

±18.36 AC Industrial Land, Hemet, CA

W. Esplanade Avenue



N. State Street

N. Santa Fe Street

S. San Jacinto Avenue

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±18.36 AC Vacant Land

APN #: 439-080-014

APN #: 439-090-022

Property Features

- \$4.00 per sf
- Available for purchase all or part
- Zoned MI
- Industrial under land use
- Utilities on site

Demographics & Traffic Counts

	1 Mile	3 Miles	5 Miles
Population 2017:	10,905	118,800	166,294
Population 2022 (Est):	11,497	125,147	176,010
2017 Average HH Income:	\$42,435	\$53,037	\$57,071

N. Santa Fe Street 4,110 ADT

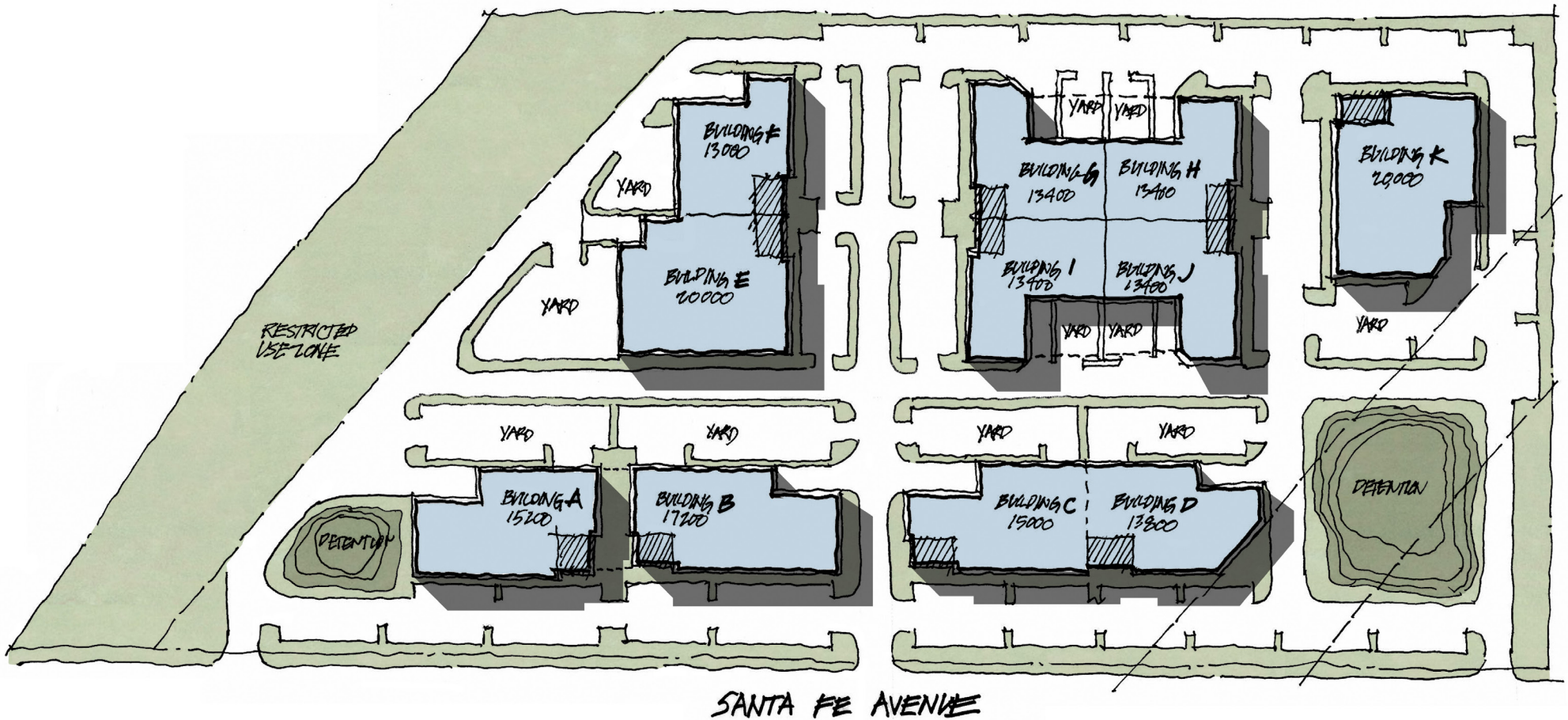
State Street 20,388 ADT

Source: Esri October 2017

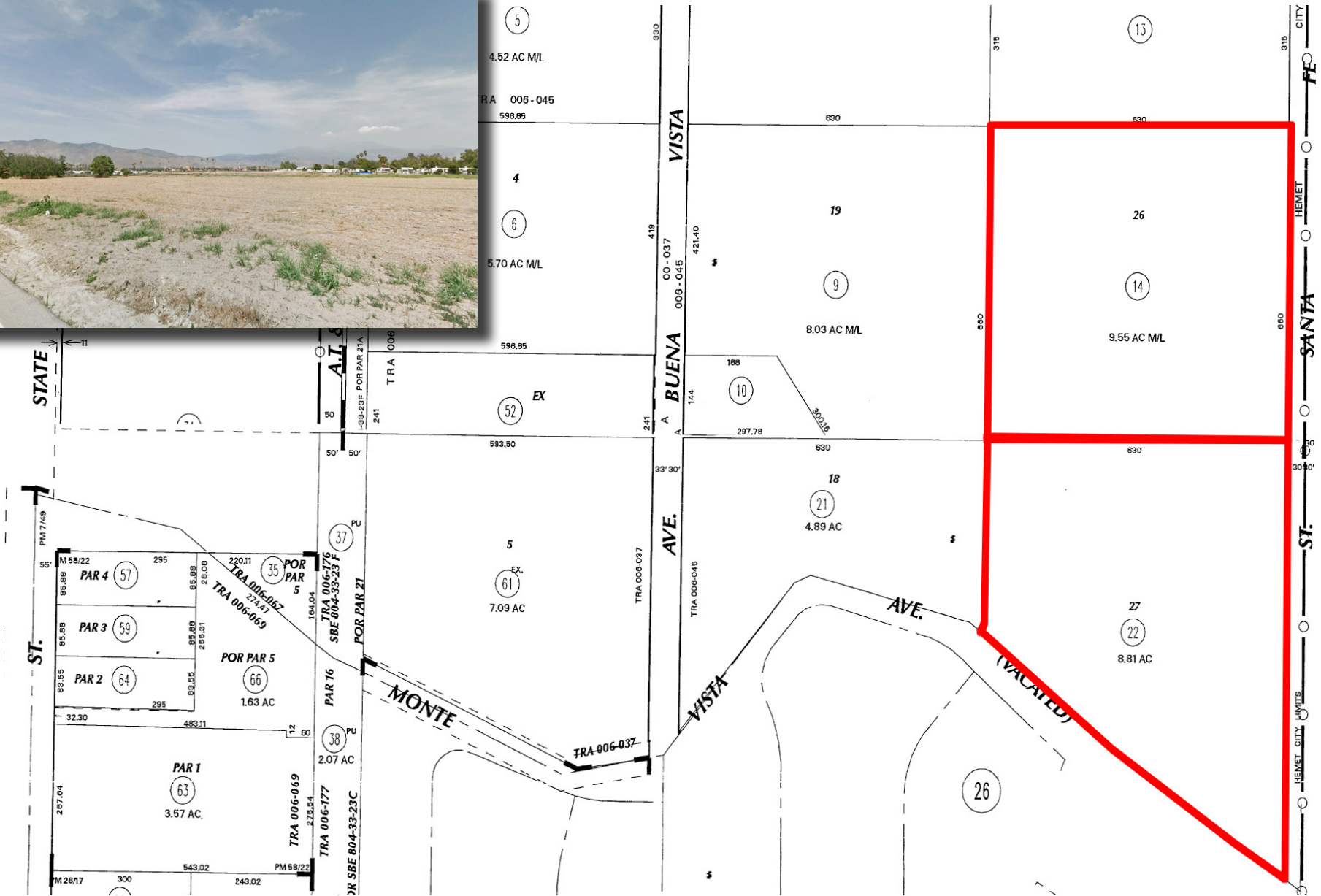


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Proposed Site Plan







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Demographics

	1 Mile	3 Mile	5 Mile
 Population			
2021 Projection	15,176	99,523	165,390
2017 Estimate	14,556	95,327	157,330
2010 Census	14,004	91,510	148,821
 Households			
2021 Projection	3,416	34,216	50,432
2017 Estimate	3,306	33,008	53,917
2010 Census	3,238	32,169	52,281
 2017 Est. Population by Single-Classification Race			
White Alone	9,385	60,722	98,862
Black Alone	877	4,911	8,416
American Indian Alone	277	1,870	2,933
Asian Alone	196	1,701	3,762
Pacific Islander Alone	22	242	455
Some Other Race Alone	2,489	17,304	26,651
Two or More Races	757	4,760	7,741
Hispanic Origin (Any Race)	5,771	37,907	59,244
 2017 Average Household Income	\$53,019	\$51,468	\$54,339

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