

INDUSTRIAL FOR LEASE  
**1463 MESA VIEW**

1463 MESA VIEW STREET, HEMET, CA 92543

**kw** COMMERCIAL



**KELLER WILLIAMS COMMERCIAL**  
1473 Ford St #200  
Redlands, CA 92373

**kw** COMMERCIAL™

Each Office Independently Owned and Operated

PRESENTED BY:

**ROBERT MENDIETA JR., CCIM**  
Broker Associate - Commercial Division  
O: (951) 977-3251 C: (951) 977-3251  
robmendi@gmail.com 01422904, CA

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# EXECUTIVE SUMMARY

1463 MESA VIEW STREET



## OFFERING SUMMARY

**LEASE RATE:** \$1.10 PER SQ. FT.

**BUILDING SIZE:** +/-6,000 SF

**LOT SIZE:** +/-25,000 SF

**ZONING:** M-1

**PERMITTED USES:** Light Industrial

**APN:** 439-021-003

## PROPERTY OVERVIEW

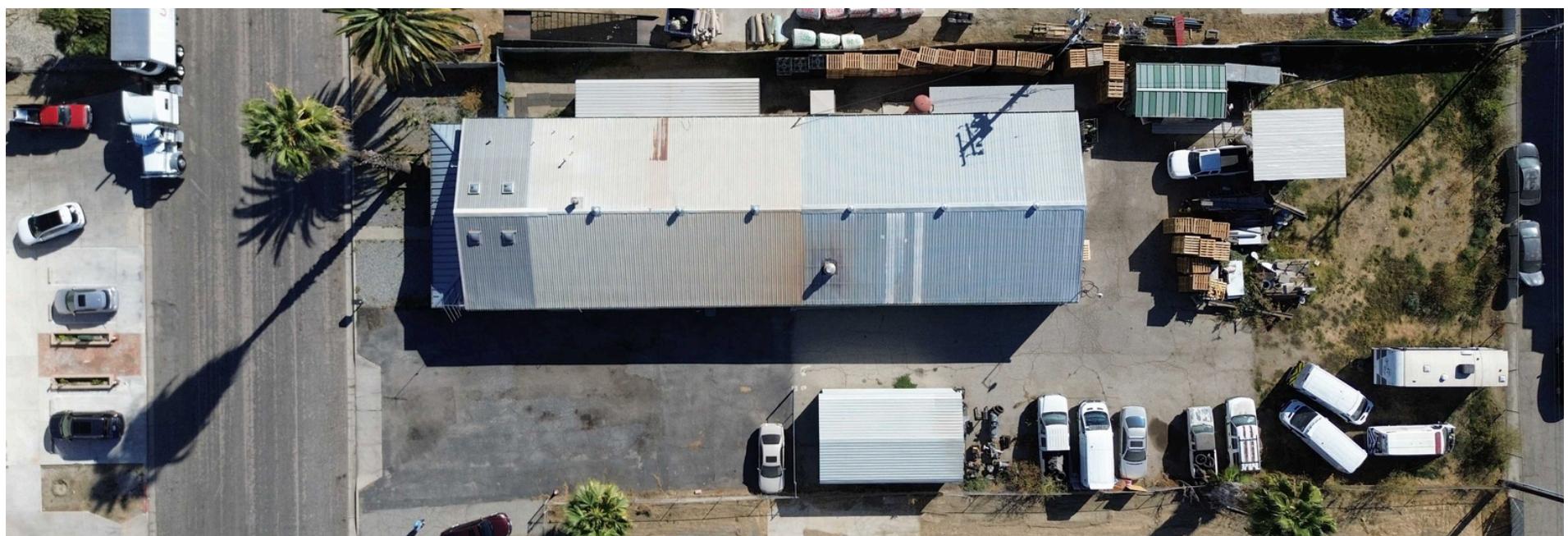
Stand alone Industrial approximately +/-5,600 SF of warehouse and with +/- 400 SF mezzanine space. The building is situated on +/- 25,000 SF lot. The lot is fully fenced, offering a secured yard space for added security. Usable yard space in the rear of the property. The warehouse is equipped with 480v power for heavy power uses. The property zoning is M-1 in the City of Hemet and allows for a number of light industrial uses.

## PROPERTY HIGHLIGHTS

- Stand Alone Industrial Building
- +/-6,000 SF Industrial Building
- .57± acre (+/-25,000 SF) parcel
- 480 V power
- Secured, fenced yard
- Reception, 2 offices & Mezzanine
- HVAC
- Two large open areas (one with commercial swamp cooler)
- 2 additional storage sheds outside
- 2 Large sliding door access in the rear

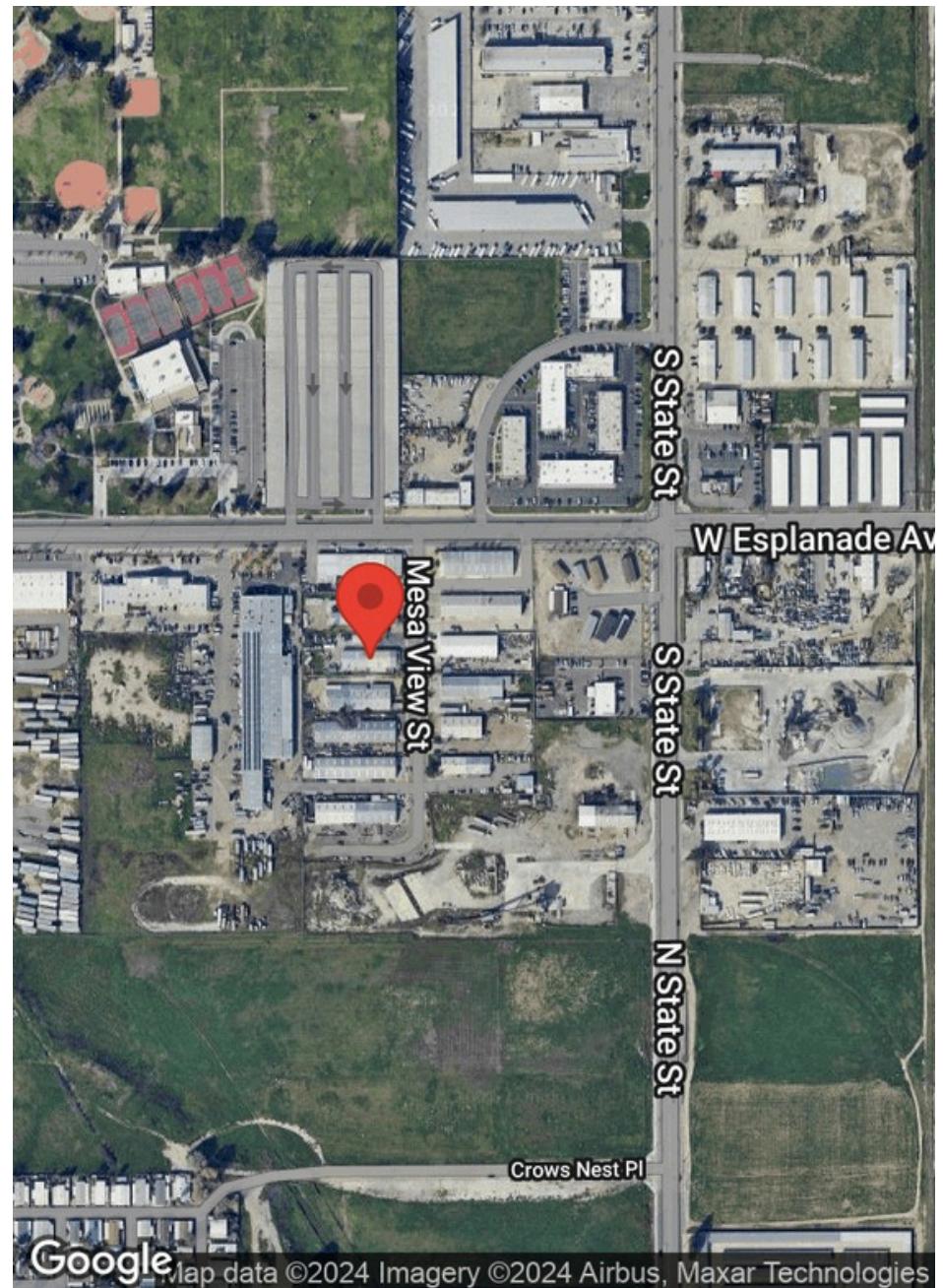
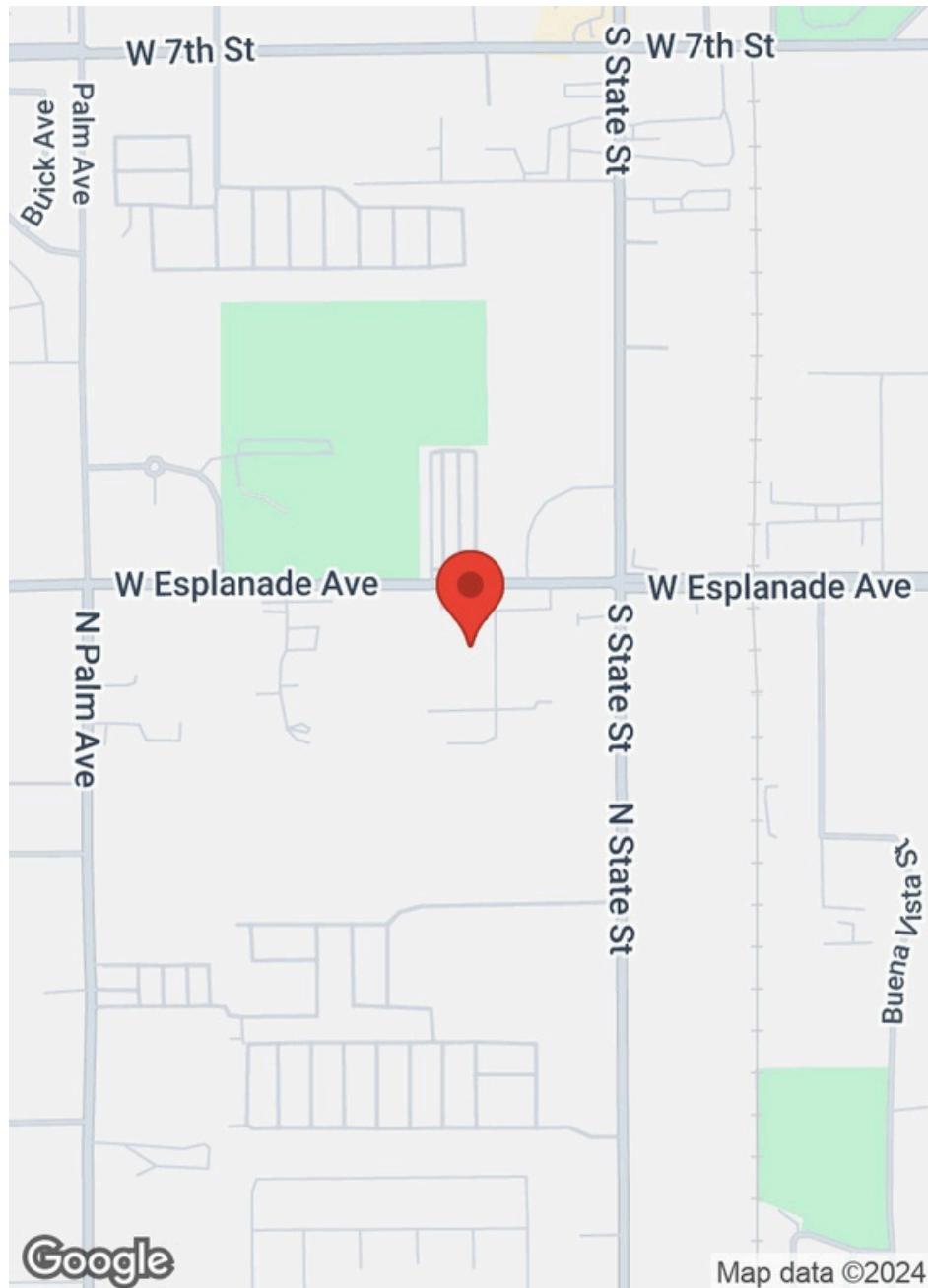
# PICTURES

1463 MESA VIEW STREET



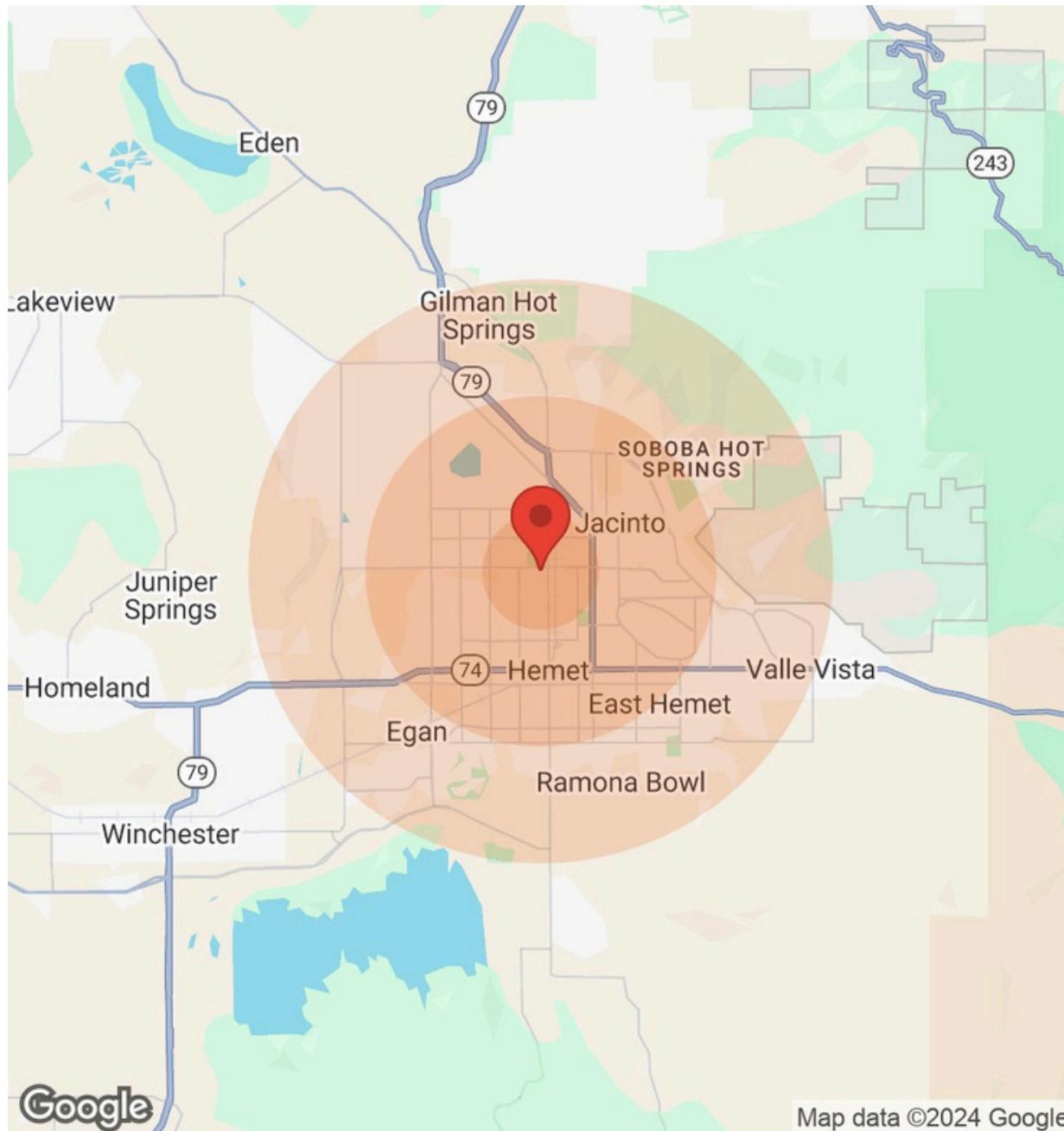
## LOCATION MAPS

1463 MESA VIEW STREET



# DEMOCRAPHICS

1463 MESA VIEW STREET



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	5,976	51,287	74,699
Female	5,762	53,513	79,051
Total Population	11,738	104,800	153,750
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	2,996	25,361	36,051
Ages 15-24	1,925	16,100	22,986
Ages 25-54	4,118	35,077	49,557
Ages 55-64	1,024	9,015	13,569
Ages 65+	1,675	19,247	31,587
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	7,027	64,547	100,406
Black	495	5,898	7,961
Am In/AK Nat	101	904	1,167
Hawaiian	3	92	160
Hispanic	6,737	52,862	69,248
Multi-Racial	7,992	63,296	82,458
<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$31,104	\$33,681	\$41,349
< \$15,000	961	6,416	8,134
\$15,000-\$24,999	610	5,866	8,593
\$25,000-\$34,999	604	4,895	6,877
\$35,000-\$49,999	687	5,467	7,952
\$50,000-\$74,999	461	6,064	9,721
\$75,000-\$99,999	250	3,702	5,781
\$100,000-\$149,999	163	2,291	4,191
\$150,000-\$199,999	52	698	1,161
> \$200,000	51	430	687
<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	4,029	40,586	61,961
Occupied	3,533	35,370	53,493
Owner Occupied	2,087	20,752	34,711
Renter Occupied	1,446	14,618	18,782
Vacant	496	5,216	8,468