

+/- 0.34 AC | Commercial Lot
LYON & HIGHWAY 74



Hemet, California



COLDWELL BANKER
COMMERCIAL
LAND TEAM

Executive Summary

PROPERTY FACTS

- **Location:** Hemet, Riverside County, CA
- **Total Site Area:** +/- 0.34 Acres
- **APN:** 442-060-007
- **Zoning:** C-2 (General Commercial)
- **General Plan:** CC (Community Commercial)
- **Purchase Price:** \$165,000
- **Price Per SF:** \$11.14

PROPERTY OVERVIEW

The offering consists of an approximately 0.34-acre commercial lot located on Lyon Avenue, between Highway 74 and Latham Avenue. in the City of Hemet. The property itself is entirely flat and has existing curb and sidewalk improvements. Additionally, there are electric poles running along the western border of the property and water/sewer appears to be accessible at Latham/Lyon Ave (EMWD). Bordering the property to the south and east is a small strip mall, motel, Autozone and Salvation Army, to the north is vacant land and existing mobile home communities, and to the west is a Church and medical office building. Additionally, there is an existing access road coming off Lyon Avenue bordering the north side of the property. Please reach out with any questions or interest in this opportunity.

ZONING

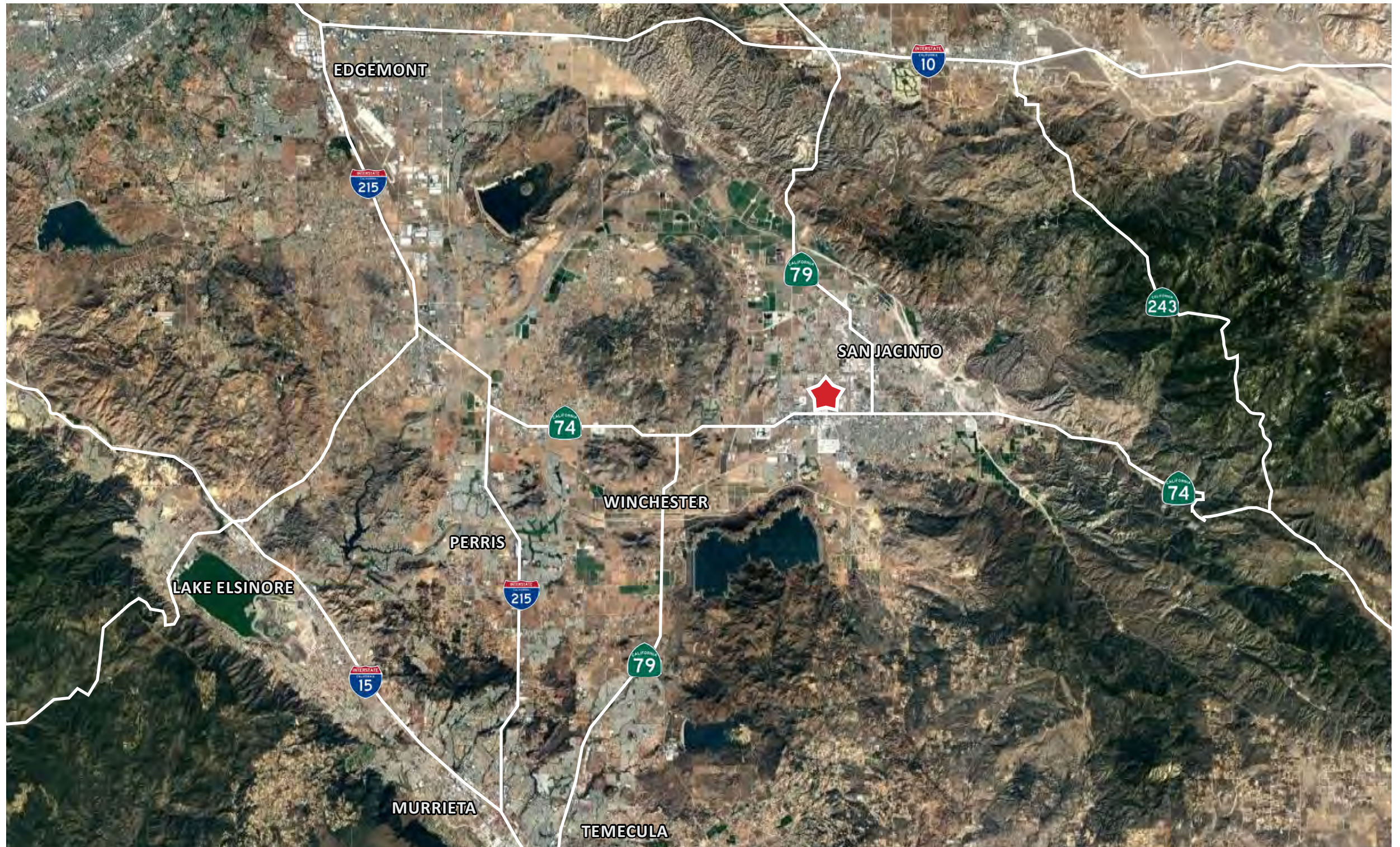
The property is within the City of Hemet and zoned C-2 (General Commercial) with its general plan land use designation being CC (Community Commercial). The C-2 zoning allows for a wide variety of retail and service oriented uses and the Community Commercial land use allows for a maximum floor to area ratio of 0.40.



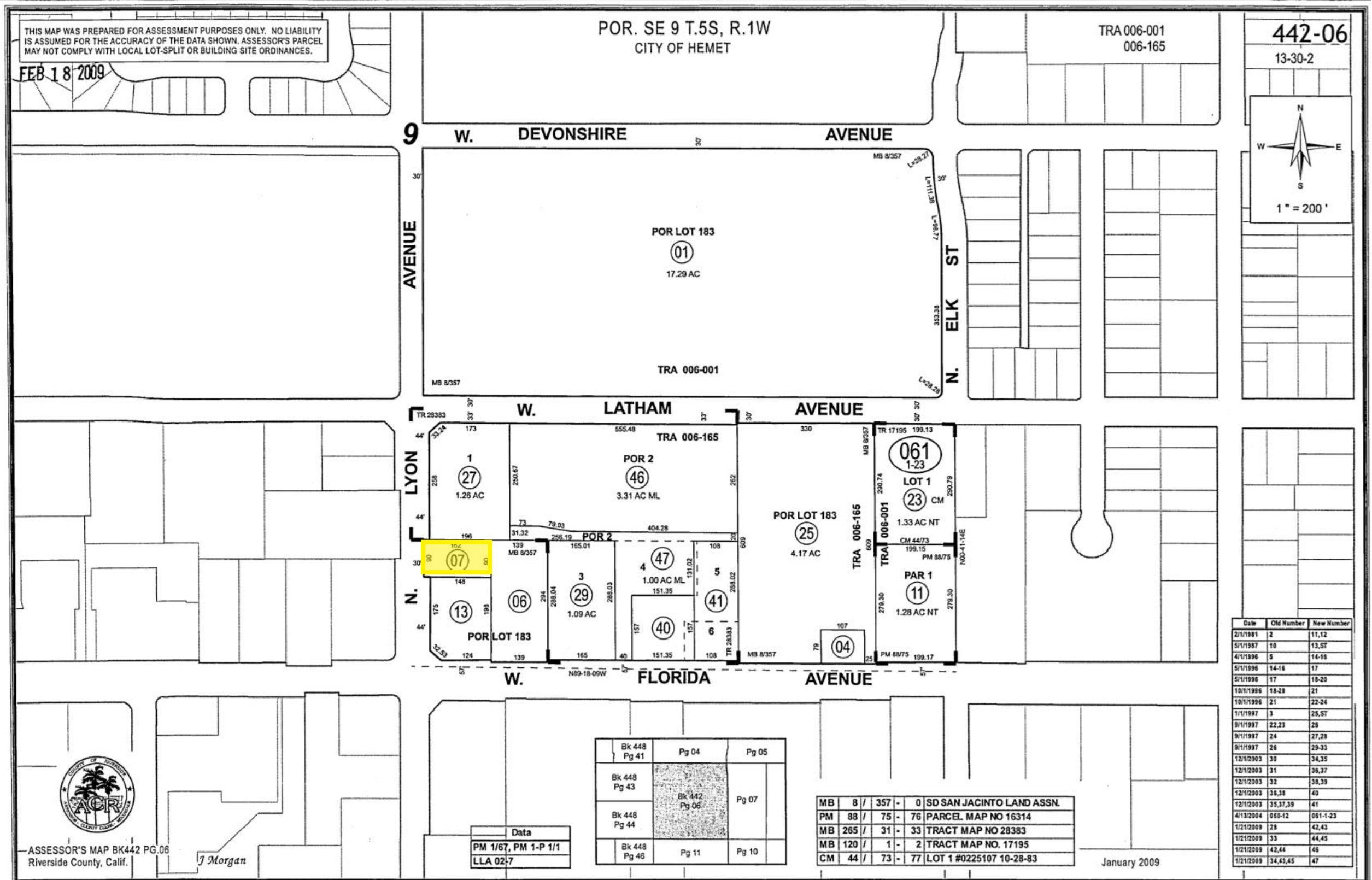
Property Photos



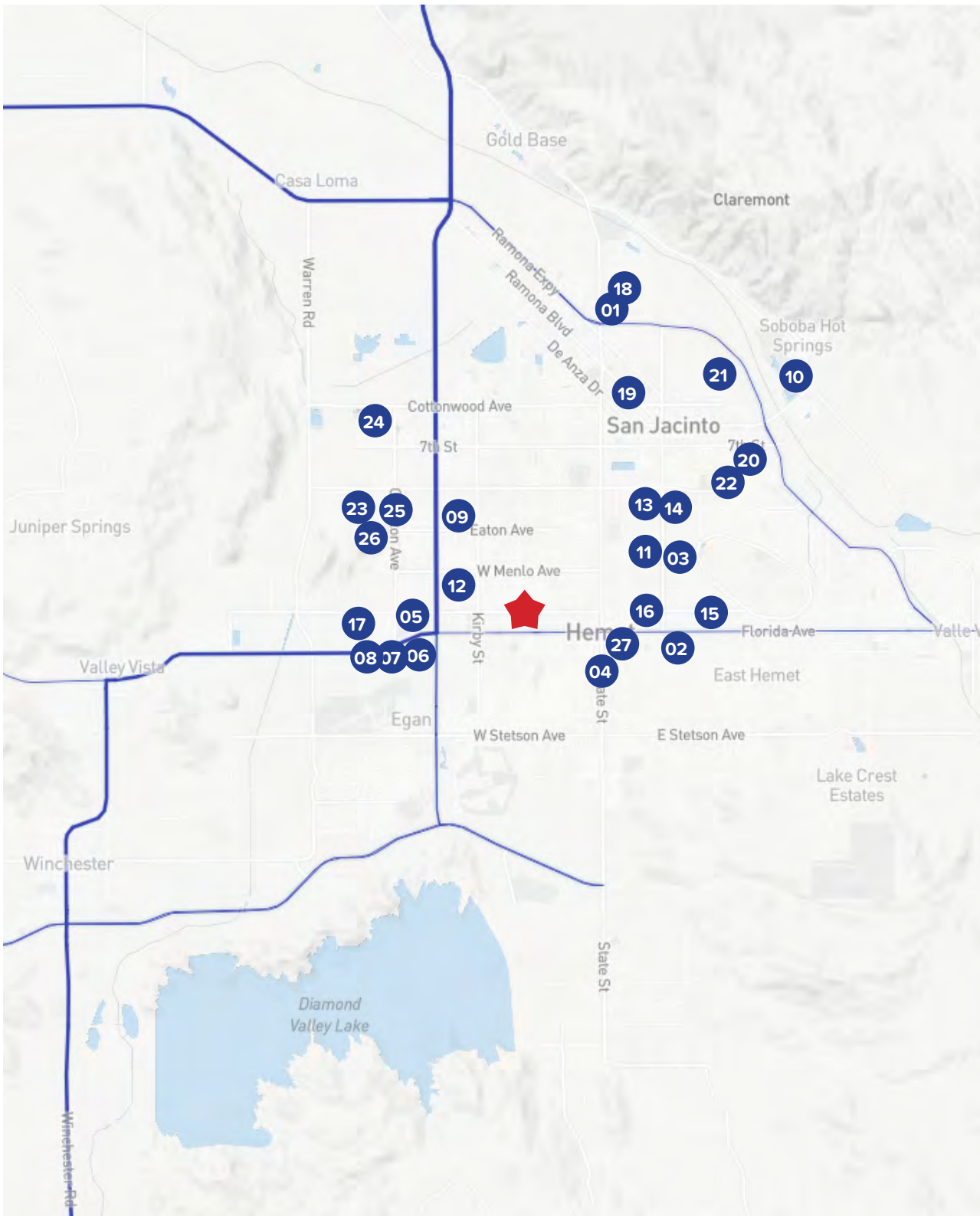
Location Overview



Assessor's Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Village at San Jacinto
- 02 Hemet Shopping Center
- 03 Farmer's Corner
- 04 Diamond Valley Shopping Center
- 05 Hemet Valley Mall
- 06 KPC Towne Centre
- 07 Hemet Village
- 08 Village West Shopping Center
- 09 San Jacinto Esplanade Shopping Center

ENTERTAINMENT

- 10 Soboba Casino and Resort
- 11 Lowes Custom Golf
- 12 Colonial Golf & Country Club

MEDICAL FACILITIES

- 13 SJ Medical Clinic Urgent Care
- 14 Valley Medical Center
- 15 KPC Medical Center
- 16 Hemet Global Medical Center
- 17 Cawston Medical Center

EDUCATION

- 18 Mt. San Jacinto College
- 19 San Jacinto High School
- 20 North Mountain Middle School
- 21 New Elementary School
- 22 Estudillo Elementary School
- 23 Tahquitz High School
- 24 Megan Cope Elementary School
- 25 Fruitvale Elementary School
- 26 Cawston Elementary School

GOVERNMENT FACILITIES

- 27 Hemet City Hall

Hemet, CA

The city of Hemet is located in Riverside County’s San Jacinto Valley, about 45 miles west of Palm Springs. Situated at the junction of California State Highways 74 and 79, Hemet is easily accessible to Interstates I-10 and I-215. Nearby communities include San Jacinto (to the north), Winchester (to the west), and Mountain Center (to the east).

Founded in 1887 on land first inhabited by members of the Cahuilla Indian tribe, Hemet was incorporated in January 1910. At that time, the city’s population was under 1,000 but growth ensued as Hemet evolved into a prime trading center for the valley’s agricultural produce. The city’s character underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Hemet today retains its status as a retirement community, but is also becoming home to a growing number of younger working-class families owing to its rural character and proximity to major employment centers such as Corona, Riverside and San Bernardino.

2025 Summary	
Population	92,912
Households	32,102
Median Age	39.7
Median Household Income	\$53,623
Average Household Income	\$75,959



FOR MORE INFORMATION CONTACT:

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