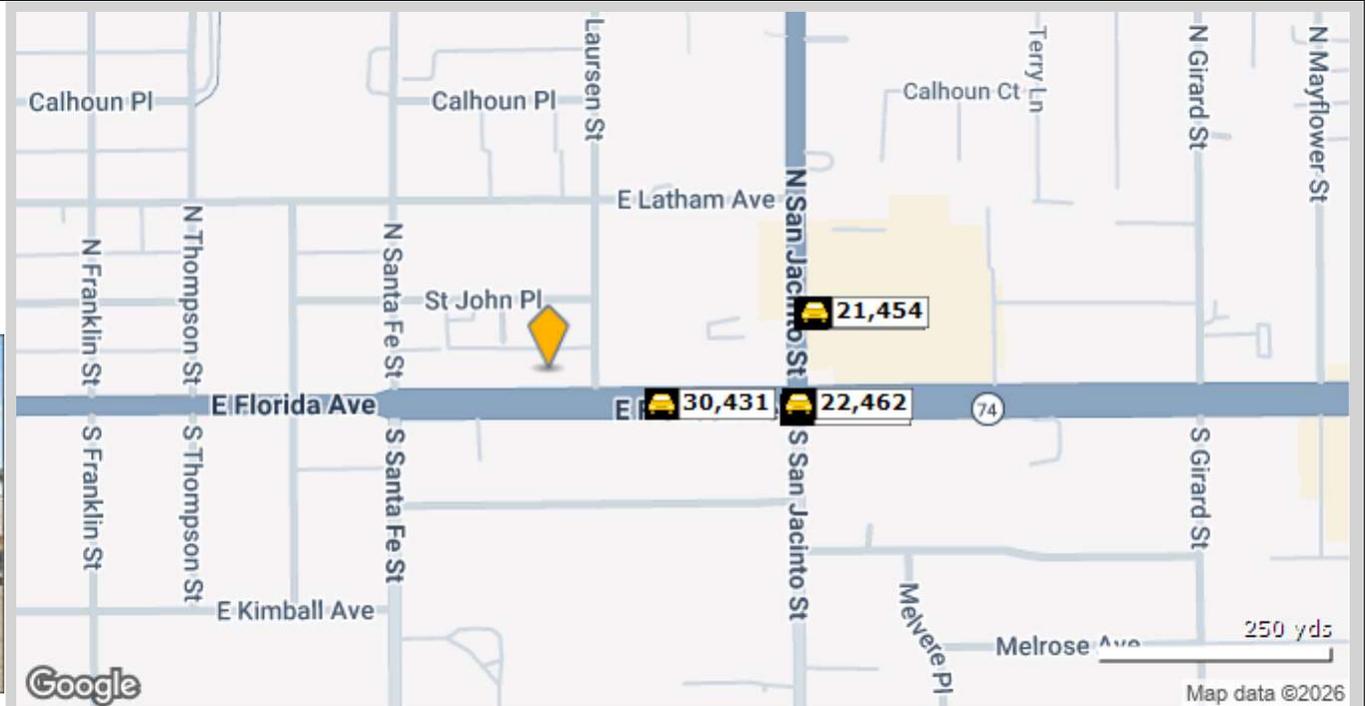


Traffic Count Report

1020 E Florida Ave, Hemet, CA 92543

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,750 SF**
 Year Built: **1922**
 Total Available: **1,750 SF**
 % Leased: **100%**
 Rent/SF/Mo: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Florida Ave	Laursen St	0.04 W	2022	29,501	MPSI	.07
2 E Florida Ave	Laursen St	0.04 W	2023	30,084	MPSI	.07
3 74	Laursen St	0.04 W	2025	30,431	MPSI	.07
4 East Florida Avenue		0.00	2022	23,100		.16
5 South San Jacinto Street	Clark Dr	0.03 N	2024	22,494	MPSI	.16
6 San Jacinto St	Clark Dr	0.03 N	2023	22,511	MPSI	.16
7 North San Jacinto Street	Clark Dr	0.03 N	2022	22,550	AADT	.16
8 South San Jacinto Street	Clark Dr	0.03 N	2025	22,462	MPSI	.16
9 San Jacinto Street	E Latham Ave	0.07 N	2020	22,136	MPSI	.17
10 N San Jacinto St	E Latham Ave	0.07 N	2024	21,454	MPSI	.17



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2/3/2026