

# FOR SALE - HEMET, CA

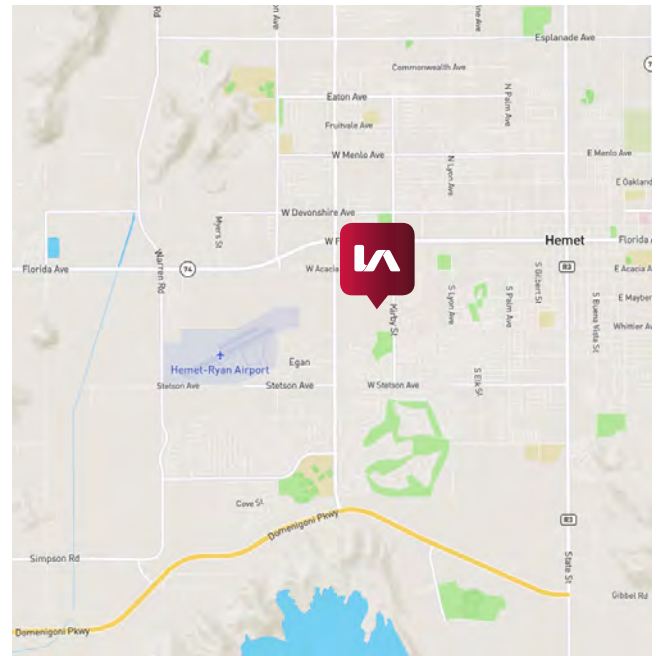
## ±43.56 ACRES

NWC KIRBY ST & RAILROAD | HEMET, CA



### PROPERTY HIGHLIGHTS:

- APN# 456-030-020
- 43.56 ACRES
- ZONED M-1 AND C-M
- LOCATED IN CENTRAL HEMET BEHIND LOWES HOME IMPROVEMENT CENTER OFF SOUTH SANDERSON
- LEVEL TOPOGRAPHY
- TWO ZONES IDEAL FOR MANUFACTURING, SELF-STORAGE, WAREHOUSING WITH COMMERCIAL USES ALLOWED
- PRICED TO SELL AT \$1.48 PSF!



**SALE PRICE:**  
**\$2,800,000**

**JIM NADAL, CCIM, SIOR**

951.445.4520

[jnadal@leetemecula.com](mailto:jnadal@leetemecula.com)

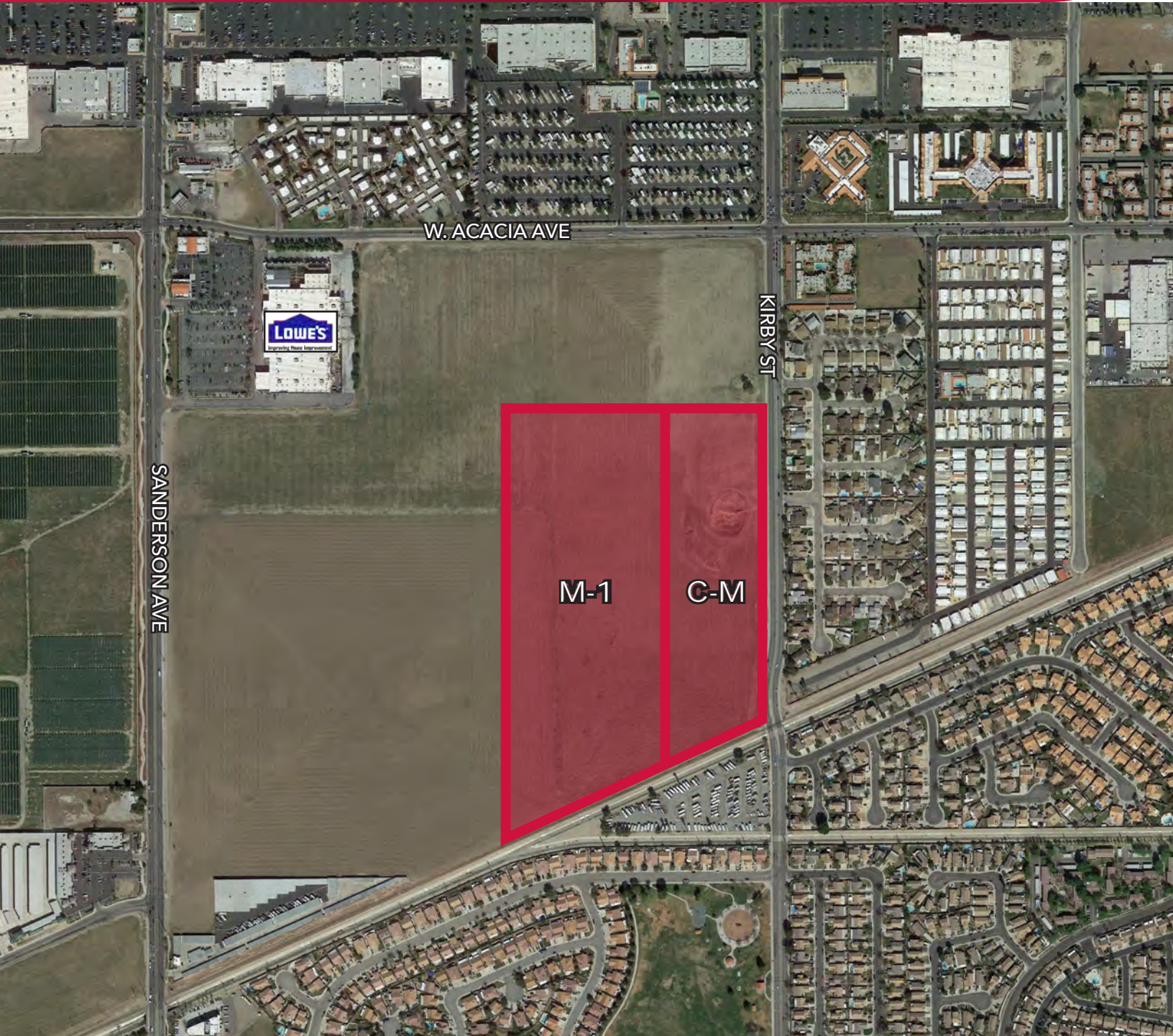
DRE #01040679

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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NWC Kirby St & Railroad		1 mi radius	3 mi radius	5 mi radius
Hemet, CA 92545				
POPULATION	2018 Estimated Population	11,913	86,106	154,988
	2023 Projected Population	12,989	93,883	168,636
	2010 Census Population	10,741	78,477	141,595
	2000 Census Population	9,933	59,073	102,022
	Projected Annual Growth 2018 to 2023	1.8%	1.8%	1.8%
	Historical Annual Growth 2000 to 2018	1.1%	2.5%	2.9%
	2018 Median Age	46.6	40	37.8
HOUSEHOLDS	2018 Estimated Households	5,209	31,591	53,185
	2023 Projected Households	5,587	33,861	56,859
	2010 Census Households	4,712	29,095	49,013
	2000 Census Households	4,698	25,104	39,924
	Projected Annual Growth 2018 to 2023	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	0.6%	1.4%	1.8%
RACE AND ETHNICITY	2018 Estimated White	68.7%	62.9%	61.8%
	2018 Estimated Black or African American	6.7%	7.3%	6.8%
	2018 Estimated Asian or Pacific Islander	3.9%	4.2%	4.0%
	2018 Estimated American Indian or Native Alaskan	1.4%	1.5%	1.6%
	2018 Estimated Other Races	19.3%	24.1%	25.7%
	2018 Estimated Hispanic	31.9%	41.4%	44.2%
INCOME	2018 Estimated Average Household Income	\$45,017	\$49,051	\$55,746
	2018 Estimated Median Household Income	\$38,837	\$42,482	\$47,198
	2018 Estimated Per Capita Income	\$19,726	\$18,042	\$19,193
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	5.5%	9.3%	9.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	15.3%	12.4%	11.9%
	2018 Estimated High School Graduate	33.4%	32.6%	31.2%
	2018 Estimated Some College	27.1%	27.2%	26.2%
	2018 Estimated Associates Degree Only	6.9%	7.5%	8.0%
	2018 Estimated Bachelors Degree Only	8.4%	7.5%	8.5%
	2018 Estimated Graduate Degree	3.5%	3.5%	4.4%
BUSINESS	2018 Estimated Total Businesses	480	2,213	3,321
	2018 Estimated Total Employees	5,622	21,157	28,698
	2018 Estimated Employee Population per Business	11.7	9.6	8.6
	2018 Estimated Residential Population per Business	24.8	38.9	46.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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