

# FOR SALE | ±11.52 ACRE PARCEL



## Property Highlights

- ±11.52 acres
- Neighborhood Commercial zoning (C1), allowing for most commercial uses
- Path of Progress
- Underserved trade area; over 6,000 proposed homes within 3 miles
- City of Hemet is Pro-Development

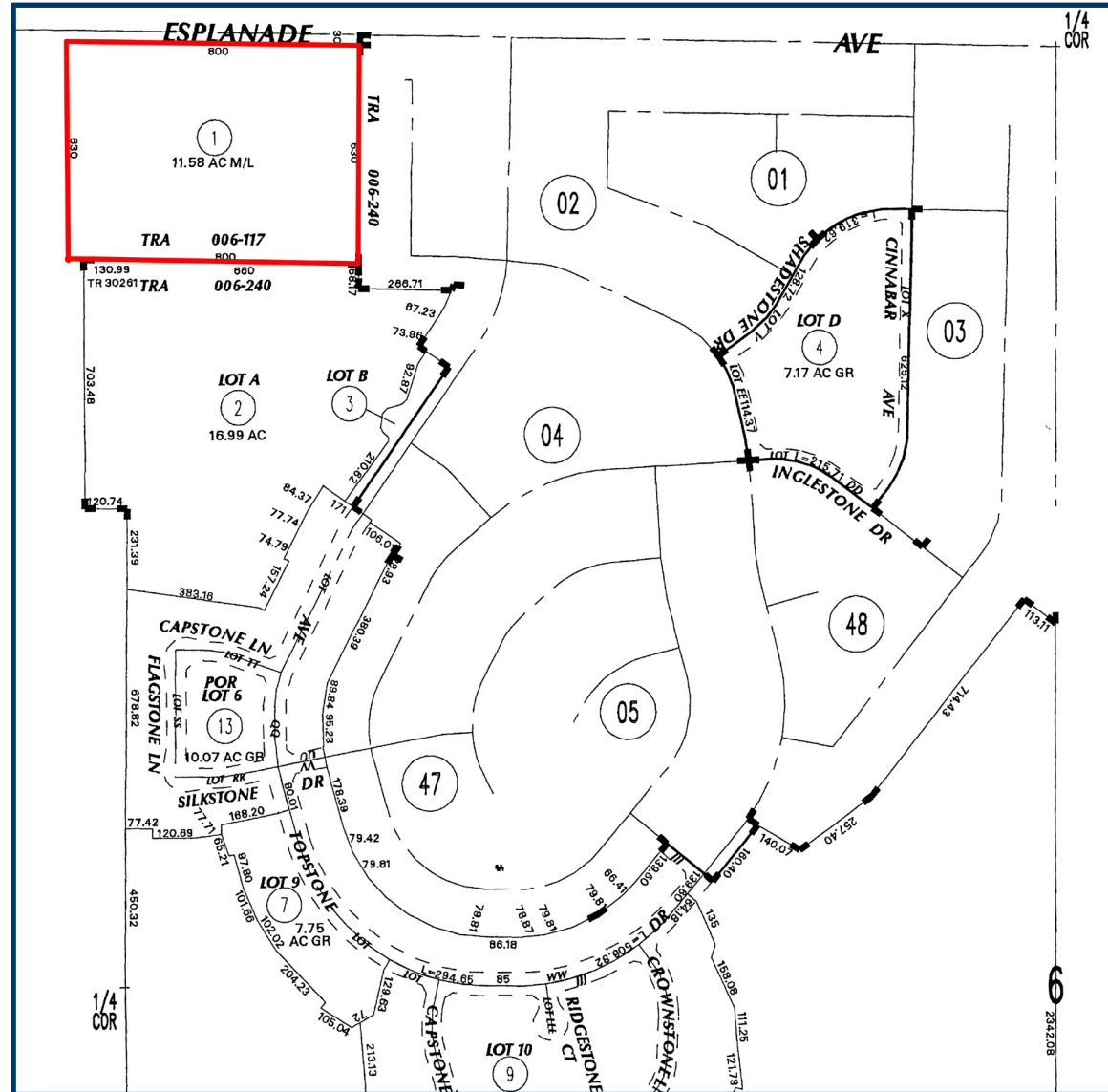
# SEC OF WARREN RD. & ESPLANADE AVE., HEMET, CA

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# SEC OF WARREN RD. & ESPLANADE AVE.

# PROPERTY LOCATION



## Demographics

	1 Mile	3 Miles	5 Miles
Population 2015:	2,254	34,872	120,801
Population 2020 (Est):	2,423	37,003	127,523
Daytime Employee Population:	182	6,356	26,949
2015 Average HH Income:	\$58,284	\$51,923	\$47,056

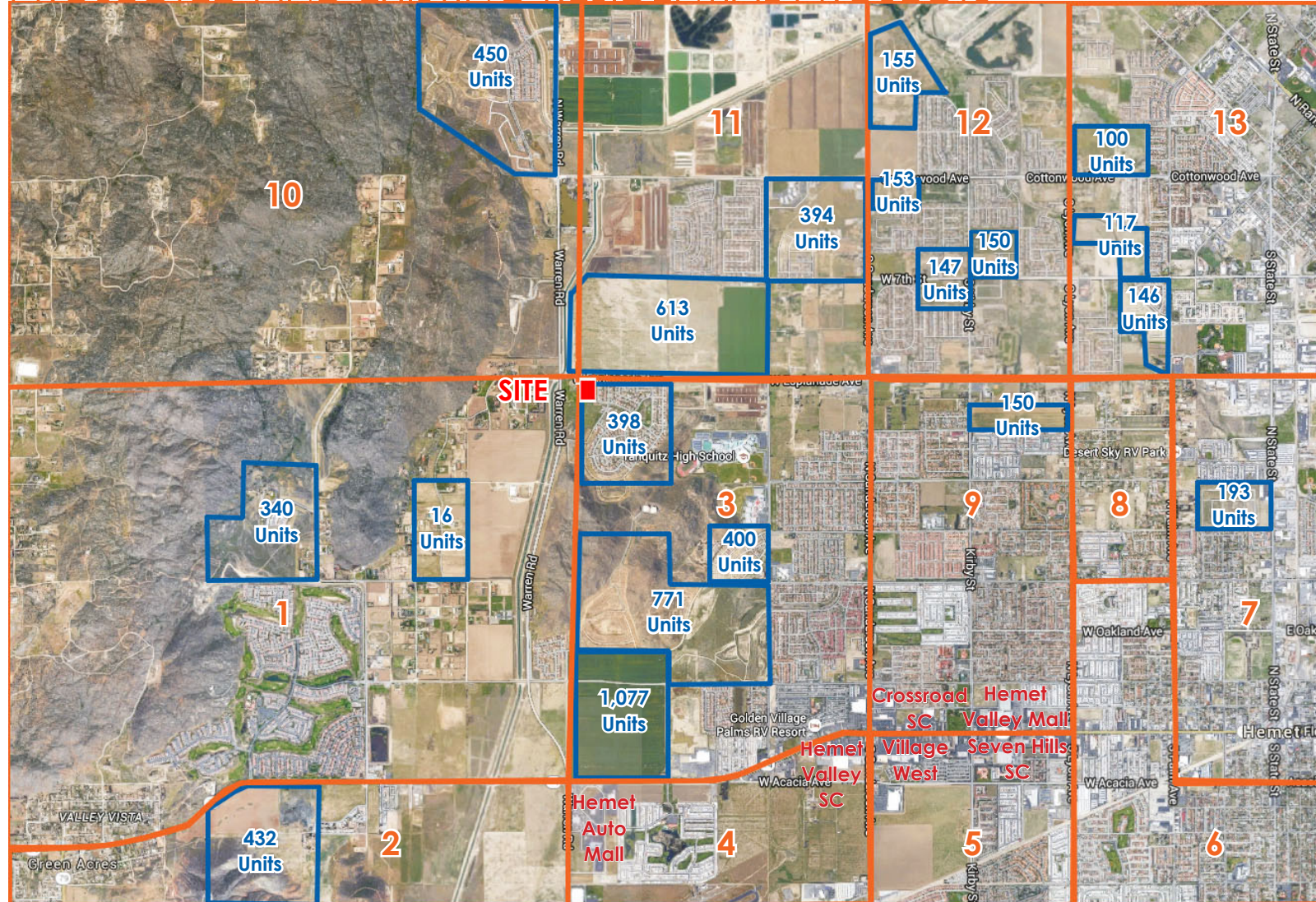
## Traffic Counts

W. Esplanade Avenue @ Warren Road	8,800 ADT
Warren Road @ W. Esplanade Avenue	6,700 ADT
Florida Avenue @ Warren Road	28,000 ADT

Source: Esri March 2016

# SEC OF WARREN RD. & ESPLANADE AVE.

## PROJECTED AND EXISTING RESIDENTIAL PROJECTS



### LEGEND

- Proposed Units
- Population Sectors

### POPULATION SECTORS

Sector	Population	Units
1	3,543	1,481
2	821	225
3	7,516	2,728
4	1,431	795
5	8,337	3,340
6	11,995	5,013
7	13,645	4,475
8	1,478	485
9	12,353	4,610
10	630	208
11	2,360	548
12	5,113	1,252
13	7,671	2,285
<b>Total</b>	<b>76,893</b>	<b>27,445</b>

Source: Derrigo Demographic Studies



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The current zoning is (C-1) Neighborhood Commercial.

## USES PERMITTED

- Retail Nursery
- Day care facility
- Emergency shelter
- Bed and Breakfast
- Bakery
- Bank
- Barber/Beauty shop
- Department store
- Graphics production
- Arcade, video or internet
- Grocery stores and bulk food outlets
- Medical/Dental laboratory
- Accounting
- Appraising
- Architects
- Consulting
- Research
- Insurance
- Legal
- Stockbrokerage
- Real Estate
- Counseling
- Parking lot
- Pharmacy
- Photographic studio
- Collection center
- Restaurant
- Appliance repair and sales
- Stereo/TV/Video repair and sales
- Catering
- Health Spa
- Martial Arts
- Dance Studios
- Laundromat
- Dry Cleaners
- Locksmith
- Mail Recieving
- Swimming Pool Services
- Pet Grooming
- Plumbing/Electric/Heating/Air Conditioning
- Shoe Repair
- Tailor
- Costume Rental
- Book Store
- Stationary/Arts & Crafts Store
- Hobby Store
- Candy Store
- Gift Store
- Hardware Store
- Home Furnishing Store
- Florist
- Meat/Delicatessen
- Medical Supply
- Music Store
- Jewelry Store
- Dry Goods
- Shoes
- Sporting Goods
- Clothing Store
- Ice Cream
- Antique Shop
- Thrift Store
- Library
- Museum
- Public Facilities
- School or College
- Detention and Retention Basins
- Stormwater facilities

## CONDITIONAL USES

- Kennel for dogs and cats
- Assisted living facility
- Continuing care retirement community
- Skilled nursing facility
- Cemetary with mortuary
- Communication services
- Drive-thru or drive-in facility
- Mini-mart
- Hotel or Motel
- Shopping and Business center
- Smoke, cigarette, cigar or tobacco store
- Movie Theatre
- Transportation Services
- Game Court
- Lodge Hall for civic, social or fraternal organizations
- Recreation Center
- Skating Center
- Church, Temple or Synagogue