

**FOR GROUND
LEASE OR
BUILD TO SUIT**

1.23 ACRES GROSS
LOCATED BETWEEN
1931 & 2091 W. FLORIDA AVE | HEMET



FEATURES:

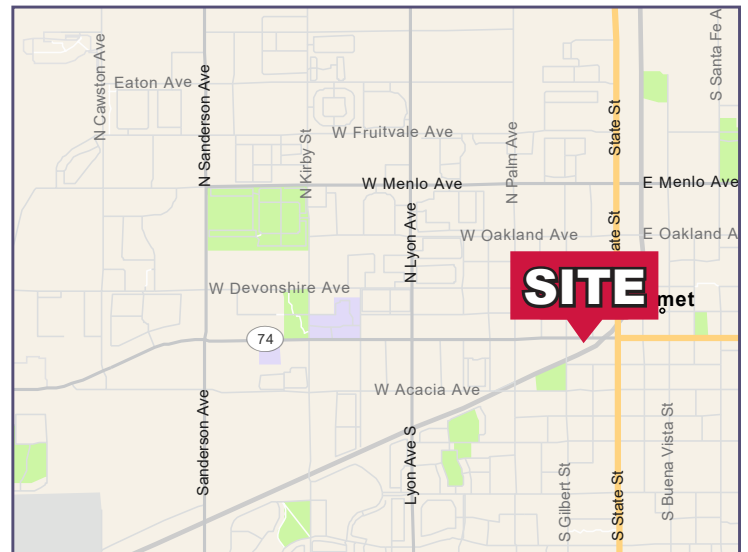
- Approximately 1.23 acres gross
- APN: 448-450-011
- Zoning: C-2 General Commercial

**GROUND LEASE ANNUAL RENT:
\$80,000 + NNN OR**

**BUILD-TO-SUIT SUBJECT
TO NEGOTIATION**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population:	17,001	101,777	162,784
Daytime Population:	14,311	69,075	98,235
Avg. Household Income:	\$41,720	\$51,348	\$58,484

Source: Regis



TRAFFIC COUNTS

63,852 CPD

W. Florida Ave.

Source: Costar



Rosenthal & Excell
Commercial Real Estate Services, Inc.

1600 East Florida Ave., Suite 110

Hemet, CA 92544

Office: (951) 658-2559 • Fax: (951) 658-7690

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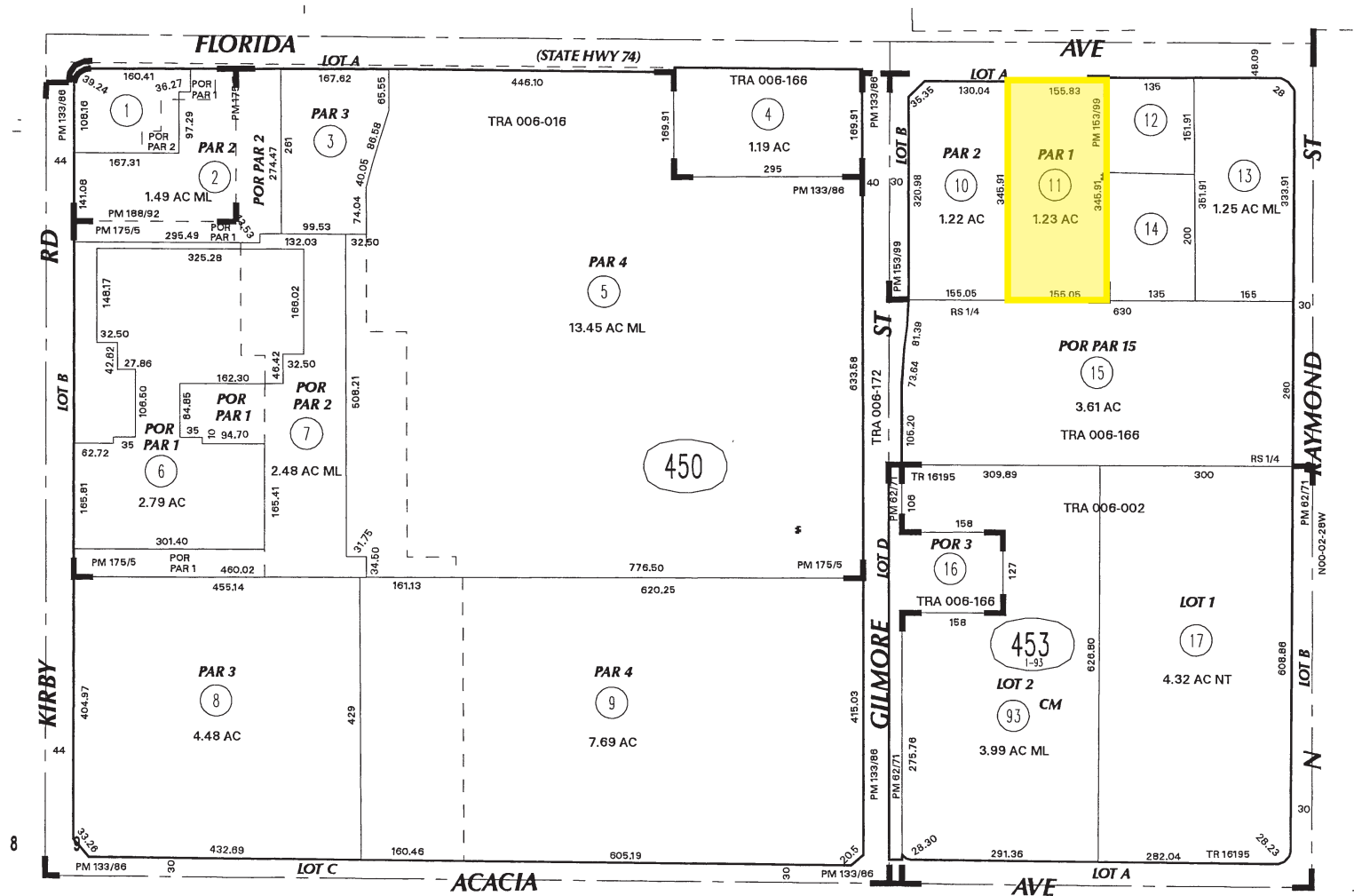
For More Information Contact:

Guy W. Excell or
Howard B. Rosenthal
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DRE #01138381

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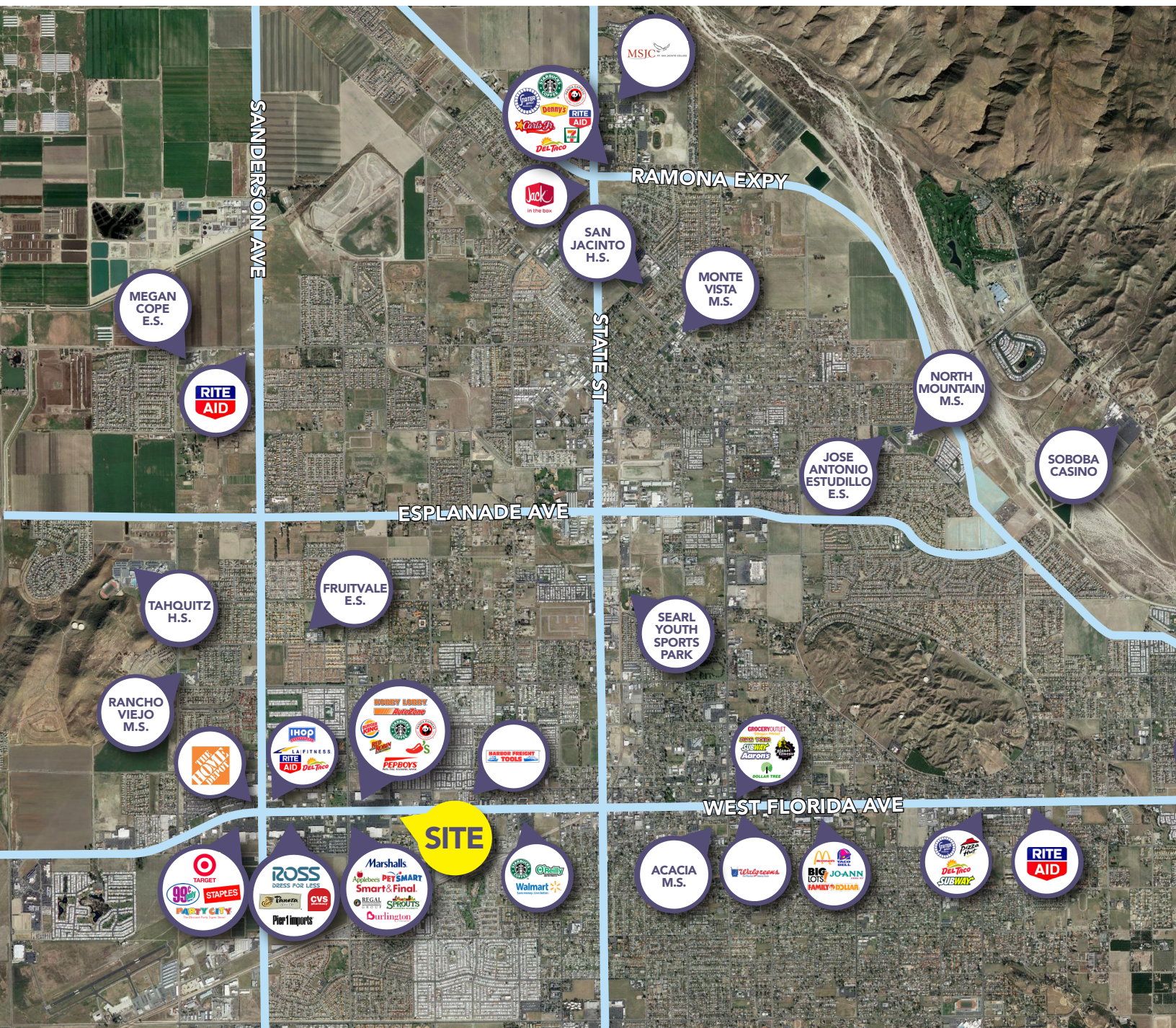
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