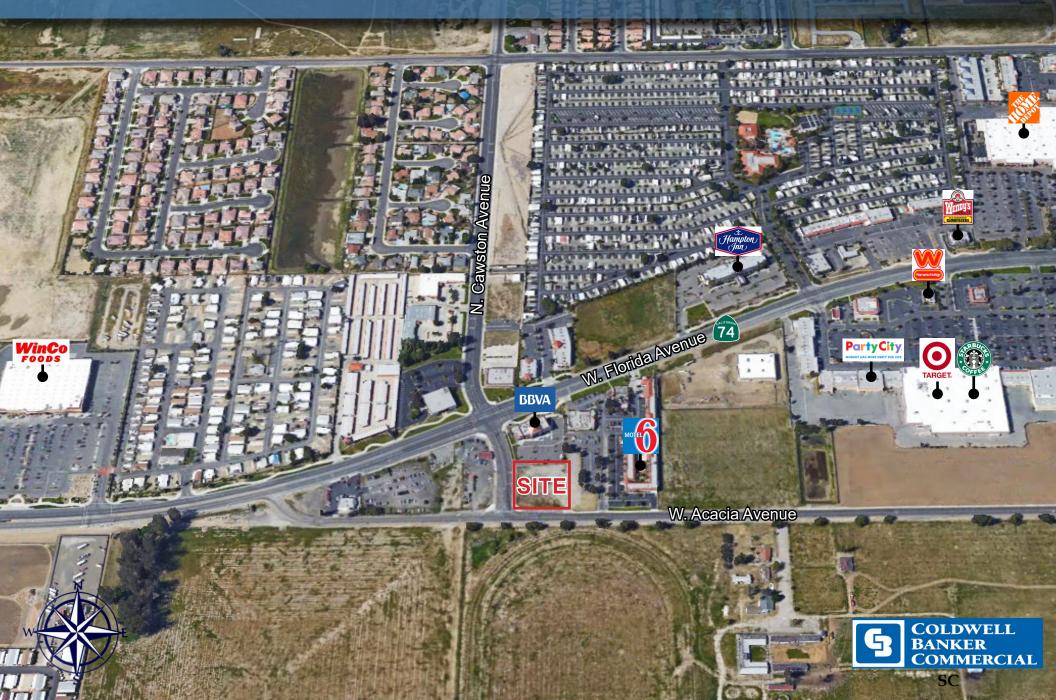
±0.90 Acres (±39,035 sf) of Land for Sale NEC of Cawston Avenue and W. Acacia Avenue, Hemet, CA



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 eastbound Florida Avenue travelers
- Finished pad with sidewalks, curbs, gutters and ingress/egress complete



• Seller may carry

## Demographics

	I 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



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

ARCO 🛟 👭

Surrounding Retail



CV:

Denny

Ropeye

ULTA

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

### PROJECTED AND EXISTING RESIDENTIAL PROJECTS

		A Carlos			LEGEND	
450		155			Proposed	Units
Units		Units			Populatio	n Sectors
	11	12	13			
			100			
10		-1.53 vood Ave Cottonv	Units CottonwoodAve	POPUL	ATION SEC	CTORS
	394	Unfile	-117	Sector	Population	Units
DESCRIPTION DE SANTAN	Units	150	Same Arrithment Social Arrian (Social States)	1	3,543	1,481
		147 Units	Units	2	821	225
		Units	146	3	7,516	2,728
	613		The provide the provide the second seco	4 5	1,431 8,337	795 3,340
	Units	8	Units	6	11,995	5,013
				7	13,645	4,475
				8	1,478	485
		150		9	12,353	4,610
	378	Units	2	10	630	208
	Units High School		sert Sky RV Park	11	2,360	548
				12	5,113	1,252
340	3	9	<b>8 193</b>	13	7,671	2,285
			Units	Total	76,893	27,445
UTITS III	400 Units			Source: De	errigo Demogra	phic Studies
		No. 1				
	771 / 5					
	Units		WoaklandAve			Stand Law
				the star		AND FRANK
		Hemet 2				Contraction of the
	1,077	Valley		and the second second	+	
	Units Golden Village Palms BV Resort	Mall	Hemetiko			AND THE REAL
			WARDERAW			
	Hemet		-8	WELC	OME TO HEM	ET
VALLEY WISTA	Auto		27 Kungens	НОМЕ	OF DIAMOND V	ALLEY LAKE
432 2	Mall	5	6	325		
Green Aores Units				The second second second	and the second second	
		Service Se				And the second

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. CalBRE License # 01998652

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



Information for the City of Hemet			
State	California		
County	Riverside		
Mayor	Linda Krupa		
Incorporated	January 20, 1910		
Website	www.cityofhemet.org		

Source: wikepedia.org & cityofhemet.org



AP

Grad



#### 2017 Population

Total Population:	84,009
No. of Households:	31,174
No. of Families:	19,960
Median Age:	40
Average HH Size:	2.6
Average HH Income:	\$50,280
Source: ESRI	

2017 Top Schools
<u>Top School</u>
Elementary: Harmony
Middle: Dartmouth
High: Hemet

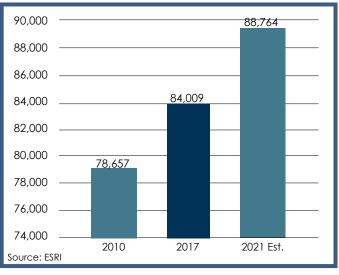
Source: greatschools.org & murrietak12.ca.u

**High Schools** 

2017 Weather

Average High	87
Average Low	54
Precipitation	9.8'
Source: weathercurrents.com	

#### **Total Population**



JANET F. KRAMER, JD, CRX 951.297.7428 janetk@cbcsocalgroup.com CalBRE # 01351570

27720 Jefferson Avenue, Suite 100-B | Temecula, CA 92590 P: 951.200.7683 | F: 951.239.3147 CalBRE: 01998652 | www.cbcsocalgroup.com



Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. CalBRE License # 01998652