+7,920 SF AUTO/RETAIL BLDG LEASED INVESTMENT FOR SALE 1772 W. FLORIDA AVENUE, HEMET, CA 92545





COMMERCIAL REAL ESTATE ADVISORS

CONTACT:

DAVE MUDGE, CCIM, SIOR

DRE#: 01070762 // 951.276.3611 DMUDGE@LEE-ASSOCIATES.COM **DAVE MUDGE JR**

DRE#: 01952258 // 951.276.3638 DMUDGEJR@LEE-ASSOCIATES.COM



LINDSAY MINGEE

DRE#: 01920658 // 714.317.3606 LINDS@ELMCRE.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, 951.276.3600, Corporate DRE#: 01048055 www.lee-associates.com

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

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









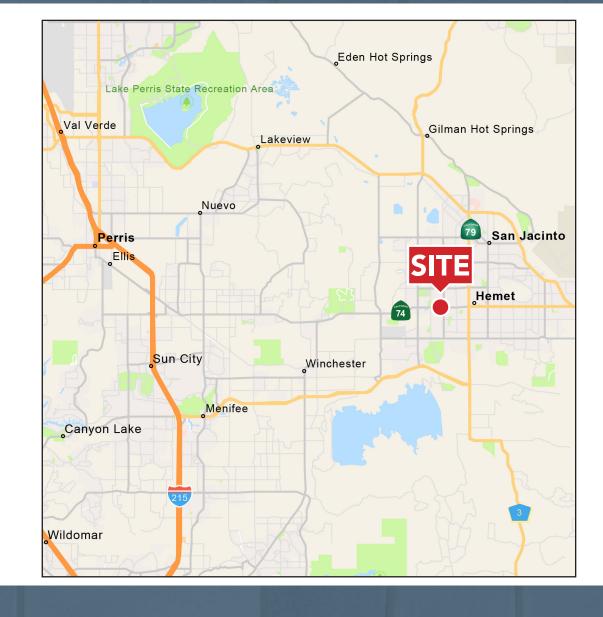
Ave. HH Income \$84,823



Employees 28,232



Households 57.527





CONTACT:

DAVE MUDGE, CCIM, SIOR DRE#: 01070762 // 951.276.3611 DMUDGE@LEE-ASSOCIATES.COM

DAVE MUDGE JR

DRE#: 01952258 // 951.276.3638 DMUDGEJR@LEE-ASSOCIATES.COM



LINDSAY MINGEE

DRE#: 01920658 // 714.317.3606 LINDS@ELMCRE.COM

+7,920 SF AUTO/RETAIL BLDG LEASED INVESTMENT FOR SALE 1772 W. FLORIDA AVENUE, HEMET, CA 92545







COMMERCIAL REAL ESTATE ADVISORS

CONTACT:

DAVE MUDGE, CCIM, SIOR

DRE#: 01070762 // 951.276.3611 DMUDGE@LEE-ASSOCIATES.COM **DAVE MUDGE JR**

DRE#: 01952258 // 951.276.3638 DMUDGEJR@LEE-ASSOCIATES.COM



LINDSAY MINGEE

DRE#: 01920658 // 714.317.3606 LINDS@ELMCRE.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, 951.276.3600, Corporate DRE#: 01048055 www.lee-associates.com