

# +7,920 SF AUTO/RETAIL BLDG LEASED INVESTMENT FOR SALE

1772 W. FLORIDA AVENUE, HEMET, CA 92545



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## PROPERTY FEATURES

- Leased Investment For Sale
- \$1,633,000.00
- +7,920 Auto/Retail Building
- Single Tenant - Allen Tire Co.
- 10-Year Term with Three 5-Year Options to Renew
- Original Lease Term Expiration December 31, 2030
- In Place Rental Income \$7,127.15 Per Month
- Located on Highway 74 with 31,641 CPD on W Florida Ave

## MARKET DEMOGRAPHICS

5 mile radius



Population  
**173,059**



Ave. HH Income  
**\$84,823**



Employees  
**28,232**



Households  
**57,527**



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