

# 400

# E FLORIDA AVENUE HEMET, CA 92543

# FOR SALE



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 **INFINITY**  
INVESTMENT PROPERTIES

# PROPERTY HIGHLIGHTS

~~\$695,000~~  
**\$625,000**  
Sale Price

**±5,031 SF**  
Building Size

**± 0.24 AC**  
Lot Size

**1961**  
Year Built

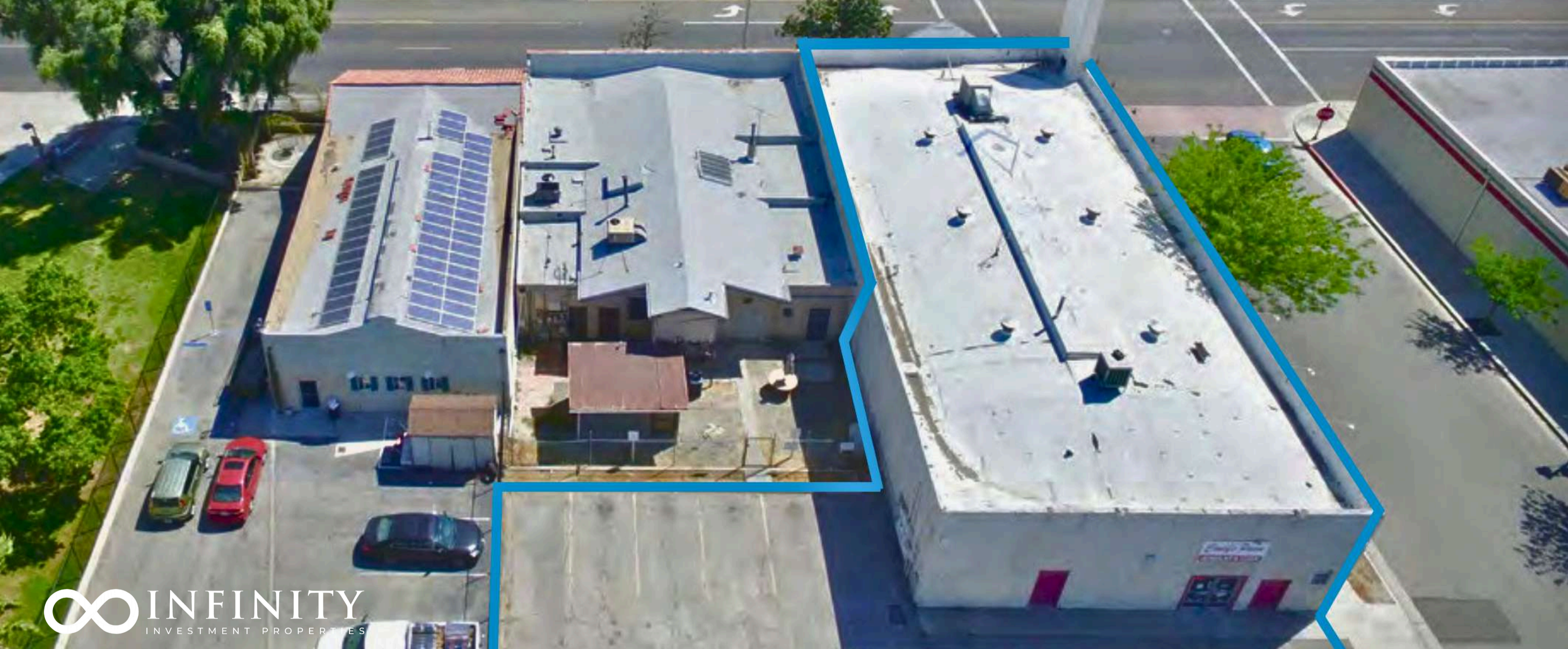
**15**  
Parking Spaces

**Retail/Office**  
Use

**C1**  
Zoning

**443-234-029; 443-234-028**  
APNs

**E Florida Avenue**  
**25,663 Vehicles Per Day**



## Location

This property is a corner lot featuring 60 feet of frontage on East Florida Avenue, a key route in Hemet. It is located in a civic area, offering proximity to Hemet City Hall and the Hemet Fire Department. This location provides excellent exposure for retail or office use.

## On-Site Amenities

The 5,031 SF building can be delivered vacant and features a mezzanine level for flexible use. Zoned C1, the property sits on a 0.24 AC lot. It is an ideal space for a new owner-user or tenant seeking a well-located office or retail building.

## Parking

The site includes 15 dedicated parking spaces located behind the building. Additional first-come, first-served street parking is available.

# DEMOGRAPHICS

## 1 MILE

POPULATION  
21,442

AVERAGE HH INCOME  
\$55,028

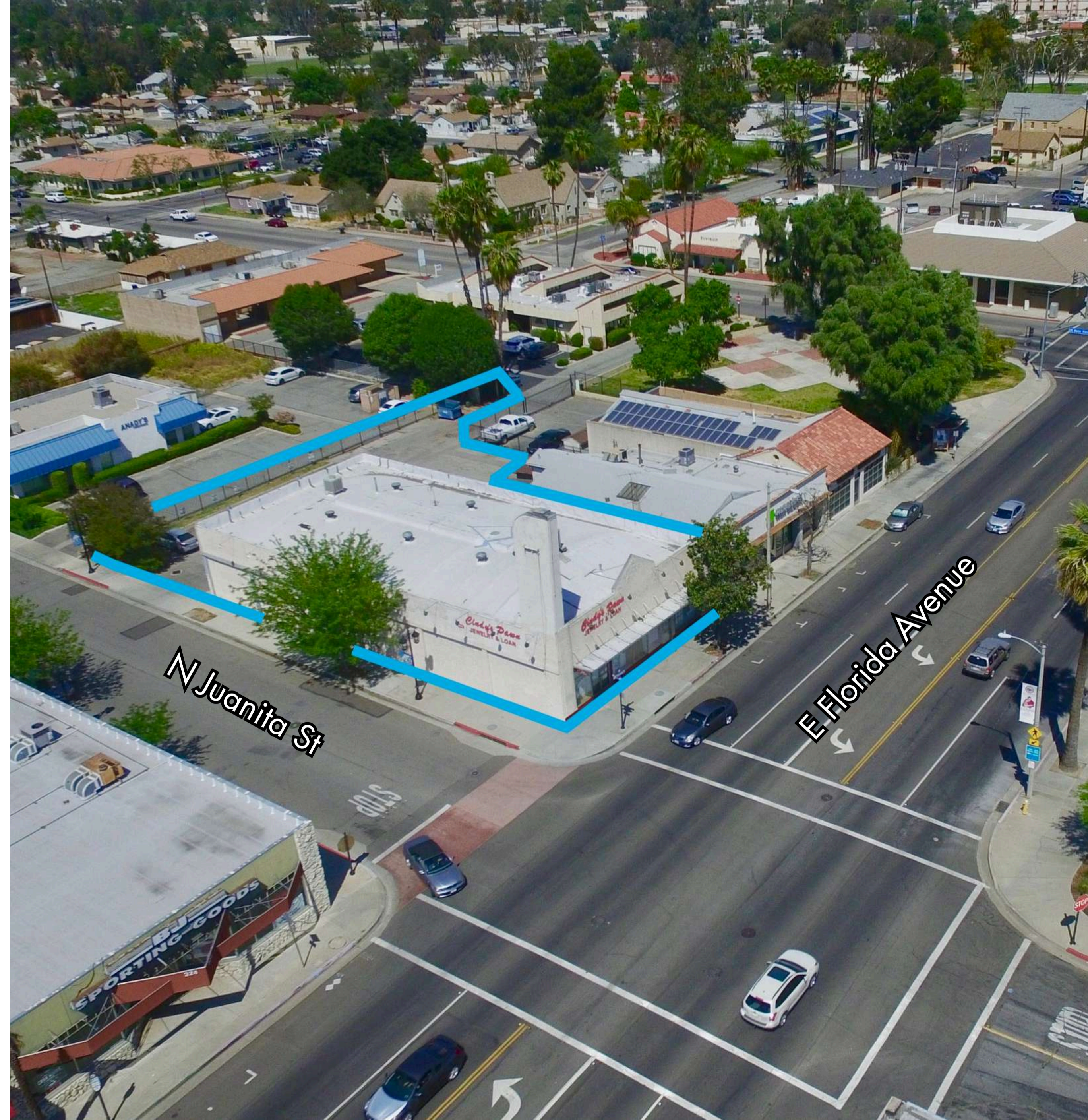
HOUSEHOLDS  
7,279

## 3 MILE

POPULATION  
126,976

AVREAGE HH INCOME  
\$68,333

HOUSEHOLDS  
41,979



# NEARBY AMENITIES



400 E Florida Avenue

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #13
-  #14
-  #15



# INFINITY

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