

FOR SALE: 2.80± ACRES VACANT INDUSTRIAL LAND | ZONED M-2

HEMET DEVELOPMENT OPPORTUNITY

SOUTH OF HEMET/RYAN AIRPORT (PCD 79-93 PAGE RANCH SPECIFIC PLAN)



WESTMAR
COMMERCIAL REAL ESTATE



- 2.80± Acres
- APN: 460-020-001
- Zoning PCP 79-93 Industrial Within the Page Ranch Specific Plan (Light Industrial - For uses see <http://www.cityofhemet.org/documentcenter/view/3271>. Uses start on page 23 of the Page Ranch Specific Plan Document)
- Level/Flat
- ~~\$495,000~~ | ~~\$4.06± PSF~~
\$385,000 | \$3.15± PSF

Features:

- The property has an expired Conditional Use Permit to develop an RV/Boat Storage Facility including a 2,292± SF two-story office building, 53± covered storage spaces and 37± enclosed storage units of various sizes.
- The site is located within the Page Ranch Planned Community Development Specific Plan.
- The city of Hemet, with a growing population of over 82,000, is at the center of the San Jacinto Valley in Riverside County, southern California.
- Located directly across from the Hemet/Ryan Airport Main Entrance.



Demographics

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	8,600	54,574	115,927
2022 Population (Projected)	9,236	57,996	123,118
Daytime Employee Population	2,609	11,196	26,022
Average Household Income	\$72,022	\$49,370	\$50,682

Traffic Counts

Source: CoStar 2016	ADT
Stetson Avenue at Whittier Avenue	7,782

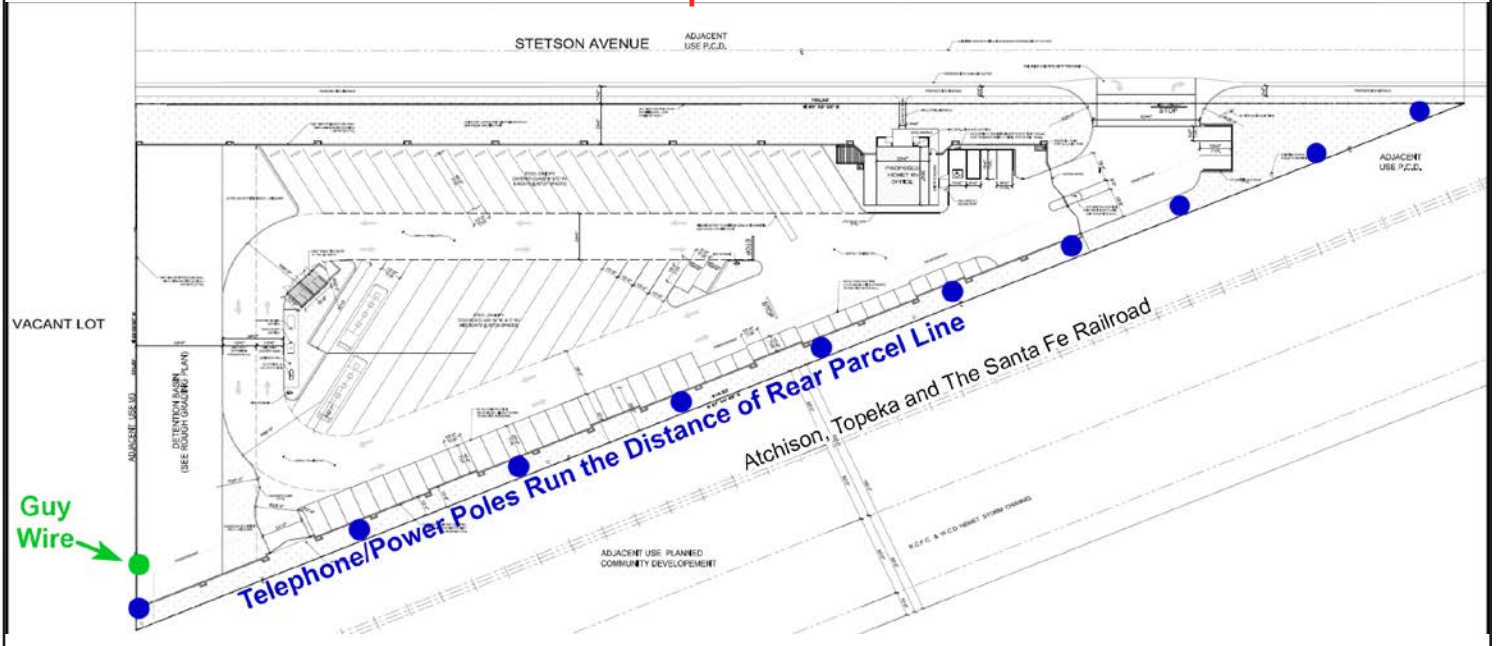
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

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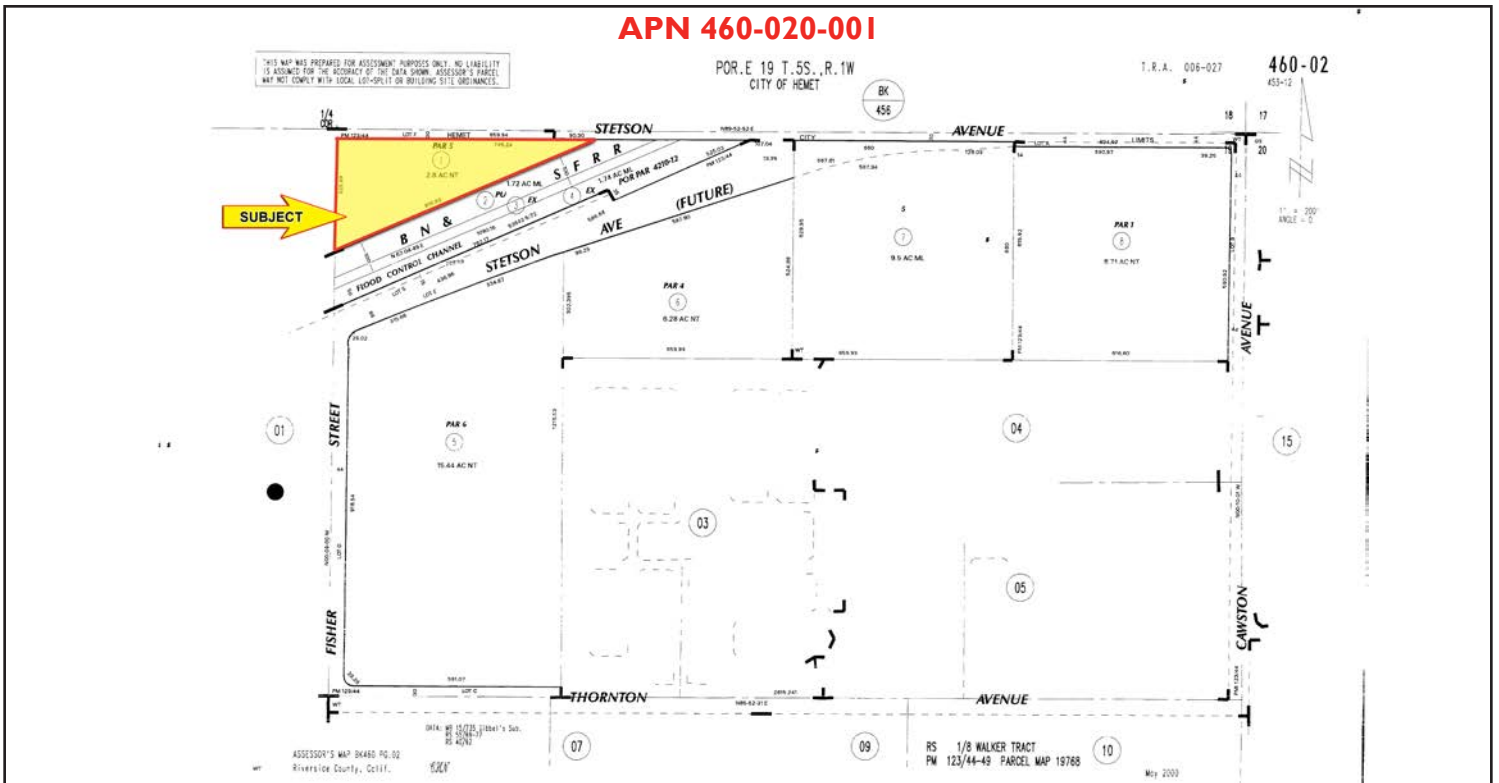
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WestMar Commercial Real Estate
Founded in 1988
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Conceptual RV/Boat Storage Facility Expired CUP



APN 460-020-001



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