

MULTI-TENANT INDUSTRIAL INVESTMENT PROPERTY

3450 TANYA AVENUE
HEMET, CALIFORNIA



NEWMARK
COLDWELL BANKER
COMMERCIAL



INVESTMENT OPPORTUNITY

PRODUCT OVERVIEW

BUILDING DETAILS

Building Size: +/-13,842 square feet

of Buildings: 3

Property Type: Multi-Tenant Industrial

Construction Type: Block

Parcel Size: 31,798 SF

Year Built: 2008

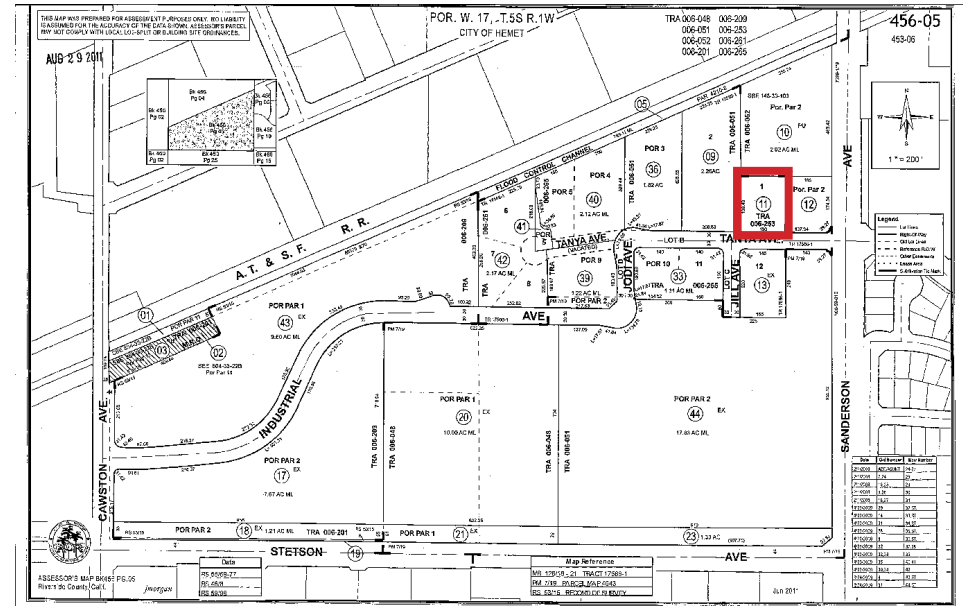
Clear Height: 17'

APN: 456-050-011

Zoning: M2
Use Code matrix

Newmark and Coldwell Banker Commercial are please to present 3450 Tanya Avenue for sale. This 9-unit multi-tenant building is located in the Hemet airport area near the intersection of S. Sanderson Avenue and W. Stetson Avenue. This unique property offers an owner/user opportunity allowing immediate 25% occupancy while generating investment cash flow on the balance. Each unit features 200 AMPS of power. Rent roll upon request.

PARCEL MAP



AREAL MAP



INVESTMENT HIGHLIGHTS

- Rare Generational Hemet Multi-Tenant Industrial Investment Opportunity situated on +/- .73 Acres.
- 3 Buildings, 9 Units, with 100% Industrial Units each at +/- 1,538 SF.
- Spacious +/- .73 Acre lot coupled with adjacent +/- 4.82-acre Land lots may present future development potential.
- Exceptional Location in the Heart of the Inland Empire East, Just Off of State Hwy 74 and S. Sanderson Avenue (24,960 VPD per CoStar).
- High Demand Center - Historically 100% Leased in the Past 4 Years, currently 100% Leased.
- Buyer may have the added benefit of occupying 2 units immediately with potential to occupy up to 4 units.
- M2 Zoning Allows Light Warehouse & Distribution, Office, Retail/Services, and Other Uses Similar to M2 Zoning (Buyer Verify).

EXECUTIVE SUMMARY

Newmark and Coldwell Banker Commercial are proud to exclusively present the opportunity to purchase Tanya Center Business Park, a rare multi-tenant industrial investment on ±.73 acres lot at 3450 Tanya Avenue, Hemet, California. Tanya Center Business Park is exceptionally located in the heart of the IEE, just off State Highway 74 and S. Sanderson Avenue (24,960 VPD per CoStar) in the prominent Airport area in Hemet. S. Sanderson Ave is a major commercial corridor serving adjacent affluent and densely populated cities San Jacinto, French Valley, Lake Elsinore, Peris and Menifee, where the median household income is about \$61,000.00/year. Furthermore, the property is within a short drive to San Diego area, with easy access to the I-10, 215 and 15 freeways.

Tanya Center Business Park is perfect for an investor looking to acquire a generational investment opportunity for its steady rental income and appreciation. Historically, the center has had high leasing demand with occupancy between 94-97% (past 4 years). Currently the center is 100% leased, with rents approx. 20% below market. Investors can significantly add value by increasing rents to market rate of approx. \$1.50/SF gr. 2008 construction means minimal improvement needs. Tenant demand is historically very strong in the Tanya Center. Adjacent parcels on either side of ±4.82 acres of land may present redevelopment potential. The property's M2 Zoning allows for light warehouse & distribution, commercial, service uses (Buyer to verify). In addition to light industrial uses, zoning allows for a wide variety of usage including showroom, professional office, wholesale, retail/services, etc. Buyer to verify the property's zoning and land use with the City of Hemet.

Tanya Center Business Park is comprised of three (3) industrial buildings with total building area of ±13,842 SF. Ownership has invested significant capital expenditures in repainting and maintenance of the buildings' interior and exterior. There is a total of 23 parking spaces.

Building details:

- 3450 Tanya Ave: a ±13,842 SF consisting of three (3) single-story industrial buildings, with nine (9) units at 1,538 SF each. Some of the tenants occupy 2 or more units.
- Each warehouse unit has an office area of +/-150 SF, one (1) 10'x12' rollup door, 17' clear height, 200 AMP 3 phase power separately metered, and hi-bay LED lighting. Parking is reinforced concrete.

Contact listing agent for pricing guidance and schedule a tour. Please do not disturb or talk to the tenants. Buyer to verify all information herein, Listing Broker/ Agent and Seller do not guarantee its accuracy.

NEWMARK

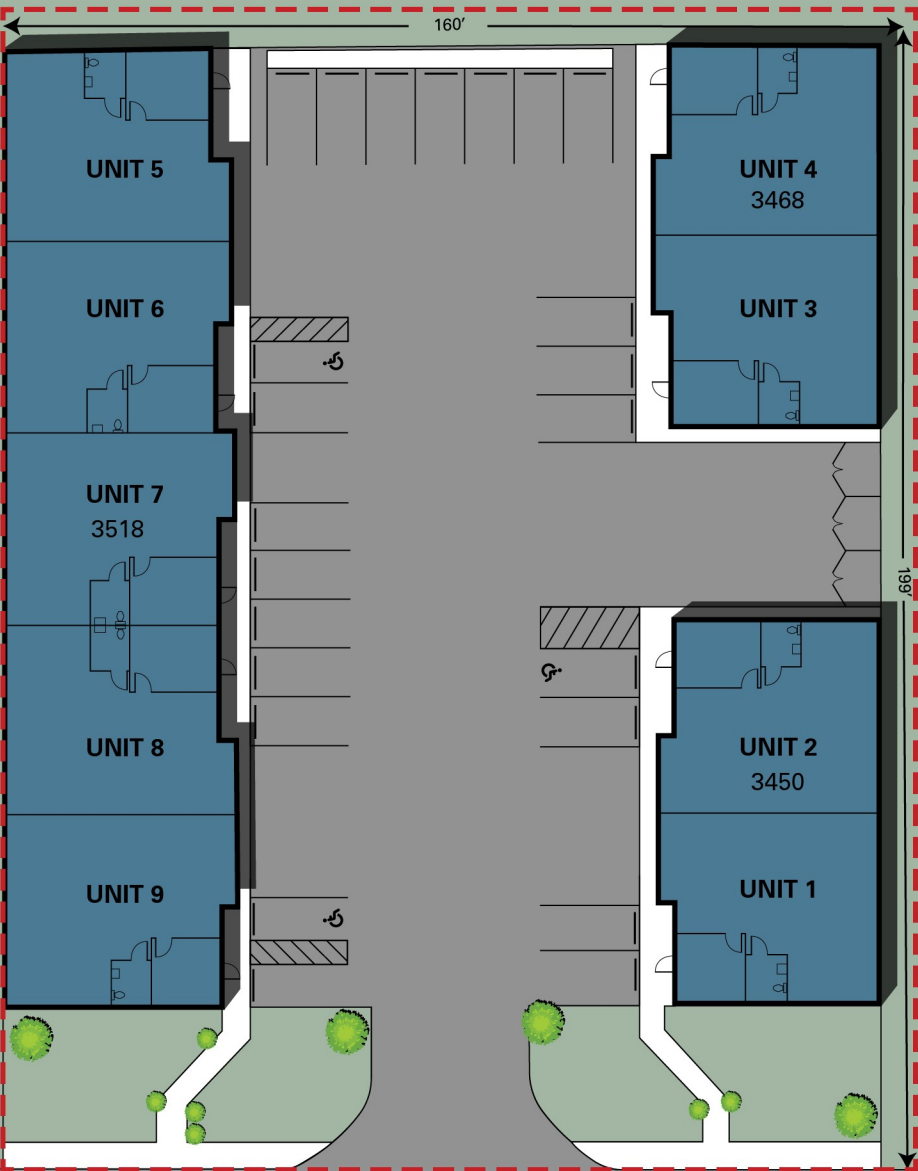


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SITE PLAN

±13,842 SF
TOTAL BUILDINGS AREA

3450 TANYA AVE, HEMET, CA



NEWMARK

Craig McKenzie
Managing Director
626.664.1567
criag.mckenzie@nmrk.com
CA License #01371536

3281 E. Guasti Rd., Ste 370
Ontario CA 91761



Peter D. Carter
Commercial Properties
323.445.8629
peter.carter@cbrealty.com

6809 Brockton Avenue
Riverside CA 92506

TANYA AVENUE

3450 Tanya Avenue, Hemet



Revenue- annual

- Current Base Rents (as of January 2026) \$217,800.00
- CAM (water and landscaping) \$21,000.00

Total Annual Revenue

\$238,800.00

Expenses- annual

- Current Taxes \$18,300.00
- Insurance \$2,550.00
- Water \$5,450.00
- Fire Monitoring \$3,340.00
- Yard Lights \$1,200.00
- Trash \$5,400.00
- M & R (allocation) \$3,000.00
- TOTAL EXPENSES \$39,240.00

Current Net Income

\$199,560.00

In Place CAP Rate 5.4%

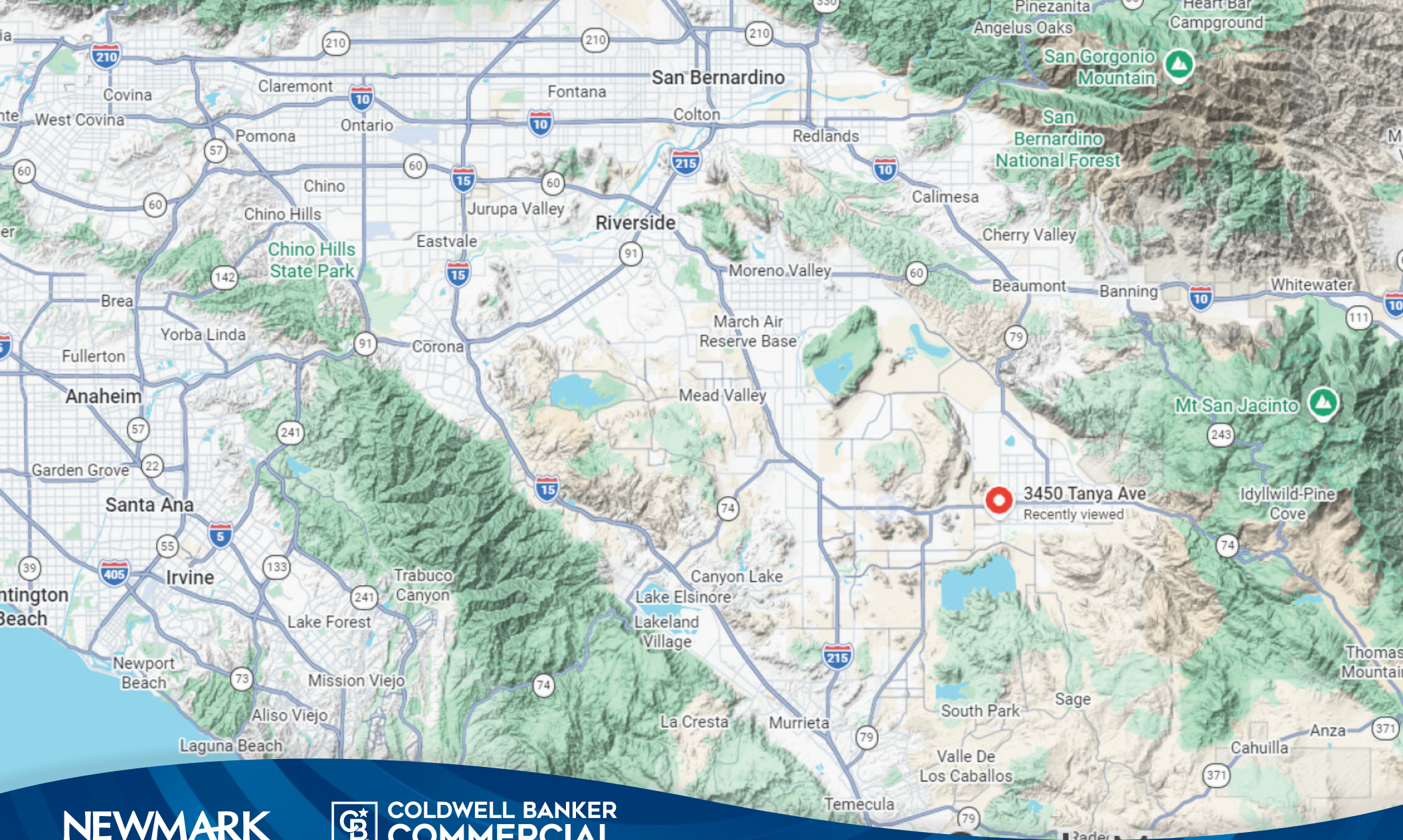
Proforma CAP Rate 6.10%

Proforma Gross Revenue \$250,000.00

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SANDERSON AVE.

TANYA AVE.

