

# FOR SALE

# 2.26 ACRES

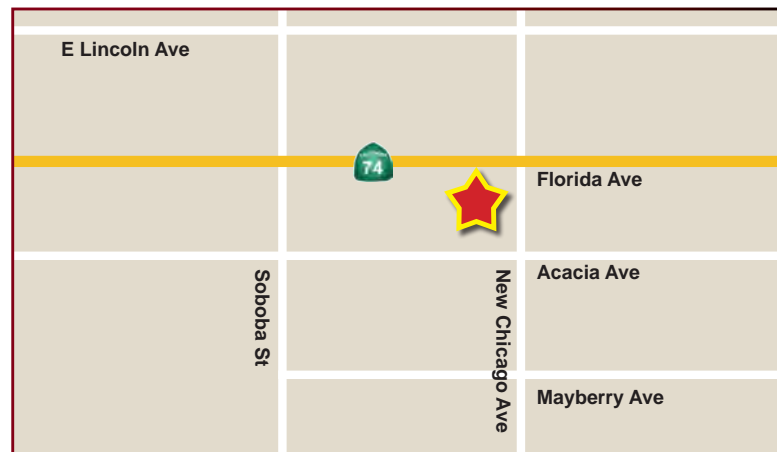
## COMMERCIAL LAND FRONTING HWY 74

### SWC OF FLORIDA AVE & NEW CHICAGO AVE HEMET, CA



### PROPERTY FEATURES:

- ◆ 2.26 Acres, Level Land Fronting Hwy 74
- ◆ APN: 551-240-025, 017,014
- ◆ Planned Mini Storage with Plans and Entitlement: (expired)
- ◆ Potential to combine multiple parcels for up to 8 acres
- ◆ Adjacent to the new Walgreens, Jack in the Box, Stater Bros Shopping Center



**SALES PRICE:**  
**\$650,000 / \$6.06 SF**

### TRAFFIC COUNTS

**32,000 CPD**

74/Florida Ave at New Chicago Ave

\*Source: CoStar

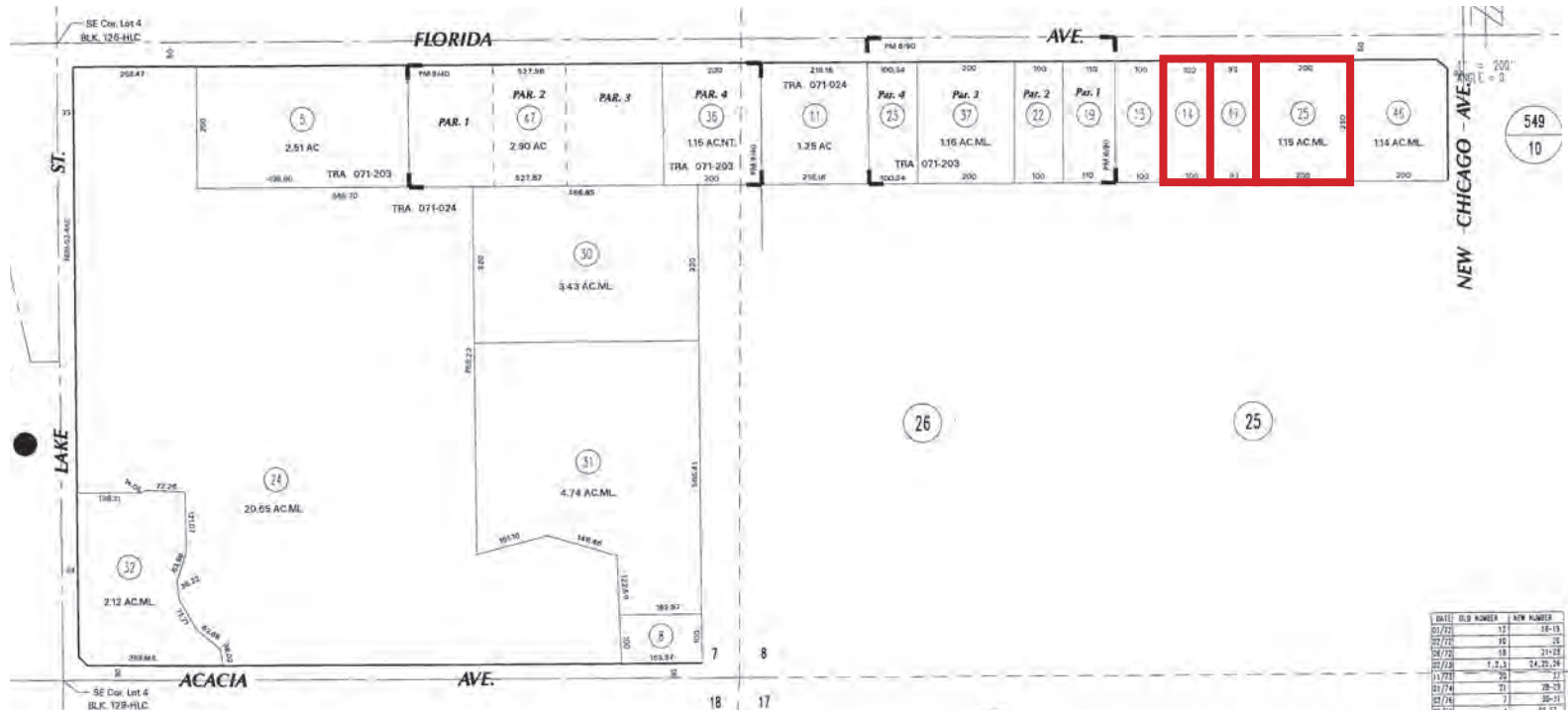


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### SWC OF FLORIDA AVE & NEW CHICAGO AVE HEMET, CA

| New Chicago Ave<br>Hemet, CA 92544 |   | 1 mi radius | 3 mi radius | 5 mi radius |
|------------------------------------|---|-------------|-------------|-------------|
| POPULATION                         | 2016 Estimated Population                             | 11,352      | 53,624      | 113,607     |
|                                    | 2021 Projected Population                             | 12,285      | 57,722      | 122,054     |
|                                    | 2010 Census Population                                | 10,564      | 49,582      | 103,157     |
|                                    | 2000 Census Population                                | 8,348       | 39,803      | 85,871      |
|                                    | Projected Annual Growth 2016 to 2021                  | 1.6%        | 1.5%        | 1.5%        |
|                                    | Historical Annual Growth 2000 to 2016                 | 2.2%        | 2.2%        | 2.0%        |
|                                    | 2016 Median Age                                       | 40.5        | 36.1        | 36.3        |
| HOUSEHOLDS                         | 2016 Estimated Households                             | 4,146       | 18,087      | 39,608      |
|                                    | 2021 Projected Households                             | 4,441       | 19,263      | 42,129      |
|                                    | 2010 Census Households                                | 3,846       | 16,645      | 35,775      |
|                                    | 2000 Census Households                                | 3,418       | 14,650      | 32,599      |
|                                    | Projected Annual Growth 2016 to 2021                  | 1.4%        | 1.3%        | 1.3%        |
|                                    | Historical Annual Growth 2000 to 2016                 | 1.3%        | 1.5%        | 1.3%        |
| RACE AND ETHNICITY                 | 2016 Estimated White                                  | 74.4%       | 68.4%       | 63.8%       |
|                                    | 2016 Estimated Black or African American              | 3.1%        | 5.3%        | 5.9%        |
|                                    | 2016 Estimated Asian or Pacific Islander              | 3.4%        | 2.8%        | 2.6%        |
|                                    | 2016 Estimated American Indian or Native Alaskan      | 2.3%        | 2.3%        | 2.0%        |
|                                    | 2016 Estimated Other Races                            | 16.9%       | 21.2%       | 25.6%       |
|                                    | 2016 Estimated Hispanic                               | 31.1%       | 38.3%       | 44.4%       |
| INCOME                             | 2016 Estimated Average Household Income               | \$59,560    | \$60,472    | \$49,235    |
|                                    | 2016 Estimated Median Household Income                | \$45,660    | \$47,565    | \$38,819    |
|                                    | 2016 Estimated Per Capita Income                      | \$21,771    | \$20,435    | \$17,232    |
| EDUCATION (AGE 25+)                | 2016 Estimated Elementary (Grade Level 0 to 8)        | 6.1%        | 7.6%        | 9.8%        |
|                                    | 2016 Estimated Some High School (Grade Level 9 to 11) | 11.9%       | 10.5%       | 12.5%       |
|                                    | 2016 Estimated High School Graduate                   | 30.8%       | 30.9%       | 31.9%       |
|                                    | 2016 Estimated Some College                           | 31.5%       | 29.3%       | 27.4%       |
|                                    | 2016 Estimated Associates Degree Only                 | 4.7%        | 7.2%        | 7.3%        |
|                                    | 2016 Estimated Bachelors Degree Only                  | 8.8%        | 9.1%        | 7.4%        |
|                                    | 2016 Estimated Graduate Degree                        | 6.2%        | 5.3%        | 3.8%        |
| BUSINESS                           | 2016 Estimated Total Businesses                       | 148         | 843         | 2,705       |
|                                    | 2016 Estimated Total Employees                        | 937         | 6,294       | 21,169      |
|                                    | 2016 Estimated Employee Population per Business       | 6.3         | 7.5         | 7.8         |
|                                    | 2016 Estimated Residential Population per Business    | 76.8        | 63.6        | 42.0        |