

+/- 13.1 AC | Residential Development Opportunity

FAIRVIEW AVENUE



Palm Avenue

Fairview Avenue



Florida Avenue

Hemet, California



**COLDWELL
BANKER
COMMERCIAL
LAND TEAM**

Executive Summary

PROPERTY FACTS

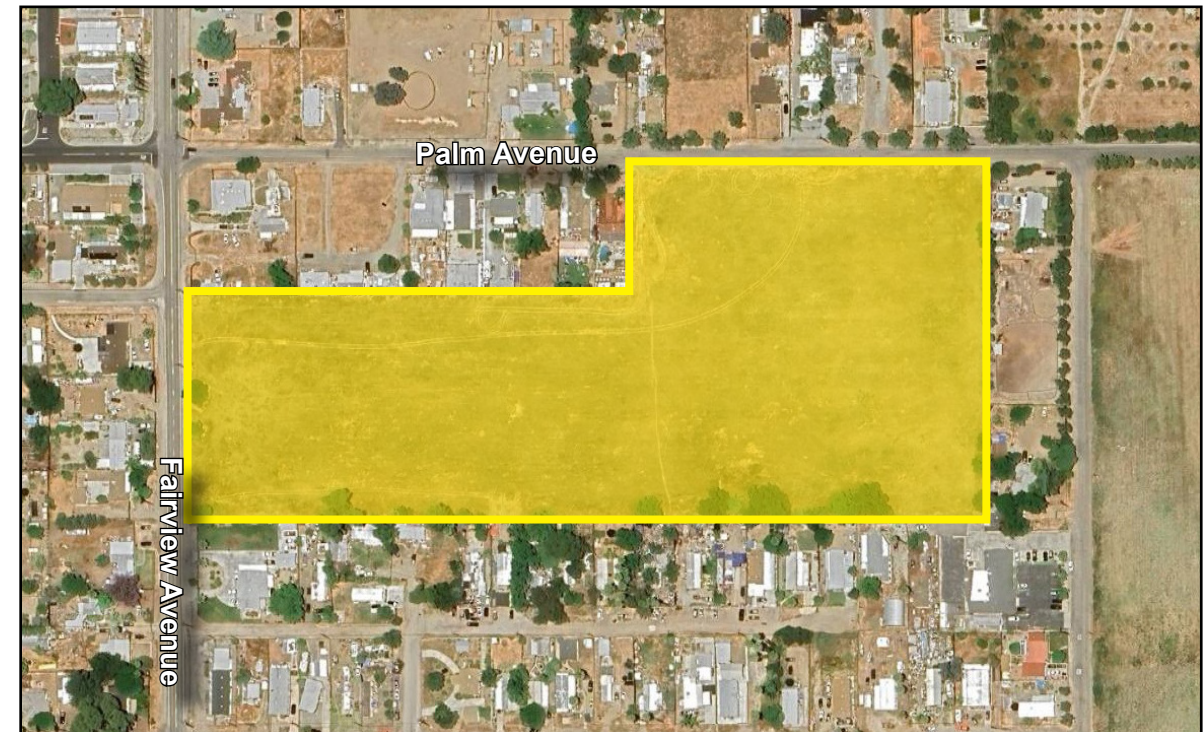
- **Location:** Hemet, Riverside County, CA
- **Total Site Area:** +/- 13.1 Acres
- **APN:** 549-130-008, 010, 011, 012, 013
- **Zoning:** Rural Residential
- **General Plan:** Medium Density Residential (2-5 DU/AC)
- **Purchase Price:** \$800,000
- **Price Per AC:** \$61,068

PROPERTY OVERVIEW

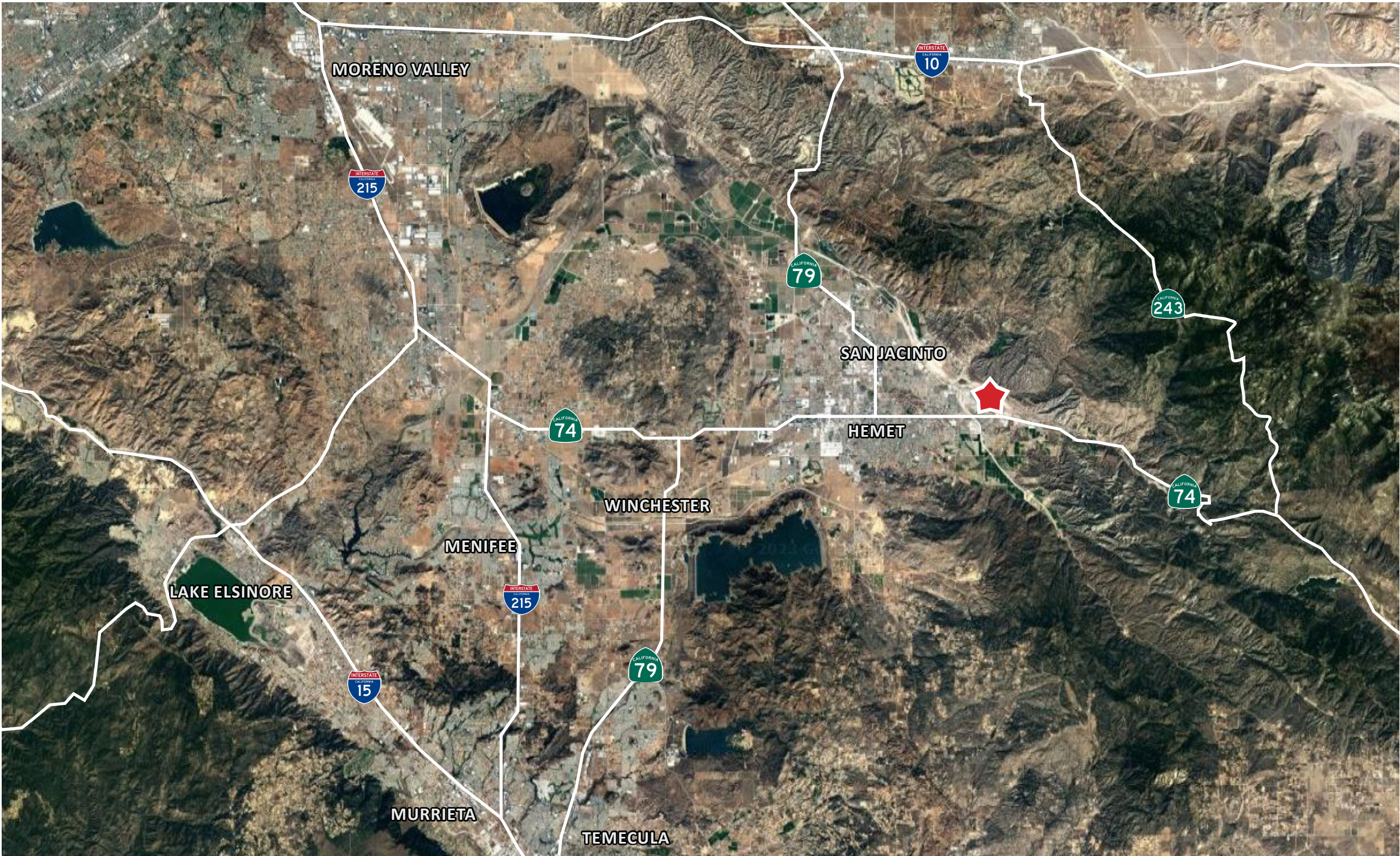
The subject property consists of 5 parcels totaling approximately 13.1 acres of raw land in the unincorporated community of Valle Vista, just east of the city of Hemet. The property has an “L” shape, entirely flat topography, and frontage on both Fairview Avenue and Palm Avenue. It is located just +/- 700 feet north of Florida Avenue/Highway 74 which provides access to Highway 79 and the I-215 to the west. The property appears to have access to public sewer and water available in Fairview Ave provided by Lake Hemet or Eastern Municipal Water District (Buyer to verify).

ZONING

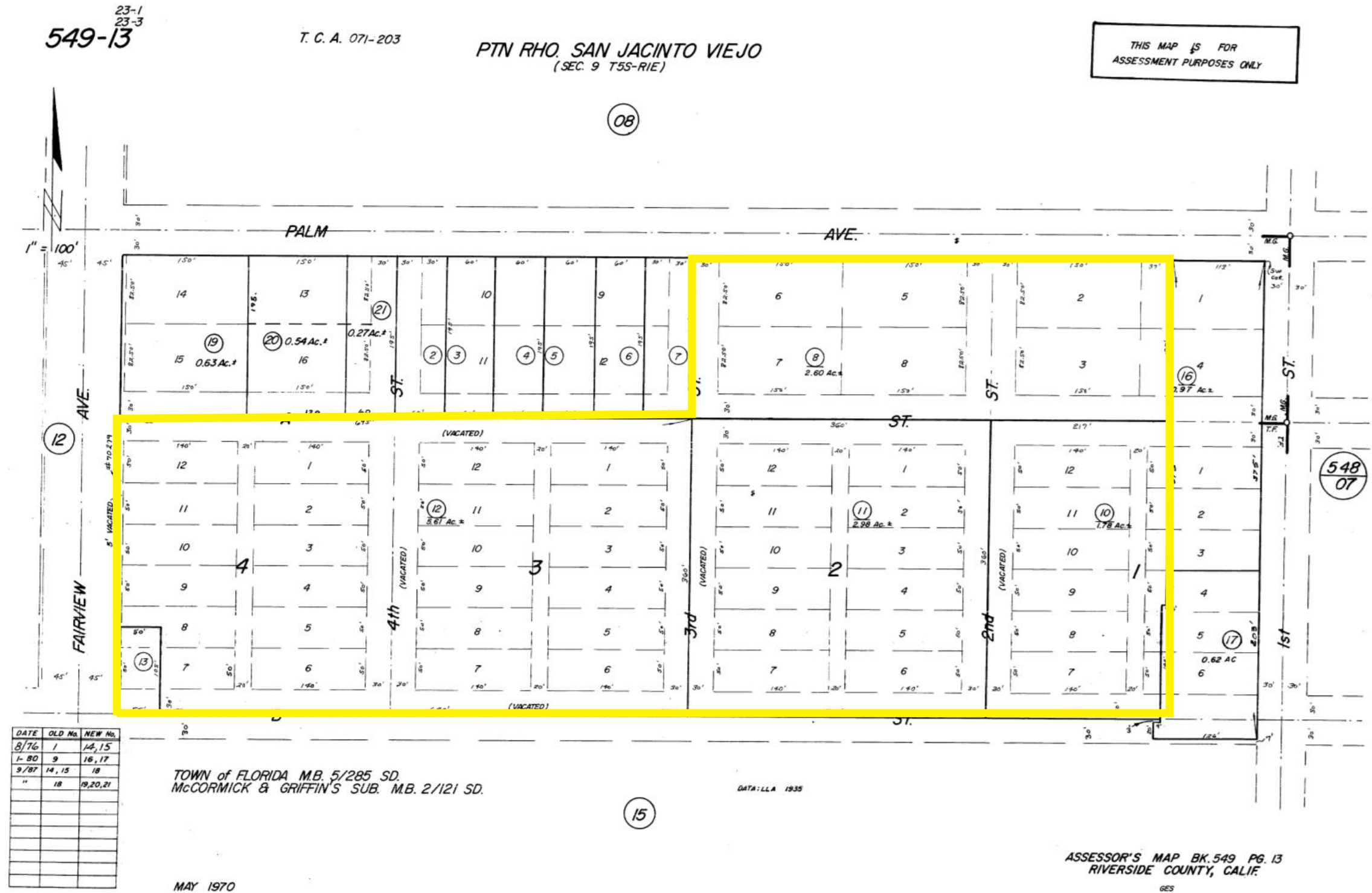
The subject property is located in Valle Vista, an unincorporated community in Riverside County, but is within the sphere of influence of the city of Hemet. Both the City and County have designated this area within their General Plan for Residential with a Density of 2 - 5 Dwelling Units per acre.



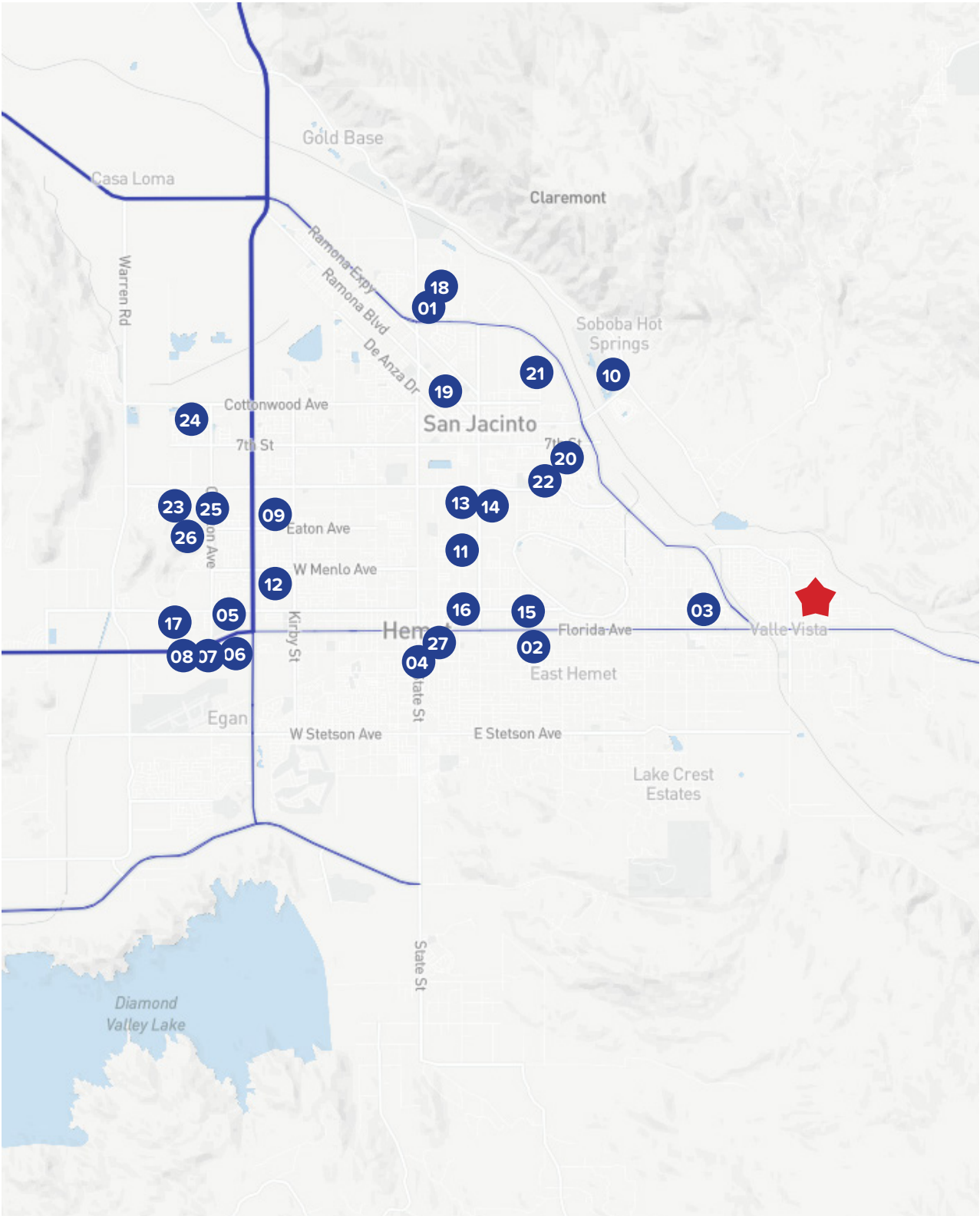
Aerial Map



Assessor's Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Village at San Jacinto
- 02 Hemet Shopping Center
- 03 Stater Bros Shopping Center
- 04 Diamond Valley Shopping Center
- 05 Hemet Valley Mall
- 06 KPC Towne Centre
- 07 Hemet Village
- 08 Village West Shopping Center
- 09 San Jacinto Esplanade Shopping Center

ENTERTAINMENT

- 10 Soboba Casino and Resort
- 11 Lowes Custom Golf
- 12 Colonial Golf & Country Club

MEDICAL FACILITIES

- 13 SJ Medical Clinic Urgent Care
- 14 Valley Medical Center
- 15 KPC Medical Center
- 16 Hemet Global Medical Center
- 17 Cawston Medical Center

EDUCATION

- 18 Mt. San Jacinto College
- 19 San Jacinto High School
- 20 North Mountain Middle School
- 21 New Elementary School
- 22 Estudillo Elementary School
- 23 Tahquitz High School
- 24 Megan Cope Elementary School
- 25 Fruitvale Elementary School
- 26 Cawston Elementary School

GOVERNMENT FACILITIES

- 27 Hemet City Hall

Hemet, CA

The city of Hemet is located in Riverside County’s San Jacinto Valley, about 45 miles west of Palm Springs. Situated at the junction of California State Highways 74 and 79, Hemet is easily accessible to Interstates I-10 and I-215. Nearby communities include San Jacinto (to the north), Winchester (to the west), and Mountain Center (to the east).

Founded in 1887 on land first inhabited by members of the Cahuilla Indian tribe, Hemet was incorporated in January 1910. At that time, the city’s population was under 1,000 but growth ensued as Hemet evolved into a prime trading center for the valley’s agricultural produce. The city’s character underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Hemet today retains its status as a retirement community, but is also becoming home to a growing number of younger working-class families owing to its rural character and proximity to major employment centers such as Corona, Riverside and San Bernardino.

2023 Summary	
Population	43,219
Households	16,428
Median Age	40.8
Median Household Income	\$53,984
Average Household Income	\$66,406
2028 Summary Est.	
Population	45,095
Households	17,104



FOR MORE INFORMATION CONTACT:

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

MICHAEL PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174



27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

www.cbcsocalgroup.com

CALDRE: 02089395

Disclaimer Statement

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SCRE Temecula, Inc. D/b/a Coldwell Banker Commercial SC (SCRE) and should not be made available to any other person or entity without the written consent of SCRE. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SCRE has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, SCRE has not verified, and will not verify, any of the information contained herein, nor has SCRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.