



OFFERING MEMORANDUM



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Great Development Opportunity
CORNER-Signalized Intersection
NEC Florida Ave. and Soboba, Hemet, CA



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.PLEASE CONTACT THE BMI REALTYAGENT FOR MORE DETAILS.

INVESTMENT OVERVIEW

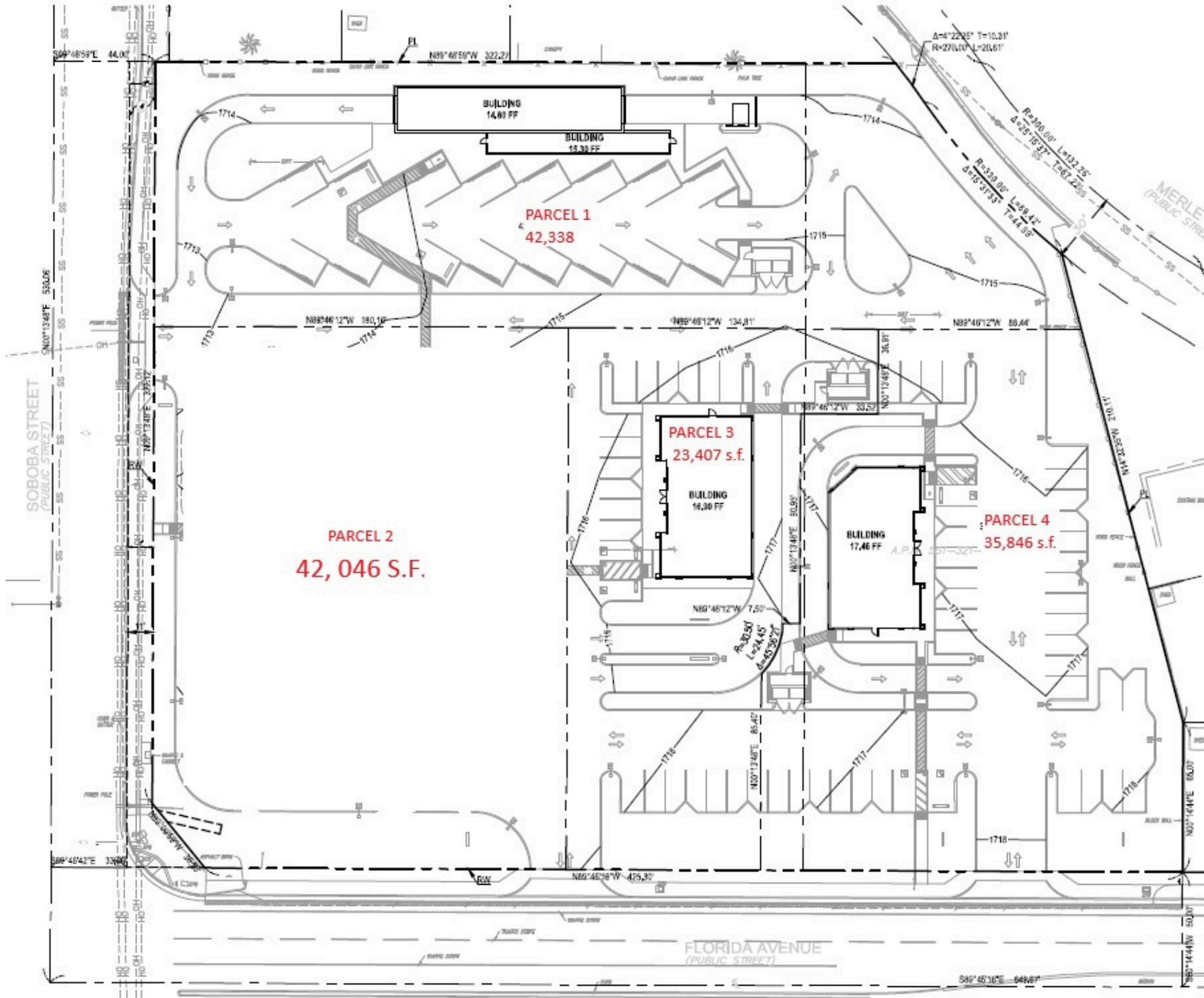
Vacant Land with approved Entitlements for an Express carwash with CD's approved and two CUP Approved Restaurants with drive-thru on 3.3 Acres.

Sale Price:	\$2,300,00.00
APN's:	551-321-008 &009
Lot Size:	3.3 Acres
Zoning:	General Commercial (C-2)
Sub Market:	Inland Empire

INVESTMENT HIGHLIGHTS

- Corner lot at busy and signalized intersection of Florida Ave., and Soboba St.
- 23K ADT at intersection (Source: Kalibrate 2018)
- Great visibility from street
- Fast growing immediate area.
- Centralized positioned at popular thoroughfare.
- Healthy consumer income and spending power
- Many potential restaurant / food uses with CUP

SITE PLAN





LOCATION OVERVIEW

The property presents an exceptional opportunity for a savvy investor/developer to purchase this corner lot with future growth potential. It is uniquely positioned at the signalized intersection of Florida Ave. (Hwy.74) and Soboba Ave. with average daily traffic of with many traffic generators and great visibility and access from both streets.

The City of Hemet is experiencing strong population growth over the course of the economic recovery and expansion through with a huge influx of investment capital taking advantage of record low interest rates to acquire, build, and develop new commercial properties. Population density, daily traffic combined to produce strong retail demand at this location and in the immediate and nearby areas.

LOCATION OVERVIEW SUMMARY



22.375

AVERAGE DAILY TRAFFIC COUNT

3-Mile Population: 87,384
Household Income: \$ 49,218
3-Mile Total Households: 29,766





Approved Entitlements

Property is entitled for and Express carwash (long tunnel) with Approved Construction Plans, with CUP Approved for two restaurant pads with drive-thru (2,600 & 2,700 s.f.).

All plans and Reports including ALTA, Traffic Study, Geo-Tech/Soils will be available in due diligence.

Buyer to conduct its own investigation during escrow period.

