

**EXCEPTIONAL OFFICE/FLEX INDUSTRIAL BUILDING**  
461 E. Menlo Avenue, Hemet, CA 92543



**Available Immediately:**

- One-of-a-Kind Office Improvements Located Within Manufacturing Zone (M-1)
- Outdoor Racking Provides Additional Storage Capabilities
- ±8,400 SF of Building on 1/2 Acre Parcel (39% FAR)
- Gated, Secured Yard
- May Be Acquired Individually or as Portfolio with Adjacent 12,000± SF Warehouse
- Owner/Contractor Can Potentially Provide Build-to-Suit Alterations
- **\$950,000.00**

**Exclusively Listed By:**

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**Founded in 1988**  
[www.WestMarCRE.com](http://www.WestMarCRE.com)  
**WestMar Commercial Real Estate**

**KITCHEN**



**PLAN ROOM**



**OFFICE 2**



**COPIER/WORK ROOM**



**Demographics**

Source: CoStar 2019	1 mile	3 mile	5 mile
2019 Population (Estimated)	16,124	126,490	167,112
2024 Population (Projected)	17,045	134,416	176,573
Daytime Employee Population	8,009	24,726	30,626
Average Household Income	\$39,514	\$52,849	\$56,957

**Traffic Counts**

Source: CoStar 2018	ADT
Menlo Avenue at Buena Vista Street	±12,598
State Street at Fruitvale Avenue	±18,639
State Street at Meier Street	±14,043

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**COMBINED OFFERING**



**POTENTIAL FACADE CHANGES**



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