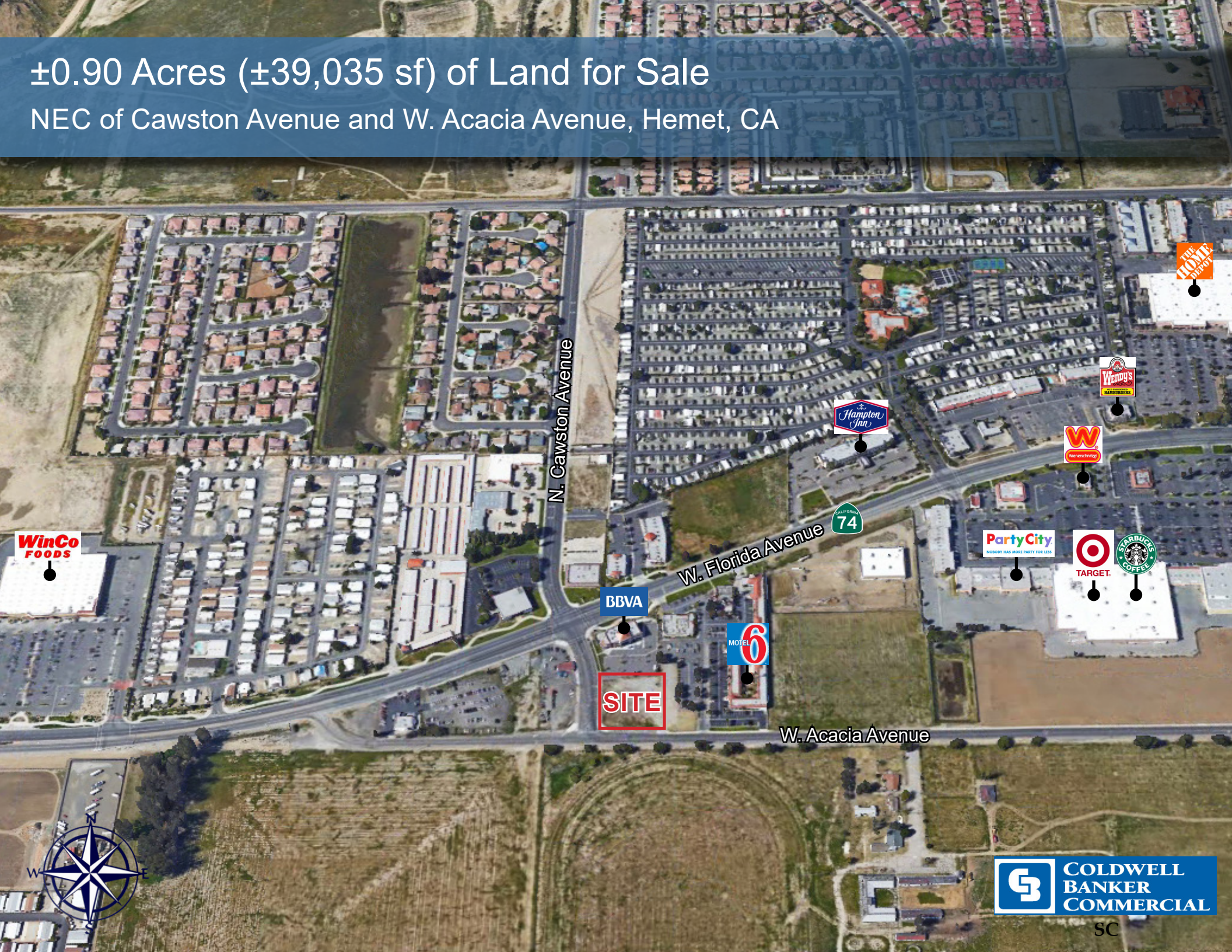


# ±0.90 Acres (±39,035 sf) of Land for Sale

NEC of Cawston Avenue and W. Acacia Avenue, Hemet, CA



WinCo  
FOODS

BBVA

MOTEL  
6

SITE

Hampton  
Inn

Wendy's  
HAMBURGERS

Party City  
NOBODY HAS MORE PARTY FOR LESS

TARGET

STARBUCKS  
COFFEE

CALIFORNIA  
74

Home  
Depot



 **COLDWELL  
BANKER  
COMMERCIAL**

SC

# ±0.90 Acres (±39,035 sf) of Land for Sale

## NEC of Cawston Avenue and W. Acacia Avenue, Hemet, CA

### Property Features

- APN: 448-250-020
- Zoned C-2, allowing for most retail uses
- ± 250 feet south of Florida Avenue at Cawston Avenue with a great view corridor for east-bound Florida Avenue travelers
- Finished pad with sidewalks, curbs, gutters and ingress/egress complete
- Seller may carry



### Demographics

	1 Mile	3 Miles	5 Miles
Population 2017:	16,441	100,219	158,174
Population 2021 (Est):	17,028	105,828	167,257
Daytime Employee Population:	4,734	25,196	30,614
2017 Average HH Income:	\$36,014	\$50,223	\$54,701

### Traffic Counts

Florida Avenue 42,529 ADT (Est 2017)

Source: Esri March 2017



±0.90 Acres (±39,035 sf) of Land for Sale  
NEC of Cawston Avenue and W. Acacia Avenue, Hemet, CA

## Surrounding Retail





# ±0.90 Acres (±39,035 sf) of Land for Sale

## NEC of Cawston Avenue and W. Acacia Avenue, Hemet, CA



Information for the City of Hemet	
<b>State</b>	California
<b>County</b>	Riverside
<b>Mayor</b>	Linda Krupa
<b>Incorporated</b>	January 20, 1910
<b>Website</b>	<a href="http://www.cityofhemet.org">www.cityofhemet.org</a>

Source: wikipedia.org & cityofhemet.org



2017 Population	
<b>Total Population:</b>	84,009
<b>No. of Households:</b>	31,174
<b>No. of Families:</b>	19,960
<b>Median Age:</b>	40
<b>Average HH Size:</b>	2.6
<b>Average HH Income:</b>	\$50,280

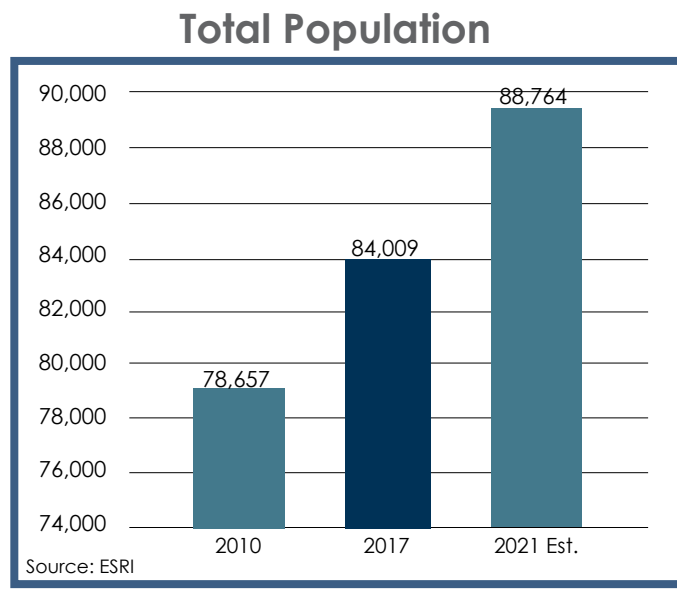
Source: ESRI

2017 Top Schools	
<b>Top School</b>	<b>API</b>
Elementary: Harmony	853
Middle: Dartmouth	778
High: Hemet	758
<b>High Schools</b>	<b>Grad %</b>
Hemet High School	93%

Source: greatschools.org & murrietak12.ca.us

2017 Weather	
Average High	87°
Average Low	54°
Precipitation	9.8"

Source: weathercurrents.com



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