

# FOR SALE

## 3 PARCELS = ±34,411 SF

### NWC FLORIDA AVE. & COLUMBIA ST. HEMET, CA

#### EXCELLENT COMMERCIAL DEVELOPMENT SITE



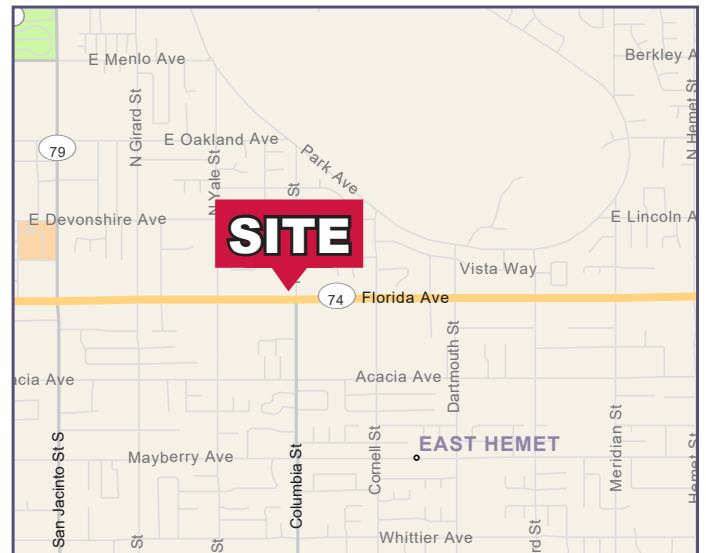
#### FEATURES:

- Rare Signalized Corner
- Zoning: C-2 (General Commercial) City of Hemet
- Approximately ±34,411 square feet
- The GPLU is CC (Community Commercial)
- Located in busy commercial corridor
- APN'S#: 445-220-020, 022, 023

**ASKING PRICE:**  
**\$1,032,330**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population:	16,597	106,141	167,957
Daytime Population:	10,280	64,202	100,697
Avg. Household Income:	\$46,809	\$55,309	\$59,325

Source: Regis



#### TRAFFIC COUNTS

**50,016 CPD**

E. Florida Ave.  
Source: Regis



**Rosenthal & Excell**  
Commercial Real Estate Services, Inc.

1600 East Florida Ave., Suite 110

Hemet, CA 92544

Office: (951) 658-2559 • Fax: (951) 658-7690

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*For More Information Contact:*

**Guy W. Excell** [or](#)

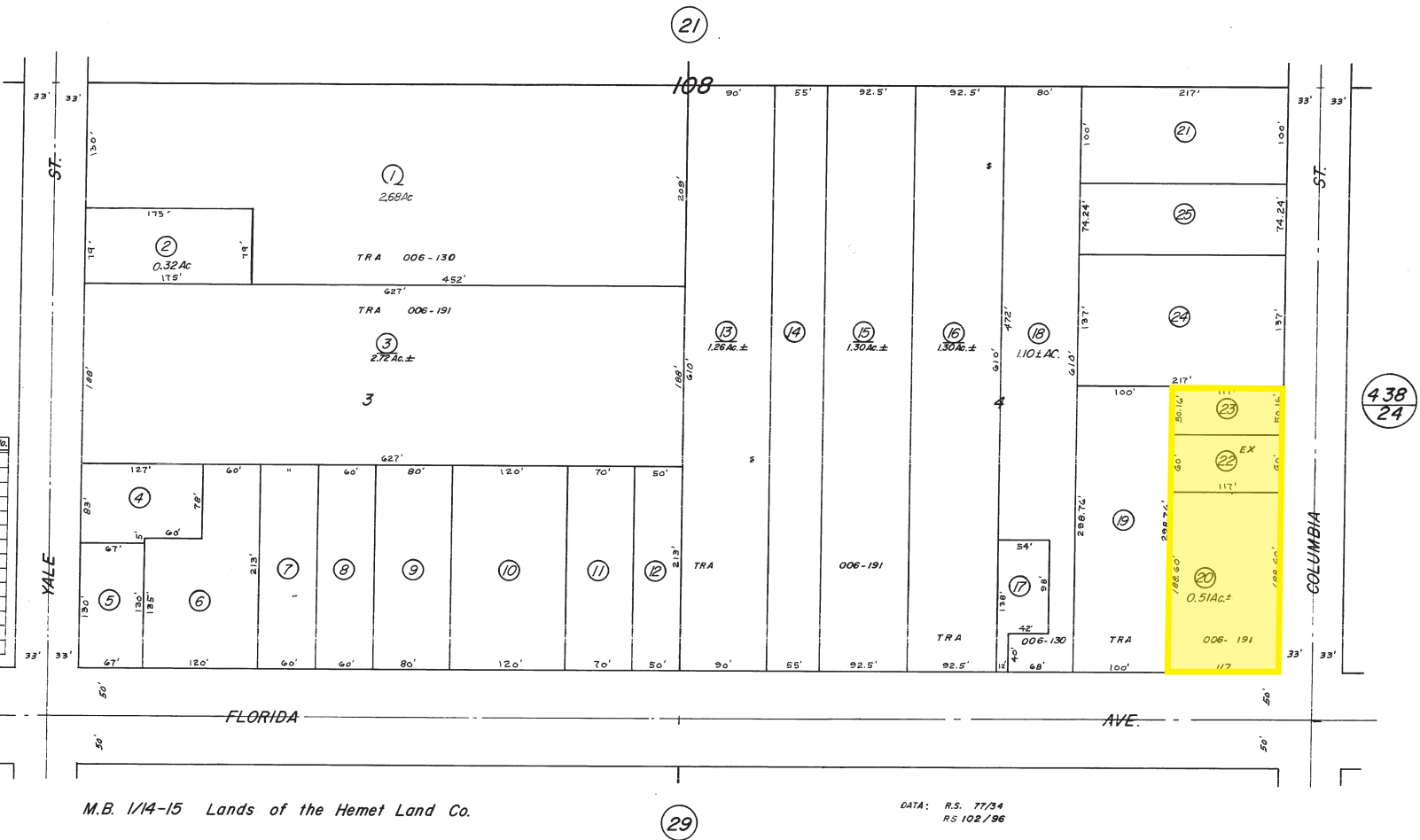
**Howard B. Rosenthal**

**(951) 658-2559**

DRE #01138381

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M.B. 1/14-15 Lands of the Hemet Land Co.

DATA: R.S. 77/34  
 RS 102/96



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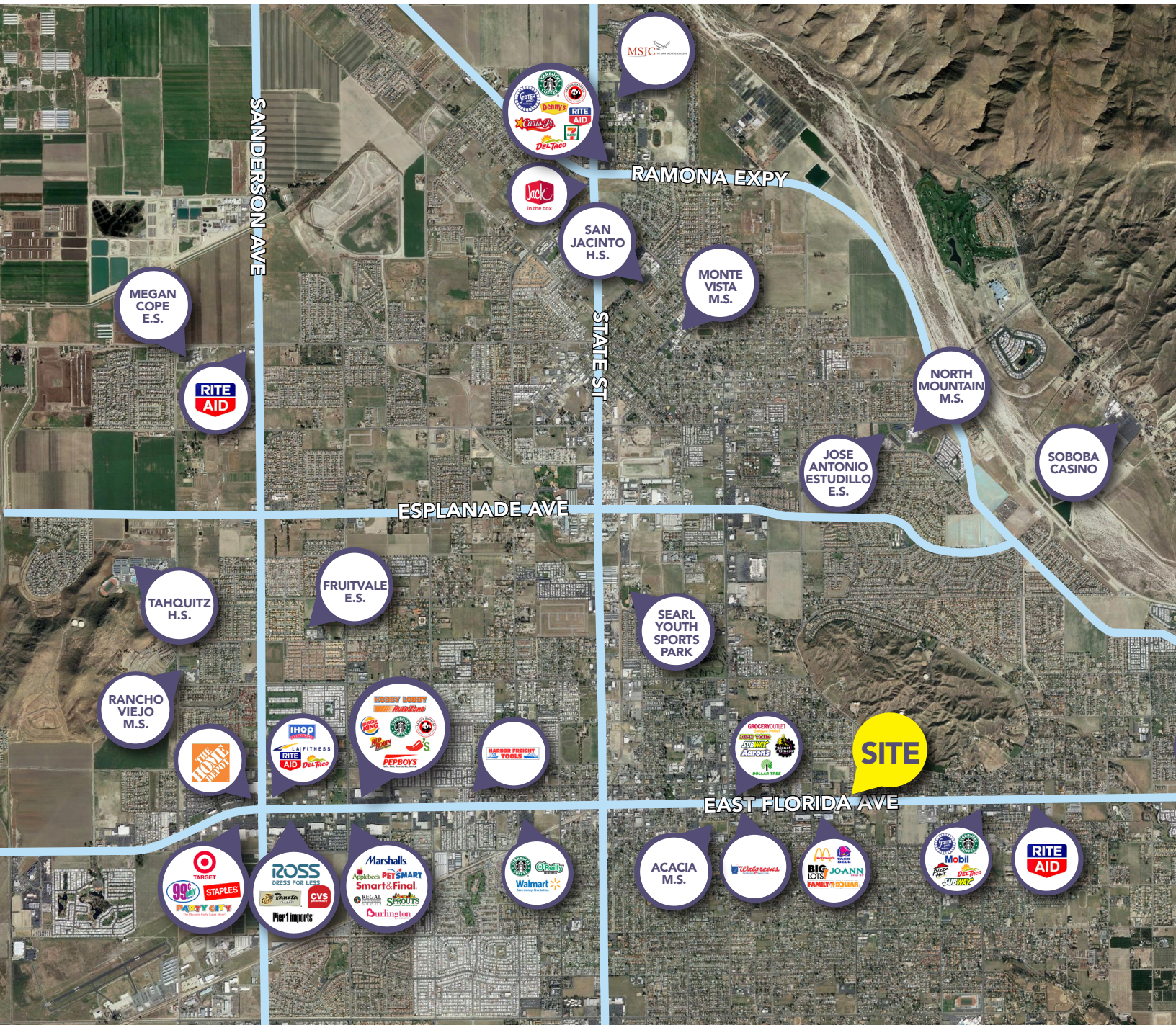
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