

M2 ZONED LAND .75 ACRES - NWC TANYA AVENUE & SANDERSON AVENUE - HEMET, CA

POSSIBLE REZONE FOR RETAIL W/ DRIVE THRU – SEE ENCLOSED SITE PLAN

Hemet
Airport

- APN# 456-050-012
- SIGNALIZED CORNER
- ZONED M-2

ASKING PRICE: \$485,000



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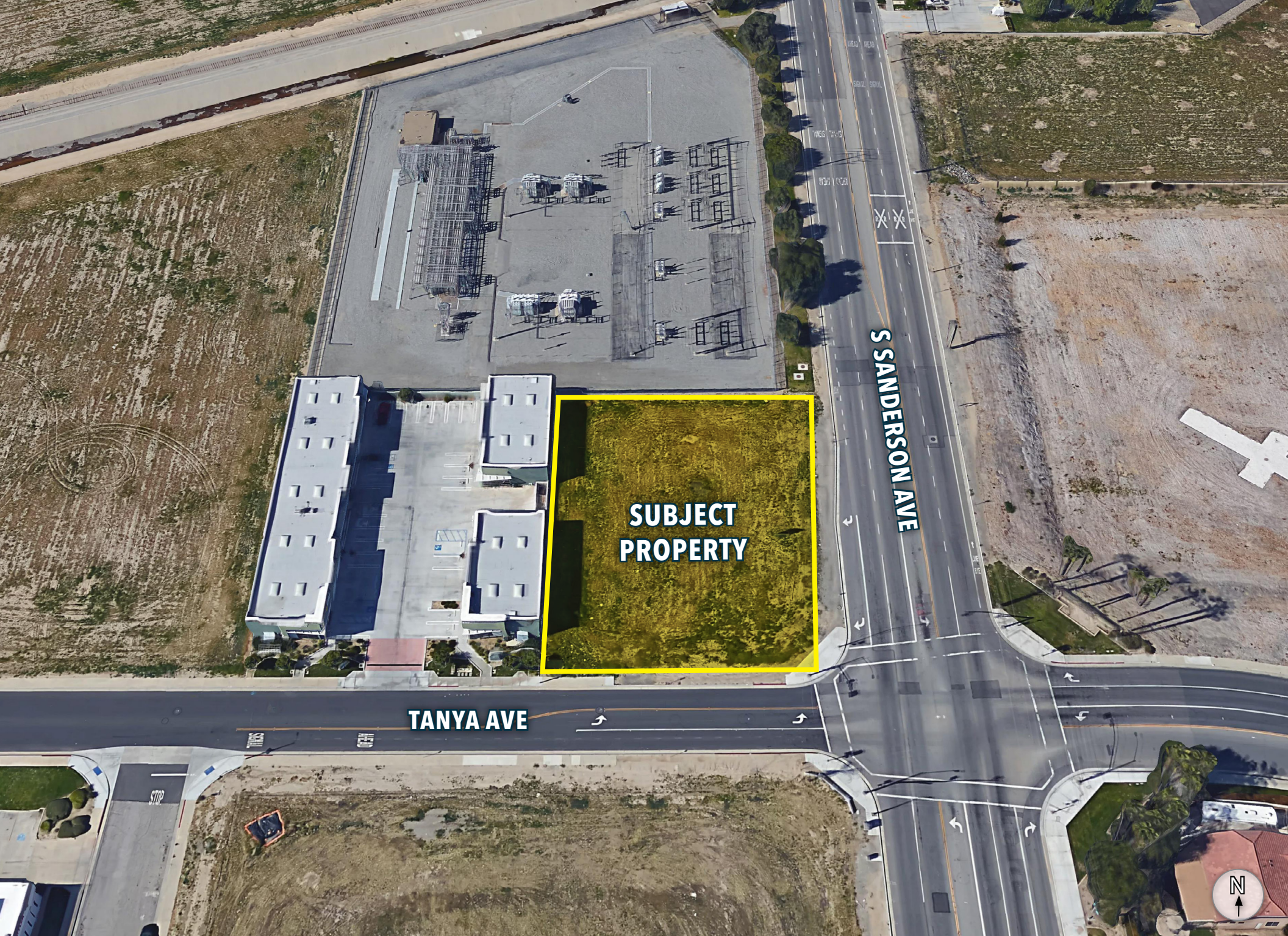
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TANYA AVE

S SANDERSON AVE

**SUBJECT
PROPERTY**





West Valley High School

Harmony Elementary School



W STETSON AVE

S CAWSTON AVE

INDUSTRIAL AVE

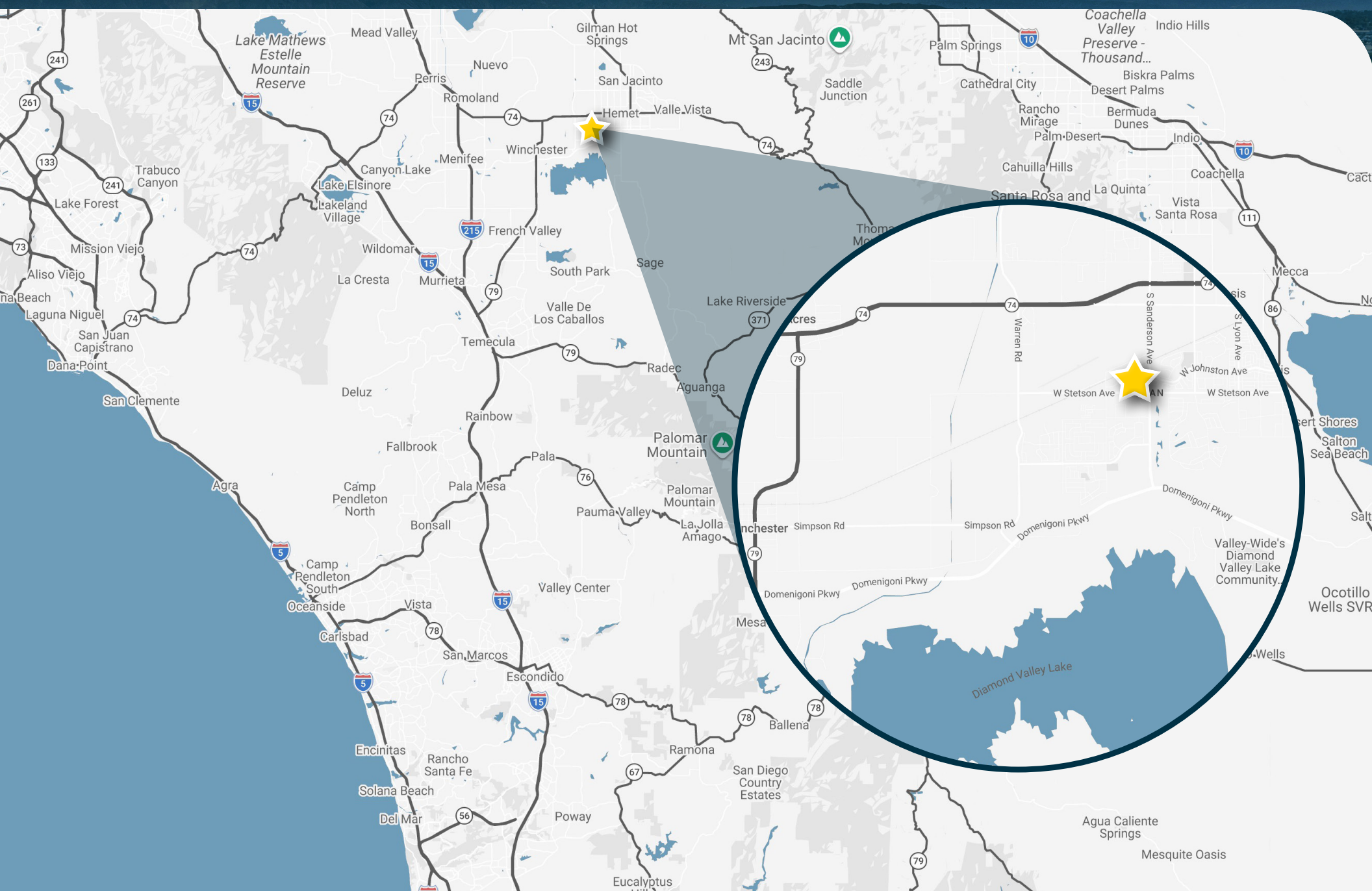
JODI AVE

TANYA AVE

S SANDERSON AVE



location map



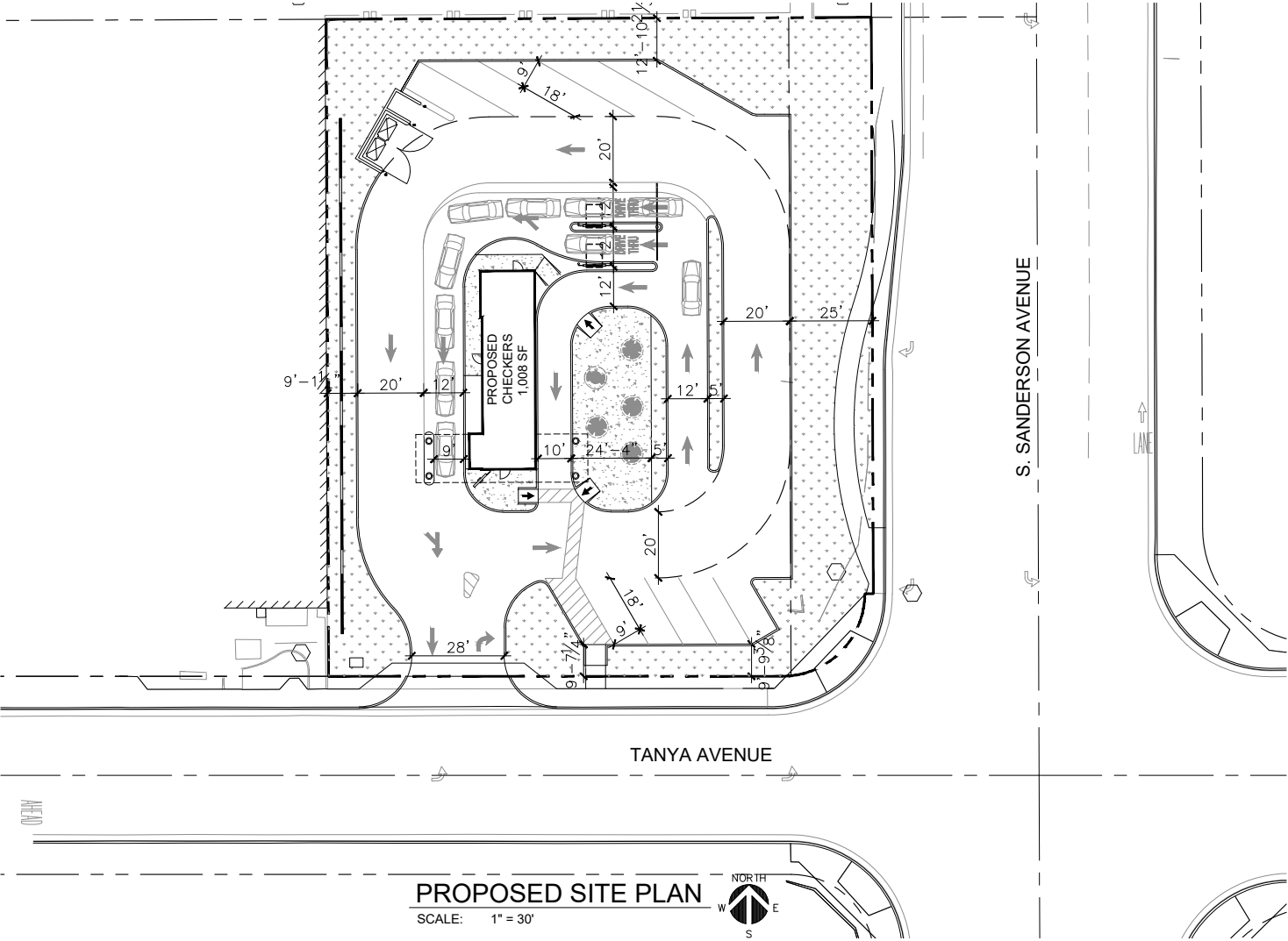
property information

location:	The property is located on the North West Corner of Tanya Avenue and Sanderson Avenue. Located within a Business Park near the Hemet Airport.
jurisdiction:	City of Hemet
apn:	456-050-012
acreage:	0.75 Gross Acres
current zoning:	M-2
topography:	Level
entitlement status:	Previous entitlements in process for Rally's Burger
utilities:	Water & Sewer Available
traffic counts:	Sanderson Ave 21,831 ADT Stetson Ave 13,931 ADT Tanya Ave 2,648 ADT <i>* Source Regis</i>
services:	Water/Sewer - Hemet Water District Electric - Southern California Edison Gas - Southern California Gas Company Fire - Hemet Fire Department Police - Hemet Police Department
asking price:	\$485,000

site photos



site plan



REQUIRED PARKING
1 PER 200 SF FOR 1,00
6 REQUIRED
10 PROVIDED

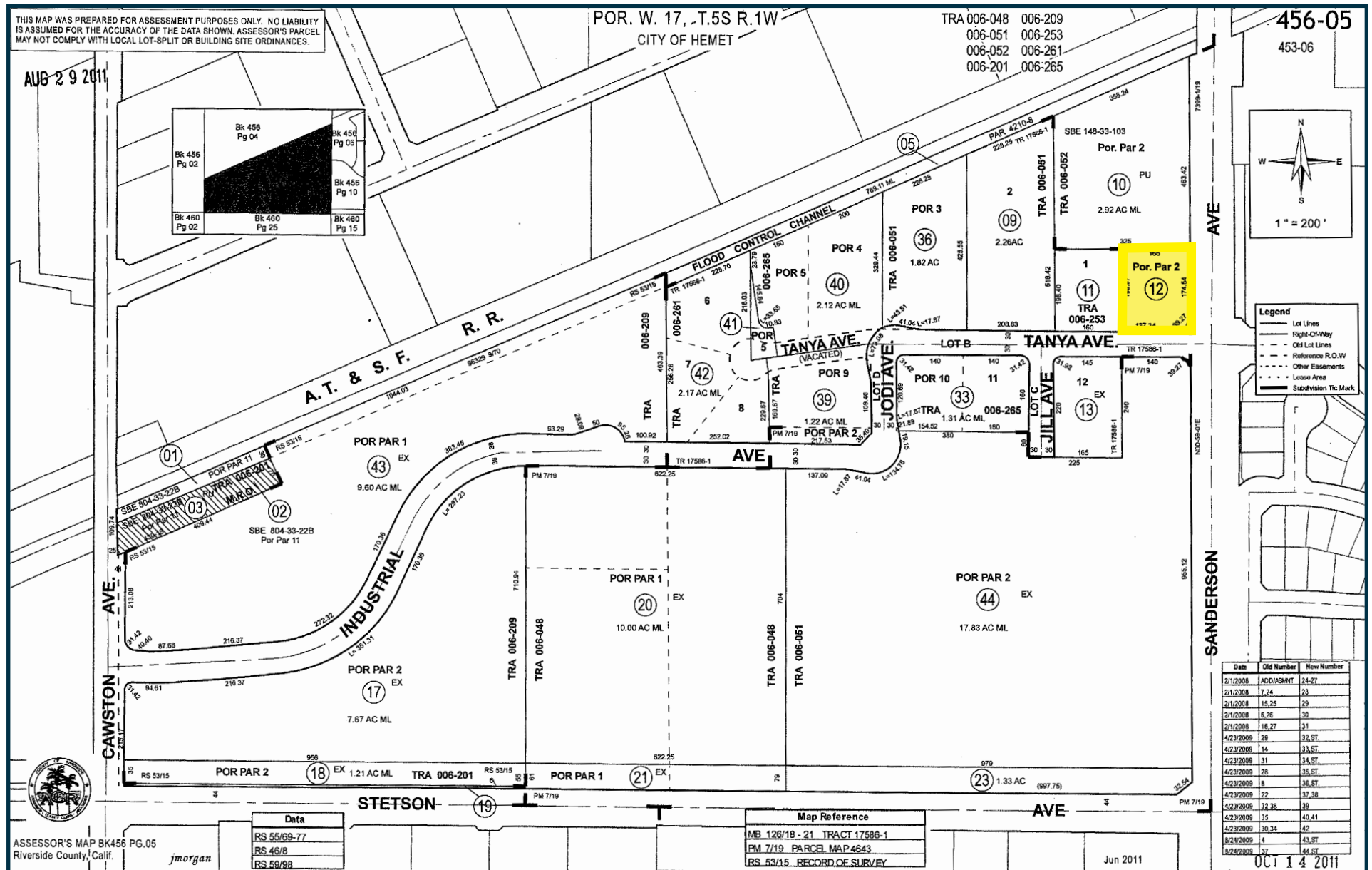
REQUIRED QUEING
6 SPACES REQUIRED
10 SPACES PROVIDED

THE FOCUS GROUP
7335 VANDER AVENUE, SUITE B
LA JOLLA, CALIFORNIA 92037
TEL: 619.491.9200

DRIVE-THRU RESTAURANT
HEMET, CALIFORNIA

PROPOSED SITE PLAN
AUGUST 4, 2022

MOUR GROUP
ENGINEERING + DESIGN
6550 RIVERDALE STREET
SAN DIEGO, CA 92120
TEL: 619.727.4800



demographics

1 mile



population

17,282



estimated households

6,840



average household income

\$73,939



median household income

\$55,309



total employees

2,372

3 miles



population

94,961



estimated households

33,760



average household income

\$78,427



median household income

\$66,310



total employees

18,689

5 miles



population

164,085



estimated households

54,557



average household income

\$87,586



median household income

\$72,071



total employees

26,918

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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