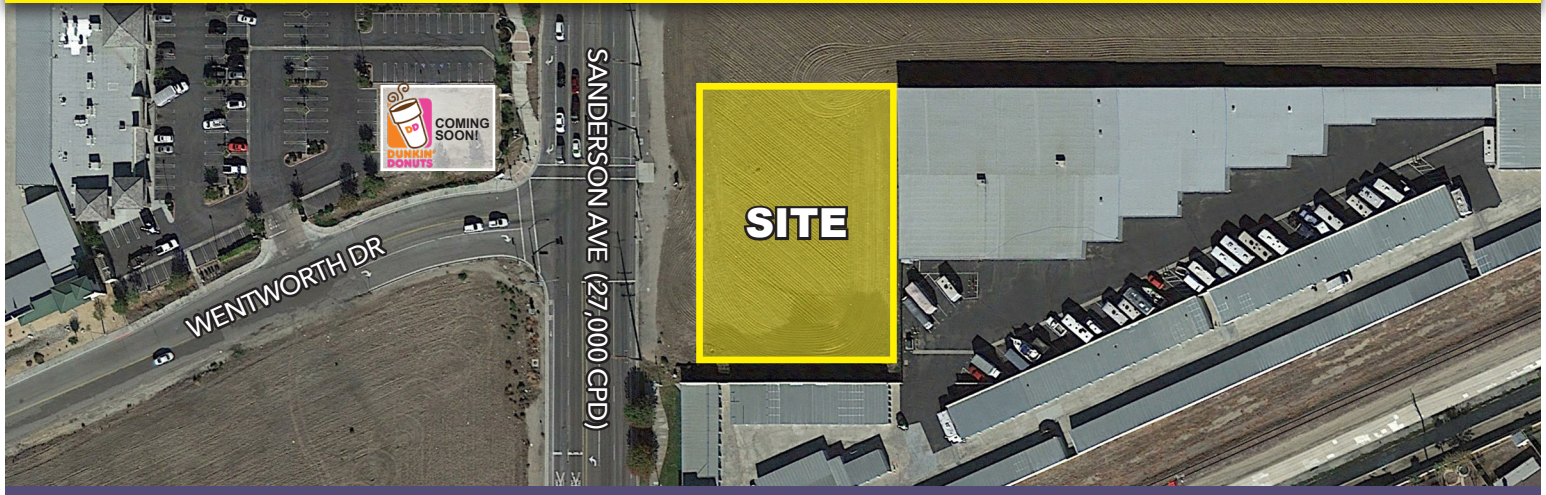


FOR SALE

1 ACRE COMMERCIAL LAND

SANDERSON AVE & WENTWORTH DR • HEMET, CA

EXCELLENT DEVELOPMENT OPPORTUNITY

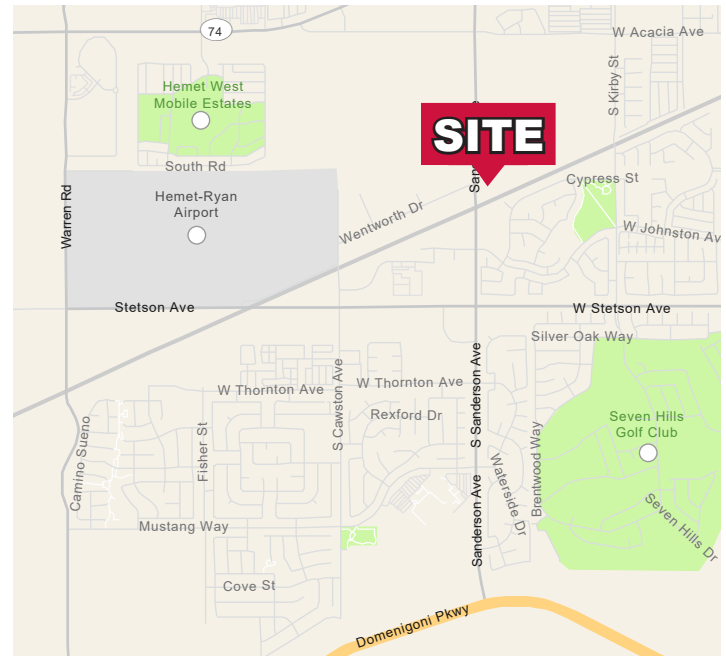


PROPERTY HIGHLIGHTS:

- Approximately 1.00 acre
- Signalized intersection at Sanderson Avenue & Wentworth Drive
- Located in strong Sanderson Avenue corridor, between Florida Avenue and Stetson Avenue
- APN: 456-030-015
- Zoning – CM
- **Join Nearby Tenants:** Dunkin' Donuts (Coming Soon), Target, Wal-Mart, Hemet Ryan Airport, Lowe's, Walgreens, Bed, Bath & Beyond, Home Depot, Vons, many others

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population:	12,478	76,548	147,114
Daytime Population:	11,847	53,645	91,239
Avg. Household Income:	\$66,276	\$55,326	\$60,996

Source: Regis



ASKING PRICE:
\$869,000

For More Information Contact:

Guy W. Excell or
Howard B. Rosenthal
(951) 658-2559

DRE #01138381



Rosenthal & Excell
Commercial Real Estate Services, Inc.

1600 East Florida Ave., Suite 110

Hemet, CA 92544

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