

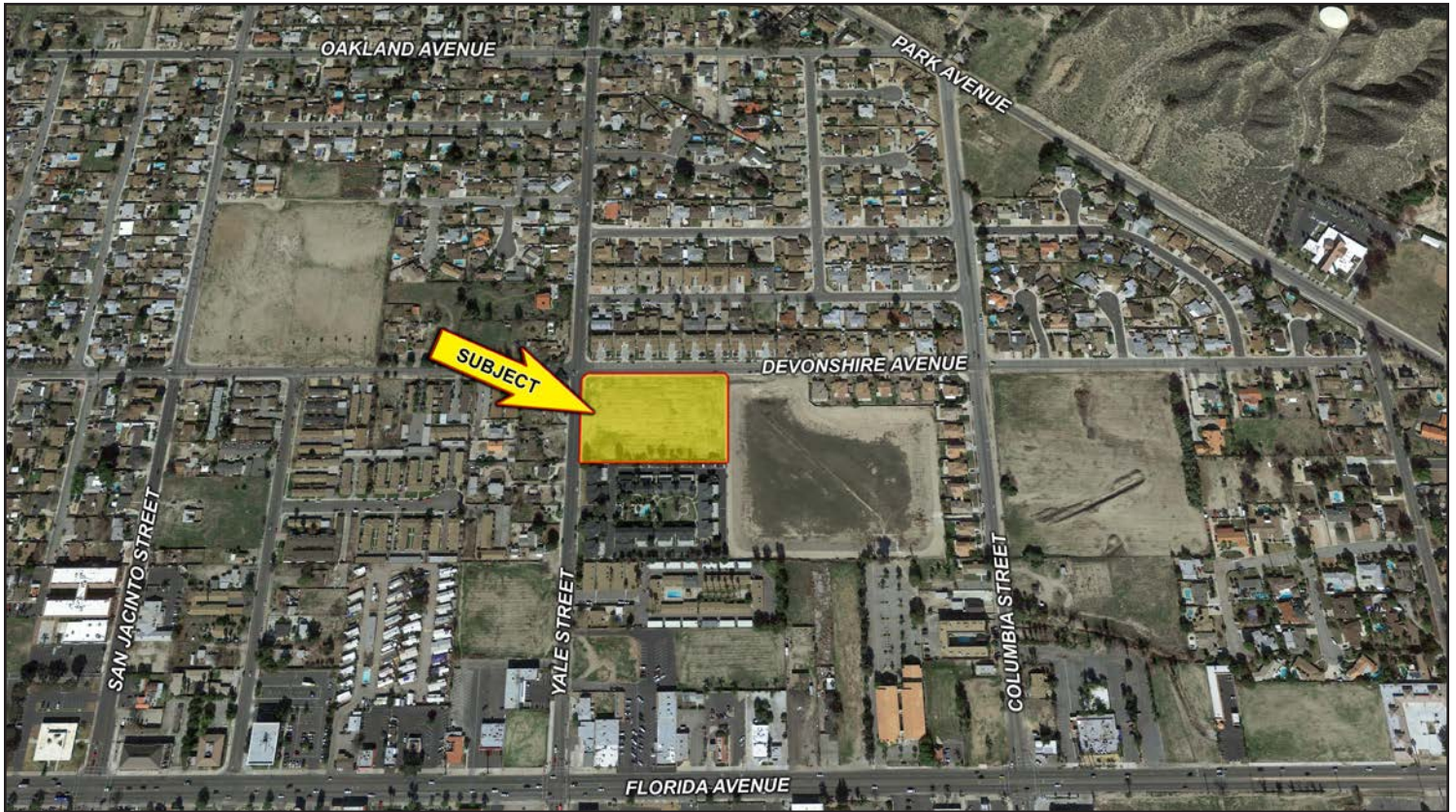
FOR SALE

3.12± ACRES VACANT LAND | ZONED R-3

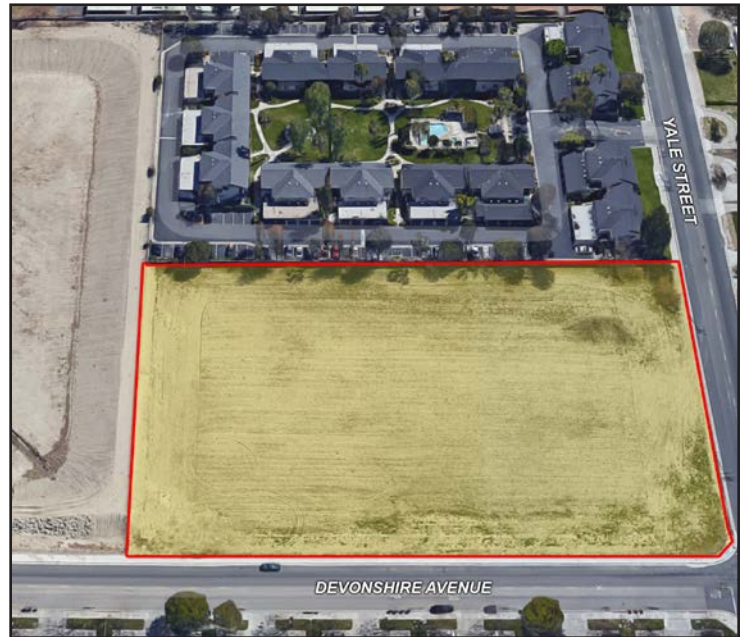
SEC EAST DEVONSHIRE AVENUE & YALE STREET, HEMET, CA



WESTMAR
COMMERCIAL REAL ESTATE



- 3.12± Acres
- APN: 445-210-008
- Zoning R-3 (Medium Density)
- 8 - 18 DU's/Acre
- Level/Flat
- Corner Lot
- Near Hemet Valley Medical Center
- Price Reduced! ~~\$951,350~~ \$885,000



Demographics

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	18,634	113,063	164,571
2022 Population (Projected)	19,776	120,005	174,787
Daytime Employee Population	5,056	26,456	31,619
Average Household Income	\$33,637	\$47,934	\$53,736

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

EXCLUSIVELY LISTED BY:

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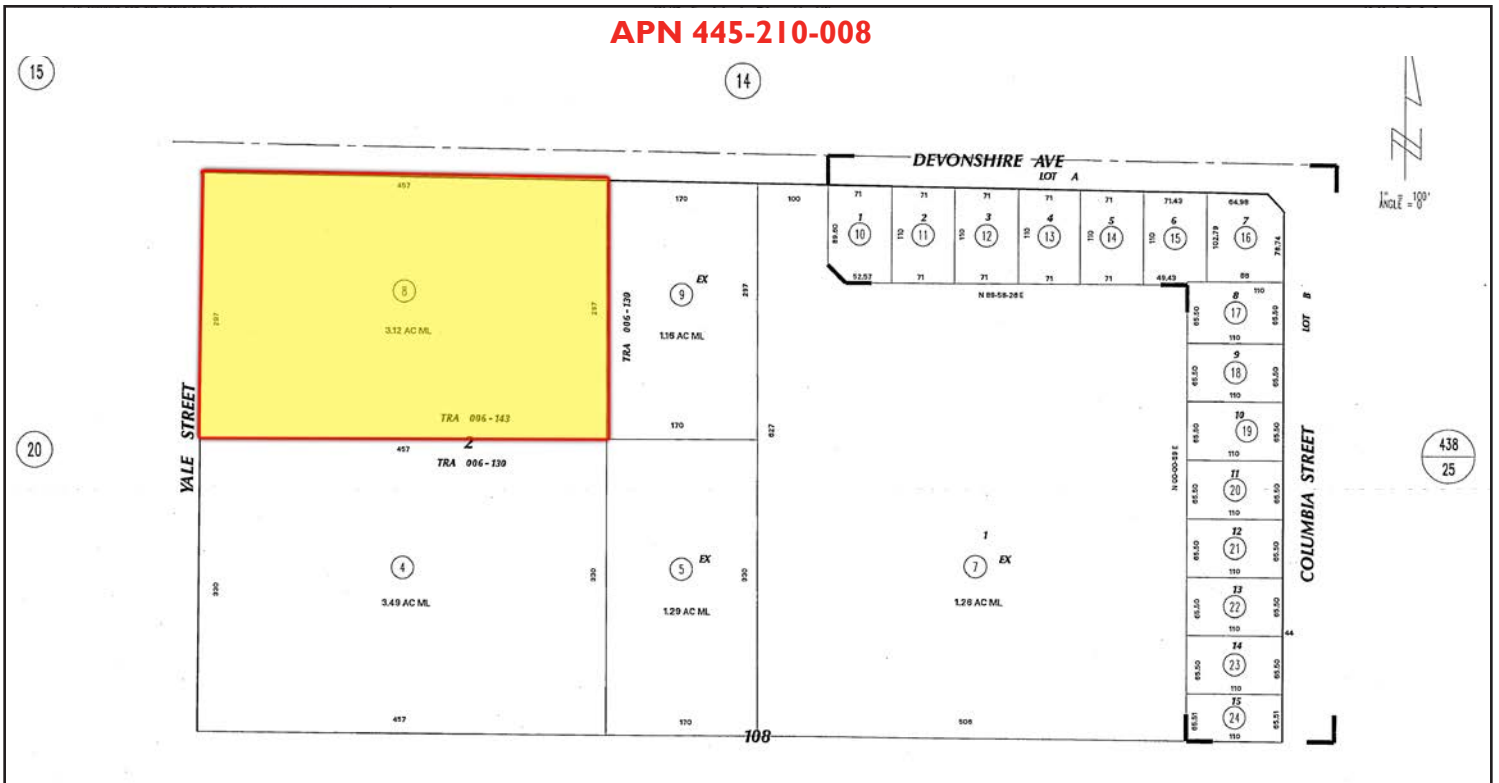
WestMar Commercial Real Estate
Founded in 1988
www.WestMarCRE.com

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