

Hemet Girard

City of Hemet, State of California



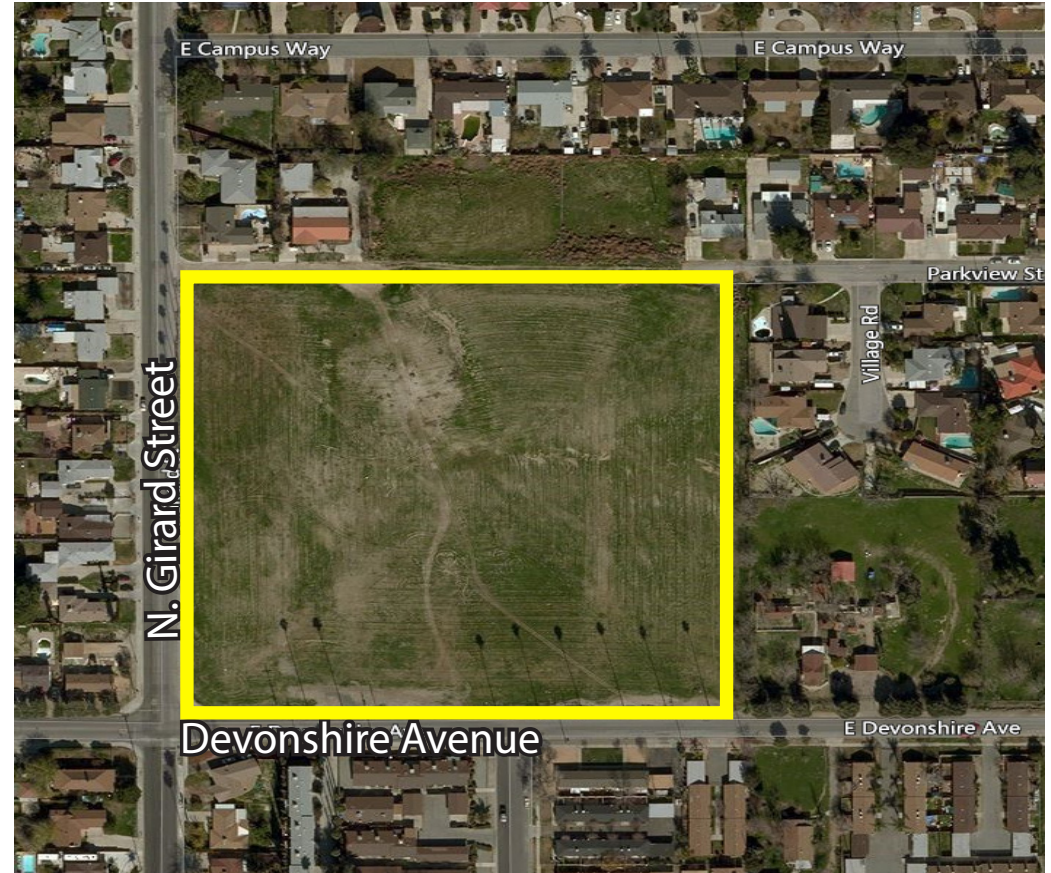
ALMAR GROUP Inc. has been retained by ownership to market this 9 acre development in the City of Hemet, California. The property is conveniently located on the corner of N. Girard St. and Devonshire Ave, providing easy access to Highway 79 and Highway 74.

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Hemet Girard

Hemet, California

property description	
Project Location	Hemet, California
Size	9 Acres
Assessor's Parcel No.'s	445-150-001
Property Type	Residential Development
Zoning	SLR and R-1-8 - Single Lot Residential and Single Family Residential https://www.municode.com/library/ca/hemet/codes/code_of_ordinances?nodetd=CO_CH90ZO
Pricing	\$782,000.00



Investment Highlights

Development Opportunity

Hemet Girard consists of 9 acres in the City of Hemet. The property is conveniently located on corner of N. Girard St and Devonshire Ave, with easy access to Highway 79 and Highway 74.



Hemet Girard

Hemet, California



Hemet Girard

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Investment Highlights continued Conceptual Site Plan



DEVELOPMENT SUMMARY

SITE AREA: 9 ACRES
NUMBER OF UNITS: 57 UNITS
6.33 DU/AC

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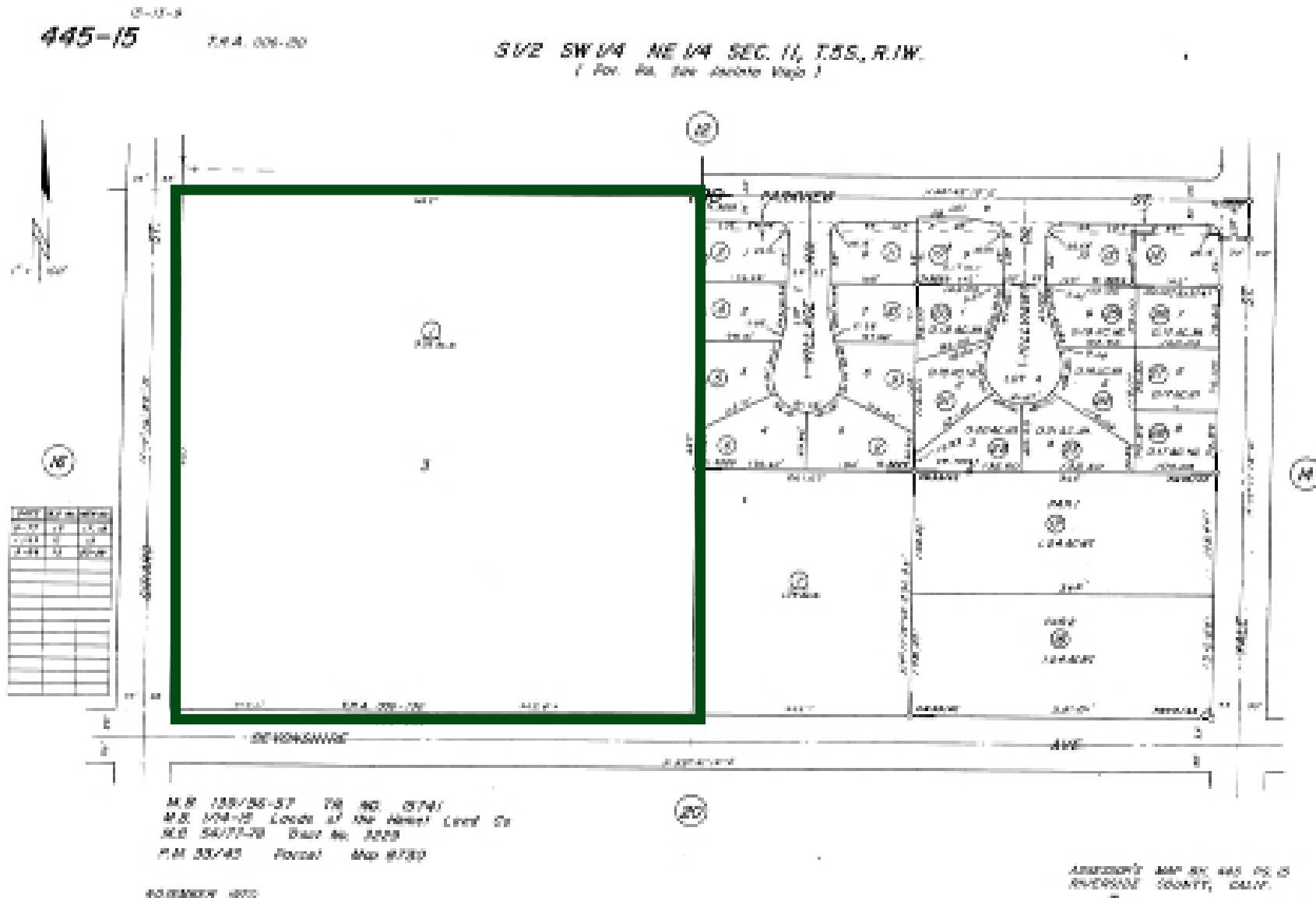
Investment Highlights continued Conceptua; Site Plan



Hemet Girard

Hemet, California

Investment Highlights continued Parcel Map



Hemet Girard

Hemet, California

Investment Highlights continued

Hemet Information

- Hemet is a city in the San Jacinto Valley in Riverside County, California, United States.
- It covers a total area of 27.847 square miles , about half of the valley, which it shares with the neighboring city of San Jacinto.
- The population was 78,657 at the 2010 census.
- The founding of Hemet predates the formation of Riverside County. The formation of Lake Hemet helped the city grow and prosper, and stimulated agriculture in the area.
- The city is known for being the home of The Ramona Pageant, California's official outdoor play. Started in 1923, the play is one of the longest running outdoor plays in the United States.
- Hemet has been named a Tree City USA for 20 years by the Arbor Day

- Foundation for its dedication to the local forest.
- The city is home to the Hemet Valley Medical Center, a 320-bed general hospital
- Hemet is also noted for the 46th Agricultural District Farmer's Fair of Riverside County, which had its beginning in 1936 as the Hemet Turkey Show.
- Hemet is also known for The Ryan School of Aeronautics, which has trained about 6,000 fliers for the Army Air Force between 1940 and 1944.
- Hemet Ryan Airport exists today at the site of the original Ryan Flight School.

Demographics

- According to the California Economic Development Department, in 2005 the economy of Hemet was based on four main industries: retail trade, health and educational services, and government.
- These industries provide 4,734, 4,441, and 3,946 jobs respectively.
- The amount of wage and salary positions in Hemet is 22,769, with a further 1,479 people were self-employed, adding up to a total of 24,248 jobs in the city.



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STRENGTHS: The subject sites consist of nine (9) acres gross located within the City of Hemet, County of Riverside State of California. As such, various merits contribute to the development and highest + best use of the asset including:

- **Location:** the subject site is ideally located on (a) corner , main street arterials know as North Girard street and Devonshire avenue.
- **Shape:** the subject site is square in shape which will allow for ease of development offer generous circulation and amenities complementary towards a residential development.
- **Residential master plan:** the asset is endorsed by the local governmental authorities for a residential (SF) single family development.
- **Surrounding Influences:** the site is surrounded by existing residential development which translates to mutuality of market and supportive for future demand & absorption.
- **The Community:** Hemet is a viable community continuing in growth and improved demographics including
 - **Net migration:** younger residents moving to the area which influences demand and trade.
 - **Income support.** Once a quiet retirement community, Hemet is realizing higher income residents which will lean towards residential demand.
 - **City influence:** the City of Hemet has vested well within the community offering updated + improved community services.

Hemet Girard

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