

+/- 9.6 AC | Residential Development Opportunity

MAYBERRY AVENUE



Florida Avenue

Soboba Street

Mayberry Avenue

Hemet, California



**COLDWELL
BANKER
COMMERCIAL
LAND TEAM**

Executive Summary

PROPERTY FACTS

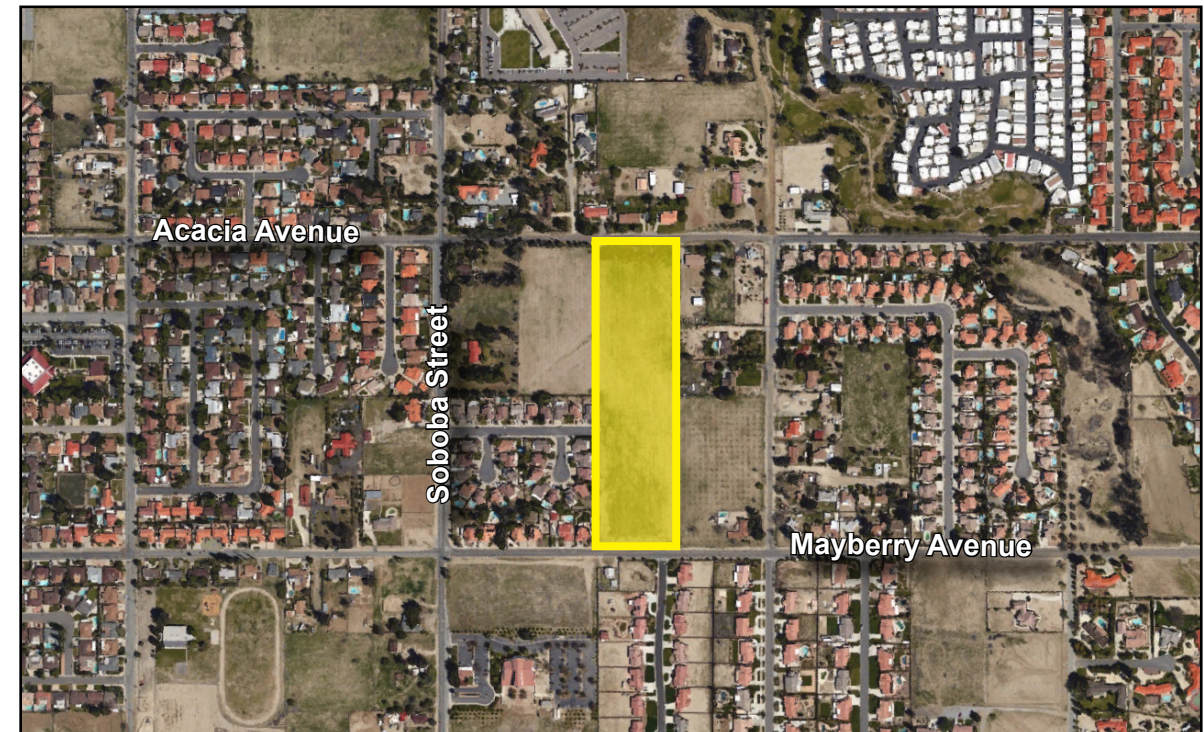
- **Location:** Hemet, Riverside County, CA
- **Total Site Area:** +/- 9.6 Acres
- **APN:** 552-080-003, 008
- **Zoning:** A-1 (Light Agriculture)
- **General Plan:** Medium Density Residential (2-5 DU/AC)
- **Purchase Price:** \$600,000
- **Price Per AC:** \$62,500

PROPERTY OVERVIEW

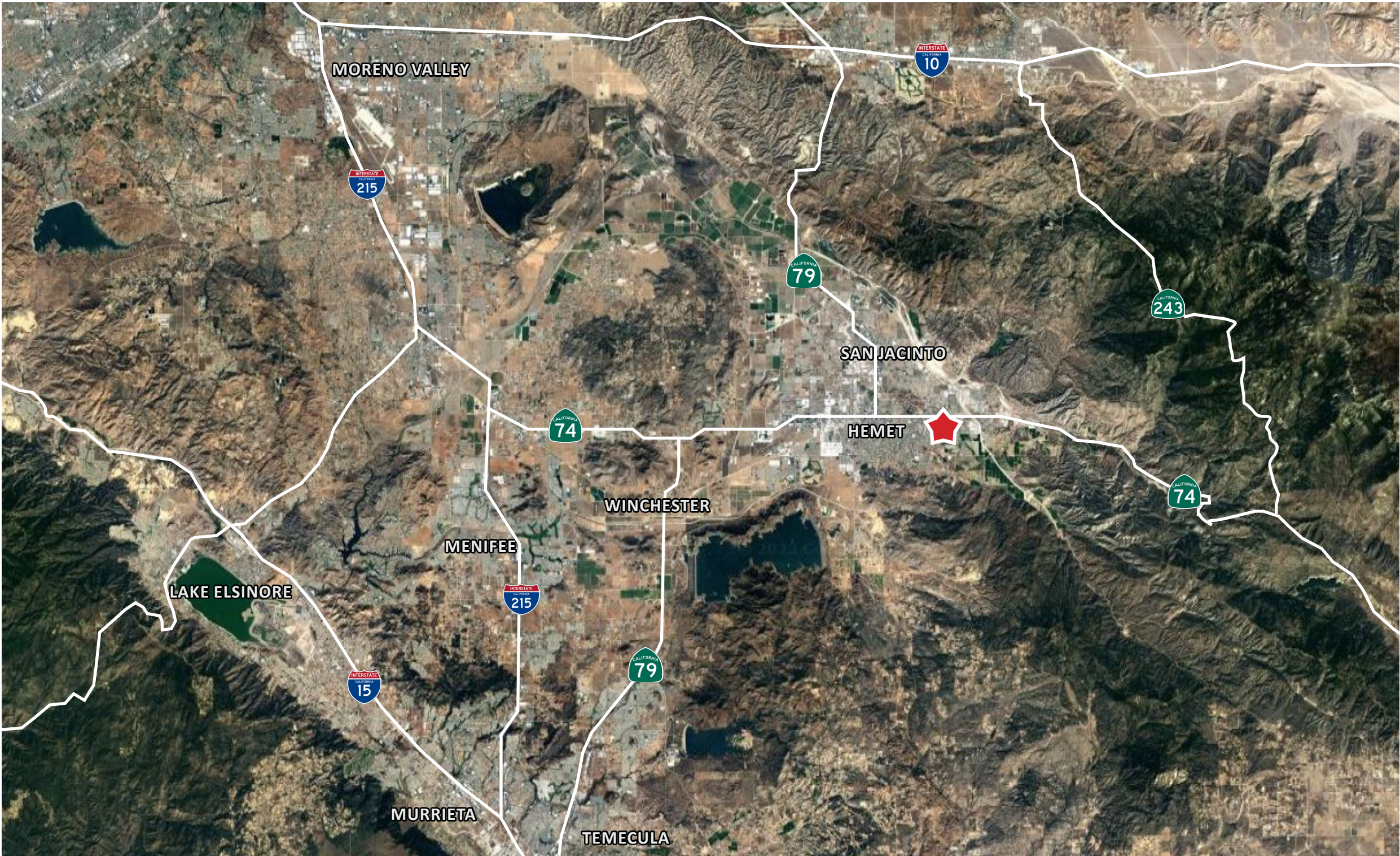
The subject property consists of two parcels totaling approximately 9.6 acres of raw land in the unincorporated community of Valle Vista, just east of the city of Hemet. The property has a rectangular shape, entirely flat topography, and frontage on both Acacia Avenue and Mayberry Avenue. It is located +/- 1,200 feet south of Florida Avenue/Highway 74 which provides access to Highway 79 and the I-215 to the west. Sewer and Water are available in Youngstown Drive serviced by the Lake Hemet Municipal Water District (Buyer to verify).

ZONING

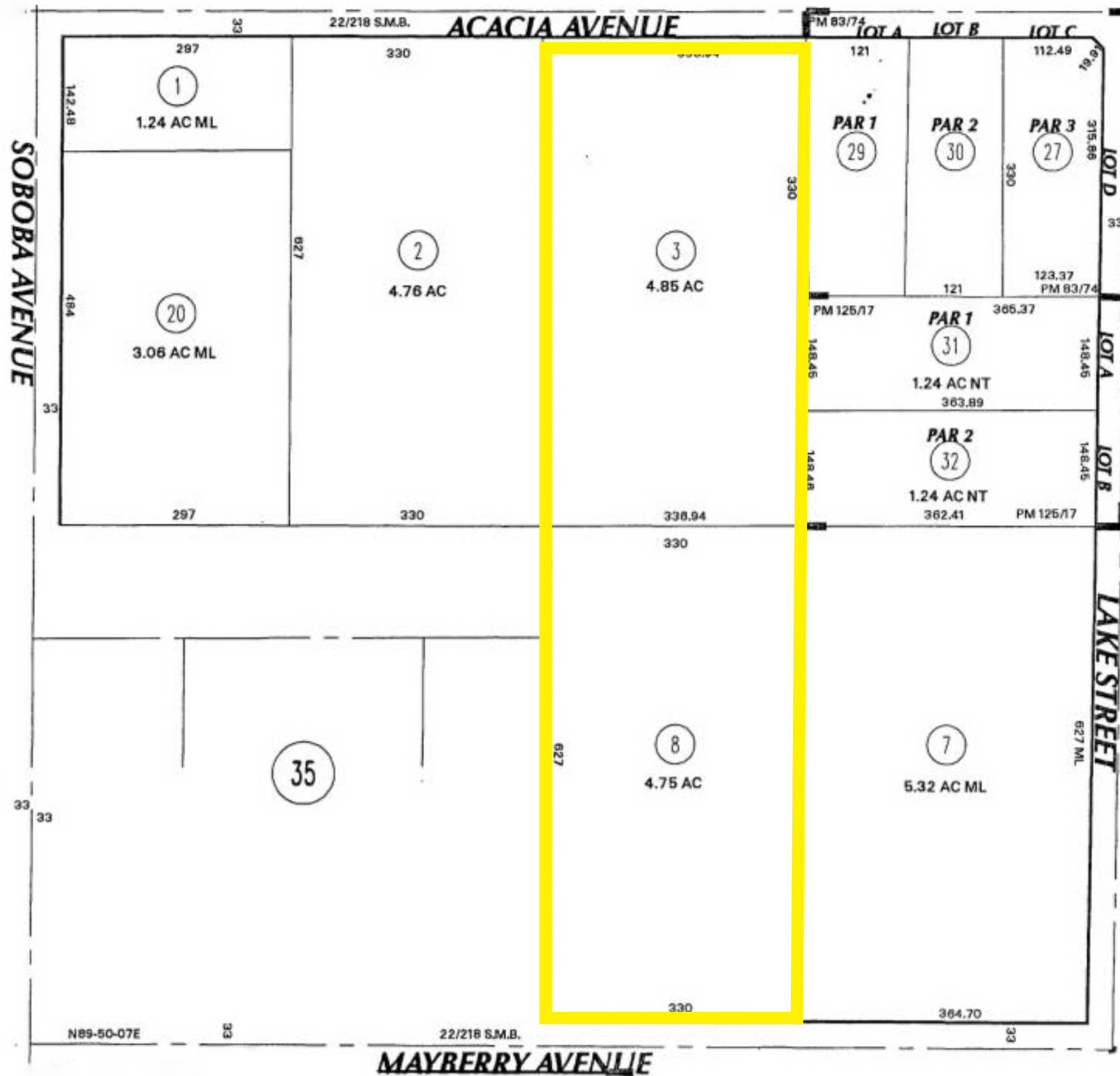
The subject property is located in Valle Vista, an unincorporated community in Riverside County, but is within the sphere of influence of the city of Hemet. Both the City and County have designated this area within their General Plan for Residential with a Density of 2 - 5 Dwelling Units per acre.



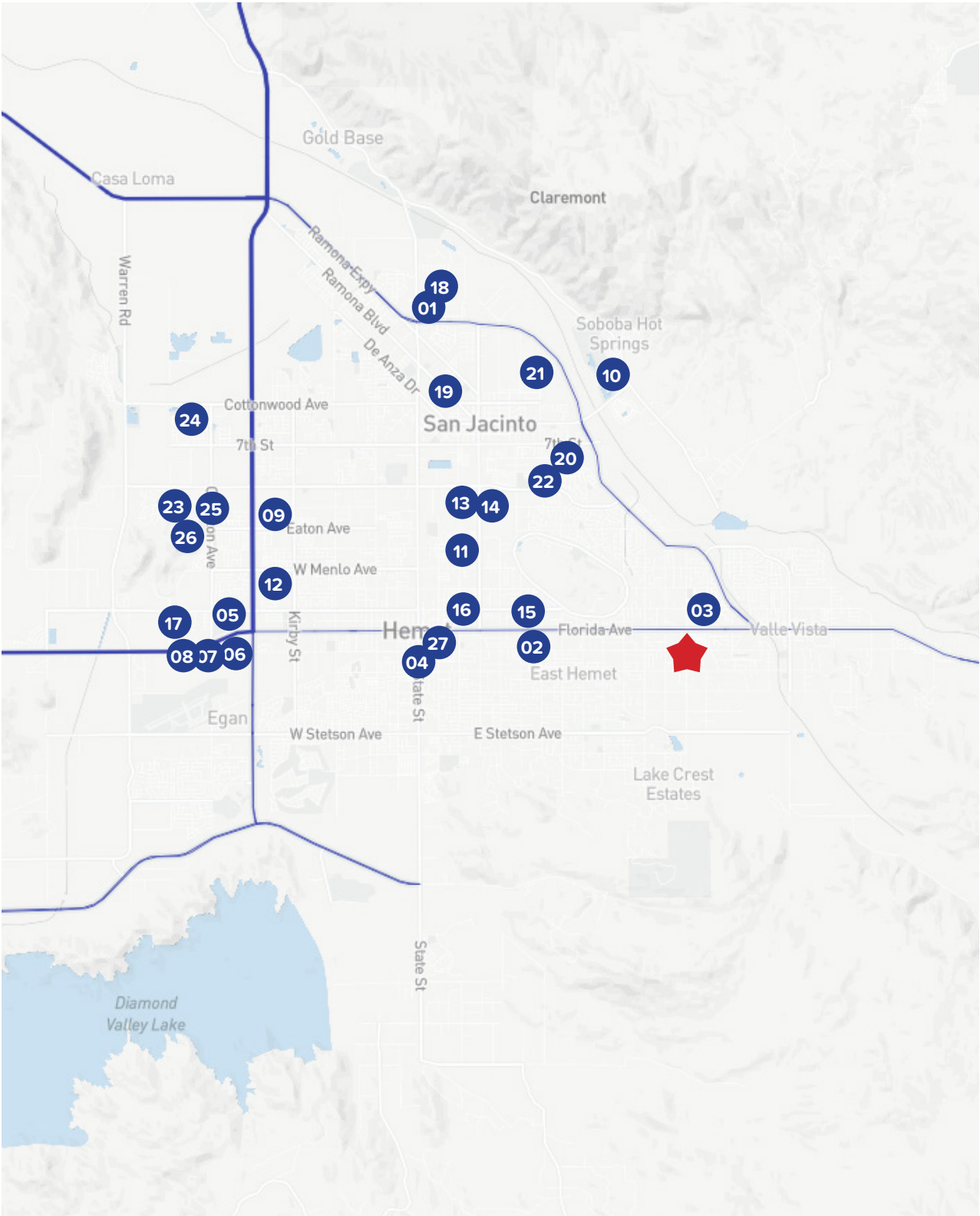
Aerial Map



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



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