



**100% OCCUPIED INCOME
GENERATING SELF-STORAGE UNITS**
CALL BROKER FOR FURTHER DETAILS
VALUE-ADD OPPORTUNITY

**4 PARCELS FOR SALE &
RETAIL SPACE FOR LEASE**

**162, 172, & 168
N. SAN JACINTO STREET
HEMET, CA 92543**

NICK CORBELL JOHN ORLANDO

ncorbell@leetemecula.com
P: 951.445.4522
DRE # 01932821

jorlando@lee-associates.com
P: 760.448.2455
DRE # 01248992



PARCELS



445-240-018
0.41 ACRES

**SHARED
PARKING**

445-191-001
0.1 ACRES

445-240-004
0.13 ACRES

445-240-001
0.16 ACRES

N SAN JACINTO ST

E FLORIDA AVE

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PROPERTY HIGHLIGHTS

- FOUR PARCELS FOR SALE & RETAIL SPACE FOR LEASE
- APNS: 445-240-001, 445-240-004, 445-240-018, 445-191-001
- PARKING FIELD PARCEL IS SHARED PARKING (POSSIBLE FUTURE COMMON AREA/EASEMENT)
- CONSISTING OF:**
2,100 SF COMMERCIAL BUILDING
1,533 SF COMMERCIAL BUILDING AND TWO INDUSTRIAL, SELF-STORAGE BUILDINGS TOTALING 7,000 SF

PURCHASE / LEASE OPTIONS:

- \$1,170,000.00 FOR ENTIRE PROJECT
- TWO FRONT RETAIL BUILDINGS SOLD TOGETHER: \$545,000.00 (162 & 172 N SAN JACINTO ST)
- FRONT RETAIL BUILDINGS SOLD INDIVIDUALLY:
162 = \$315,000 172 = \$230,000
- FRONT RETAIL BUILDINGS LEASED INDIVIDUALLY:
162 = 2,100 SF \$0.75 PSF GROSS (\$1,575/MONTH)
172 = 1,533 SF \$1.00PSF GROSS (\$1,533/MONTH)

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2019 Population	18,792	112,791	169,477
Daytime Population	7,548	23,016	29,526
Average HH Income	\$44,691	\$51,050	\$56,355

TRAFFIC COUNTS

34,500 CPD

E. Florida @ San Jacinto

20,470 CPD

San Jacinto @ E. Florida

*Source: MPSI w/ 3% annual increases



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AERIAL

SANDERSON AVE

RAMONA EXPY

STATE ST

ESPLANADE AVÉ

WEST FLORIDIA AVE

SITE

15,000
CPD

21,000
CPD

17,000
CPD

14,000
CPD

40,000
CPD

MEGAN COPE E.S.



SAN JACINTO H.S.

MONTE VISTA M.S.

NORTH MOUNTAIN M.S.

SOBOBA CASINO

JOSE ANTONIO ESTUDILLO E.S.

TAHQUITZ H.S.

FRUITVALE E.S.

SEARL YOUTH SPORTS PARK

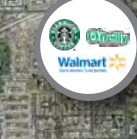
RANCHO VIEJO M.S.



SITE



40,000
CPD



ACACIA M.S.



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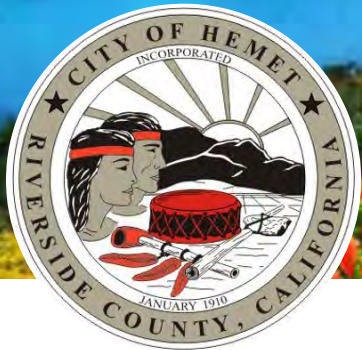
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LOCATION OVERVIEW

HEMET CALIFORNIA



HEMET Hemet is a city in the San Jacinto Valley in Riverside County, California. It covers a total area of 27.8 square miles (72 km²), about half of the valley, which it shares with the neighboring city of San Jacinto. The population was 78,657 at the 2010 census.

The founding of Hemet predates the formation of Riverside County. The formation of Lake Hemet helped the city to grow and stimulated agriculture in the area. The city is known for being the home of The Ramona Pageant, California's official outdoor play. Started in 1923, the play is one of the longest running outdoor plays in the United States. Hemet has been named a Tree City USA for 20 years by the Arbor Day Foundation for its dedication to the local forest. The city is home to the Hemet Valley Medical Center, a 320-bed general hospital.

INLAND EMPIRE

The Inland Empire is located east of Los Angeles with a population exceeding 4.5 million residents. The Inland Empire is now one of the nation's fastest growing economies, and Riverside-San Bernardino-Ontario is now America's 13th largest MSA, ahead of Seattle, San Diego, and Denver. The Inland Empire has been California's fastest growing region for decades – largely due to various housing booms and the exploding logistics/ warehousing industry. Due to the high costs of Los Angeles, many residents move east and commute into Los Angeles County.

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