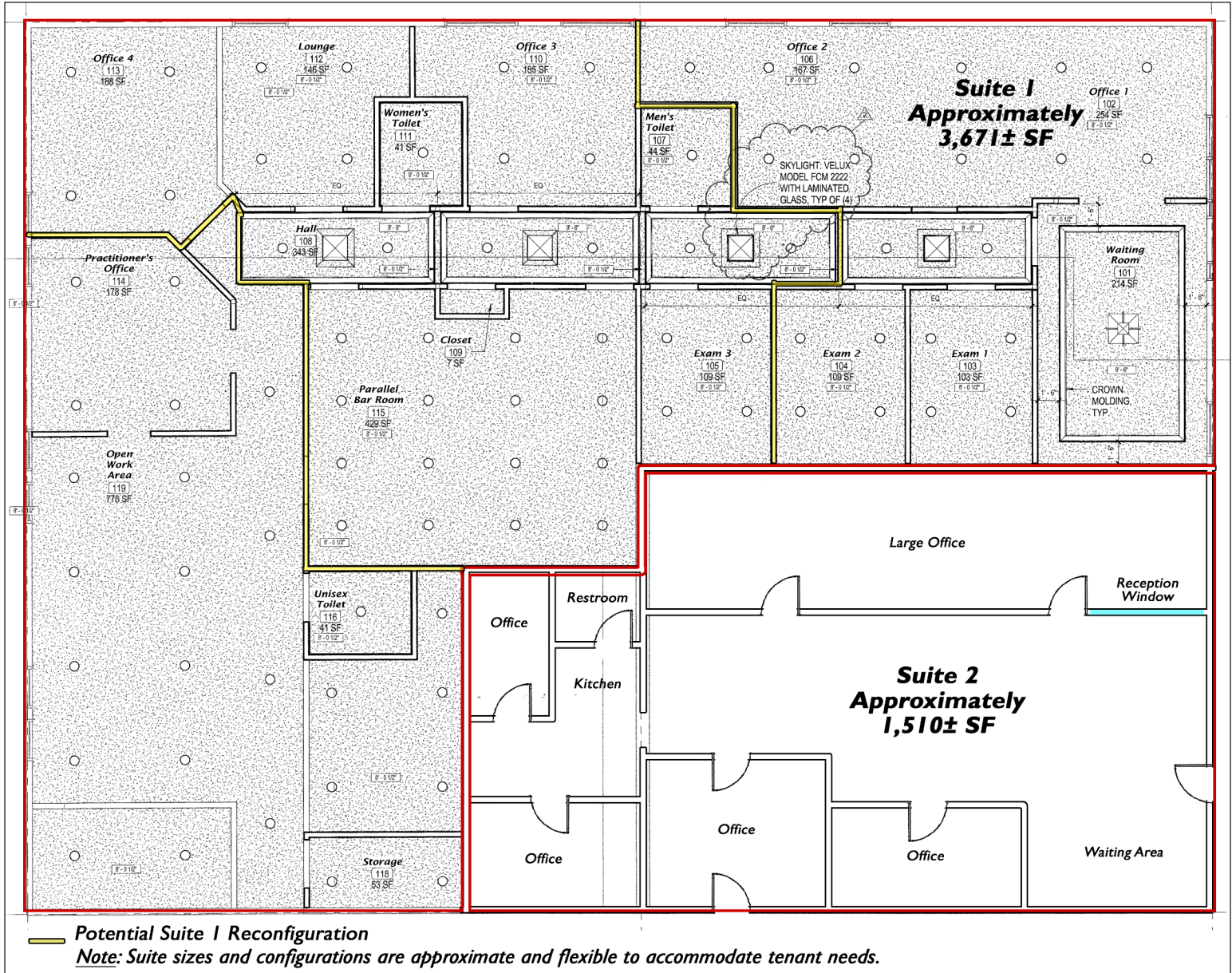
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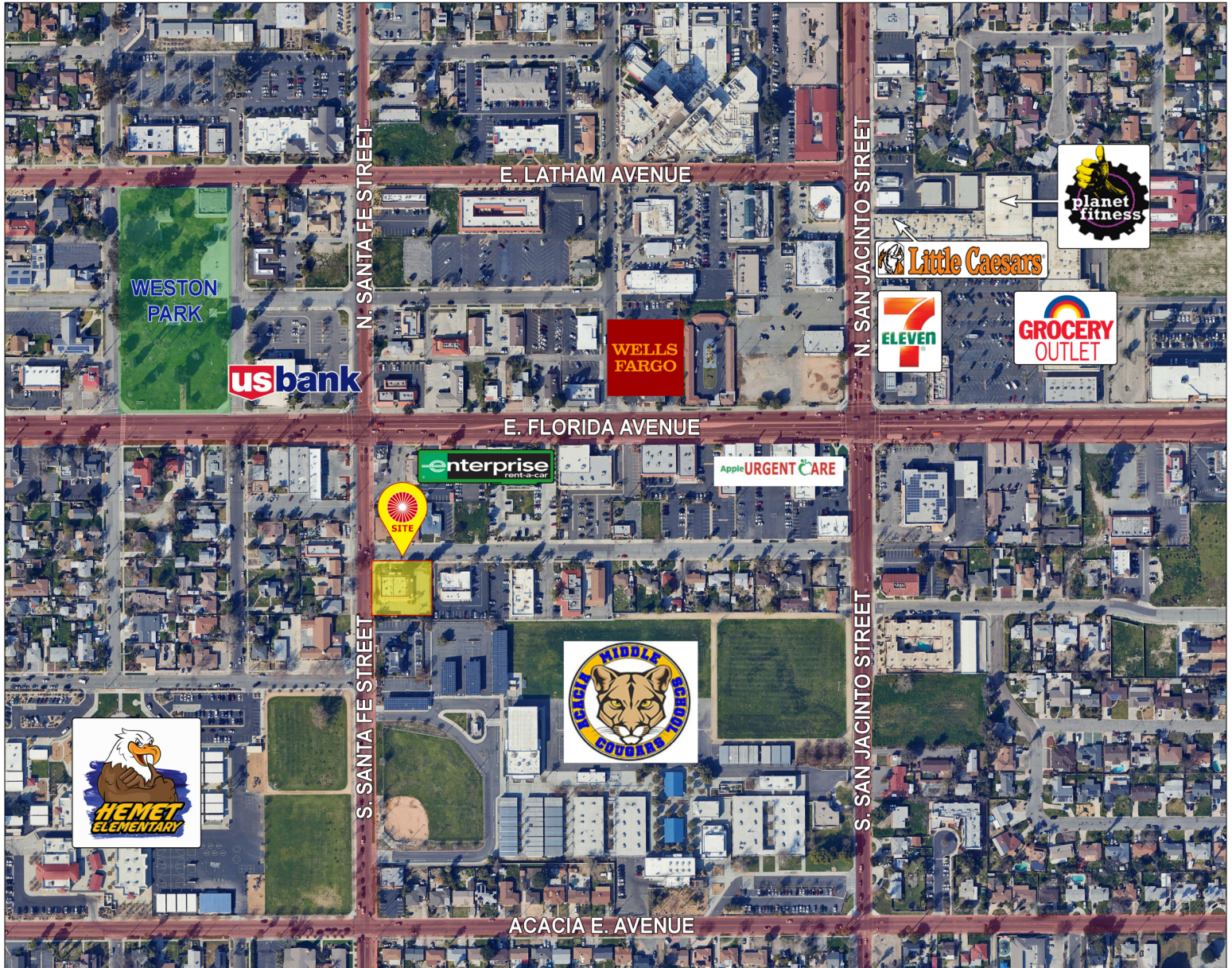
SUITE	SF	SALE PRICE
Entire Building	5,181±	\$975,000



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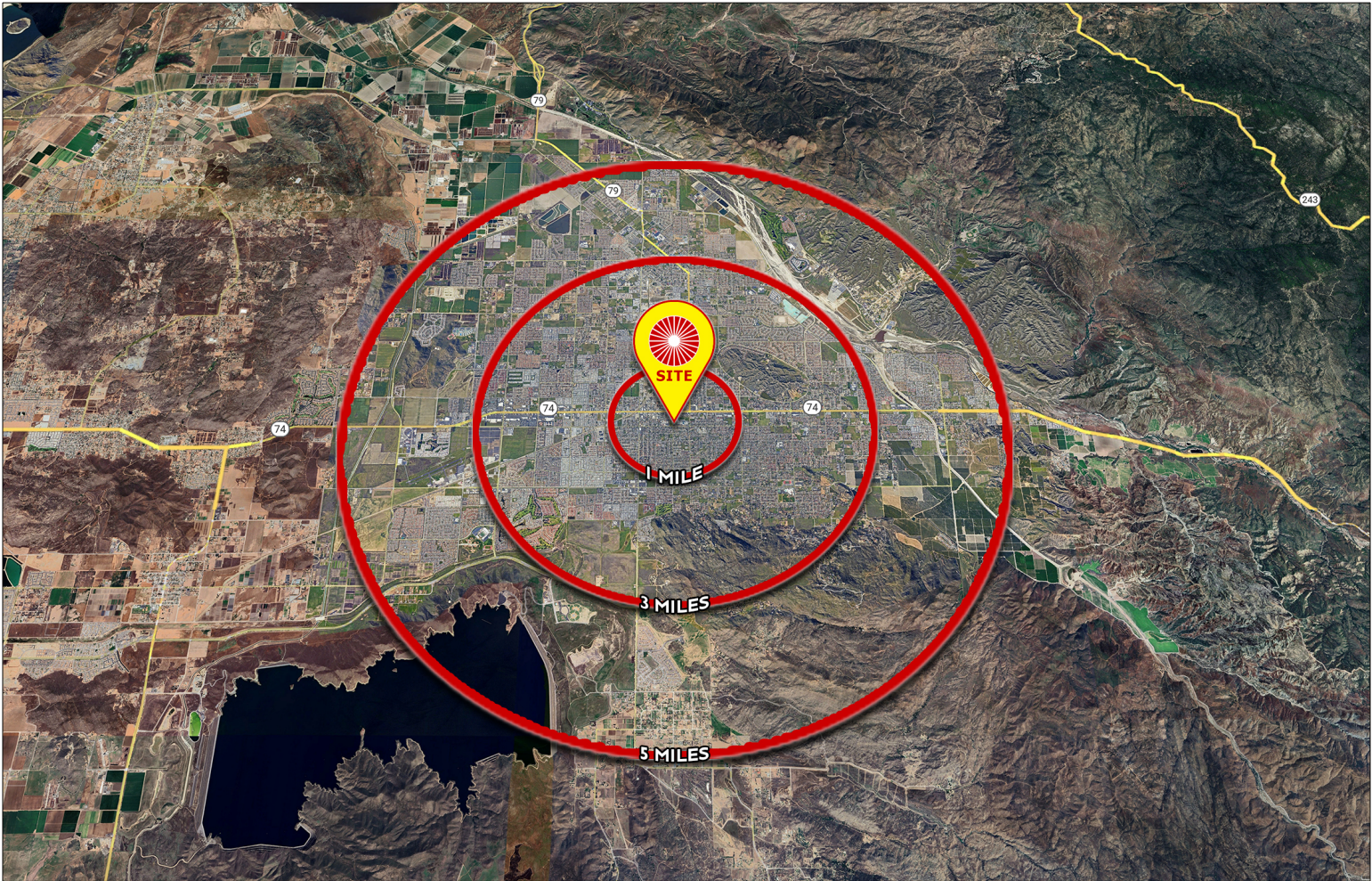
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Demographics

Source: CoStar 2025		1 mile	3 mile	5 mile
	2025 Population (Estimated)	21,836	124,431	184,863
	2030 Population (Projected)	22,435	128,102	190,523
	Daytime Employee Population	8,541	25,231	33,225
	Average Household Income	\$62,437	\$76,912	\$82,905

Traffic Counts

Source: CoStar 2025		 ADT
Florida Avenue at Santa Fe Avenue		34,484
Santa Fe Avenue at Morton Place		4,644