

FOR SALE

44518 Florida Ave,
Hemet, California 92544

Asking Price: \$799,900



Prime 1.54-Acre Retail Corner | Rare Riverside County CPS Zoning | Permitted Cannabis Dispensary & Cultivation Site with Shopping Center Development Upside

Property Overview: Presenting an exceptional commercial real estate investment opportunity: a high-visibility, 1.54-acre (approx. 66,211 SF) prime corner parcel situated in a rapidly growing corridor of Riverside County. Featuring versatile CPS (Commercial Retail) zoning, this property is uniquely positioned as a fully permitted zone for both Cannabis Dispensary Operations and Cultivation.

With "Green Zone" commercial retail properties facing increasingly strict local buffers and severe scarcity, this asset offers immediate, high-barrier-to-entry positioning for a flagship cannabis operator or a developer looking to secure a premium credit tenant.

The expansive acreage and strategic corner layout provide unmatched street frontage and high traffic counts, offering the scale required for a substantial multi-tenant retail development. Investors can capitalize on immediate cannabis operations while simultaneously planning a phased shopping center development to generate diverse, long-term NNN lease income streams.

Whether executing an owner-user strategy, looking for a rapid-launch cannabis site, or seeking a rare land asset with explosive appreciation and cash-flow potential, this property ticks every box for institutional and private capital alike.

David Limon | DRE# 00908480 | Your Home Selling Pros



PROPERTY HIGHLIGHTS

-  **Rare Cannabis Zoning:** Fully situated within the Riverside County CPS zone, allowing for highly coveted retail cannabis dispensary operations and cultivation uses.
-  **Premium Corner Location:** Strategic corner-lot positioning offering exceptional visibility, massive street frontage, and optimal ingress/egress points for high-volume traffic.
-  **Significant Development Scale:** 1.54 Acres ($\pm 66,211$ SF) of flat, usable land providing ample footprint for a flagship facility, expansive parking, or a multi-tenant retail center.
-  **Value-Add / Income Upside:** Phenomenal potential to develop a strip center or shopping mall, allowing investors to diversify risk and establish stable, long-term NNN revenue streams.
-  **High-Barrier-to-Entry Asset:** Premium retail-zoned land permitting cannabis use is increasingly scarce, making this a highly liquid asset with strong long-term downside protection.
-  **Flexible Execution:** Perfectly suited for cannabis owner-operators looking to establish a footprint rapidly, or commercial developers seeking a high-yield retail project.

PROPERTY DETAILS

Price	:	\$799,900
Occupancy	:	Delivered Vacant
Lot Size	:	66,211 Sq. Ft. (1.52 acres)
Zoning	:	Green Zone
Year Built	:	1958
APN	:	548-092-067

Don't wait — opportunities like this move fast. Call today to secure your advantage in a billion-dollar market.

FOR ADDITIONAL INFORMATION OR SHOWING CONTACT

DAVID LIMON

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PHOTOS



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