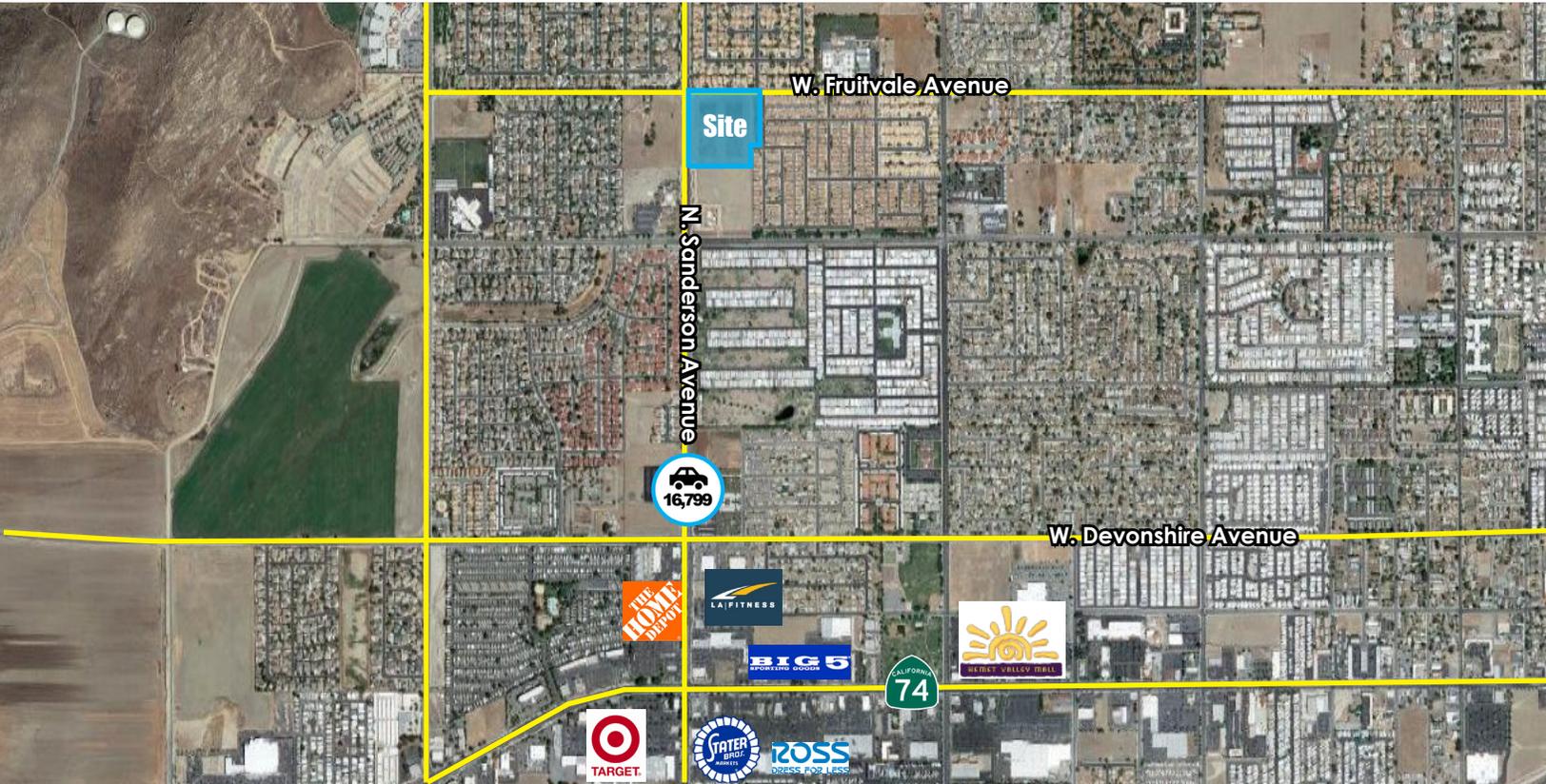


AVAILABLE FOR LEASE

9.15 AC - W. FRUITVALE AVENUE @ N. SANDERSON AVENUE
HEMET, CA 92545



PROPERTY FEATURES

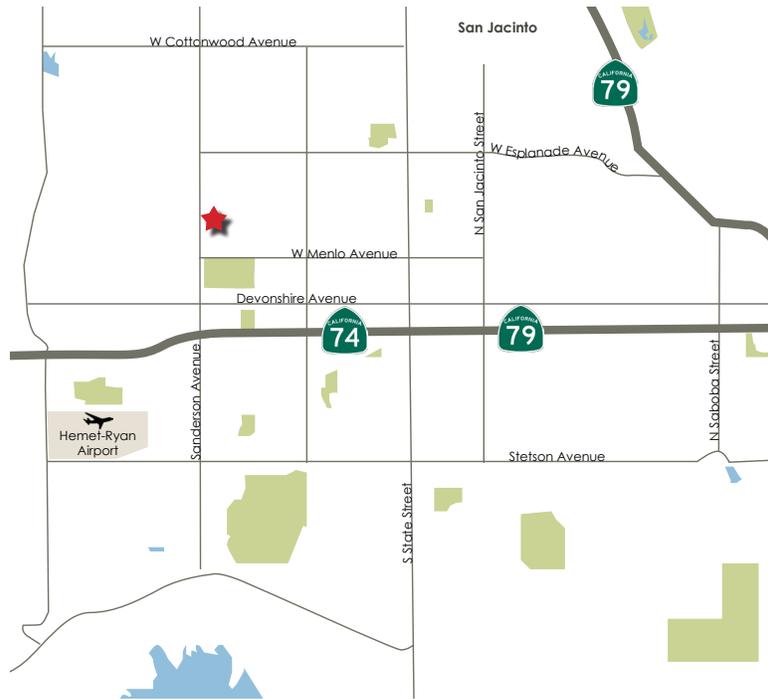
- Great Location
- Strong Traffic Counts
- Major Thoroughfare
- Residential Growth
- Quality Development

3 MILE RADIUS DEMOS

POPULATION	AVERAGE HH INCOME	DAYTIME DEMOGRAPHICS
13,222	\$53,133	14,319

TRAFFIC COUNTS

16,799 CPD N. SANDERSON AVENUE



Ron Graves

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Gary Washburn

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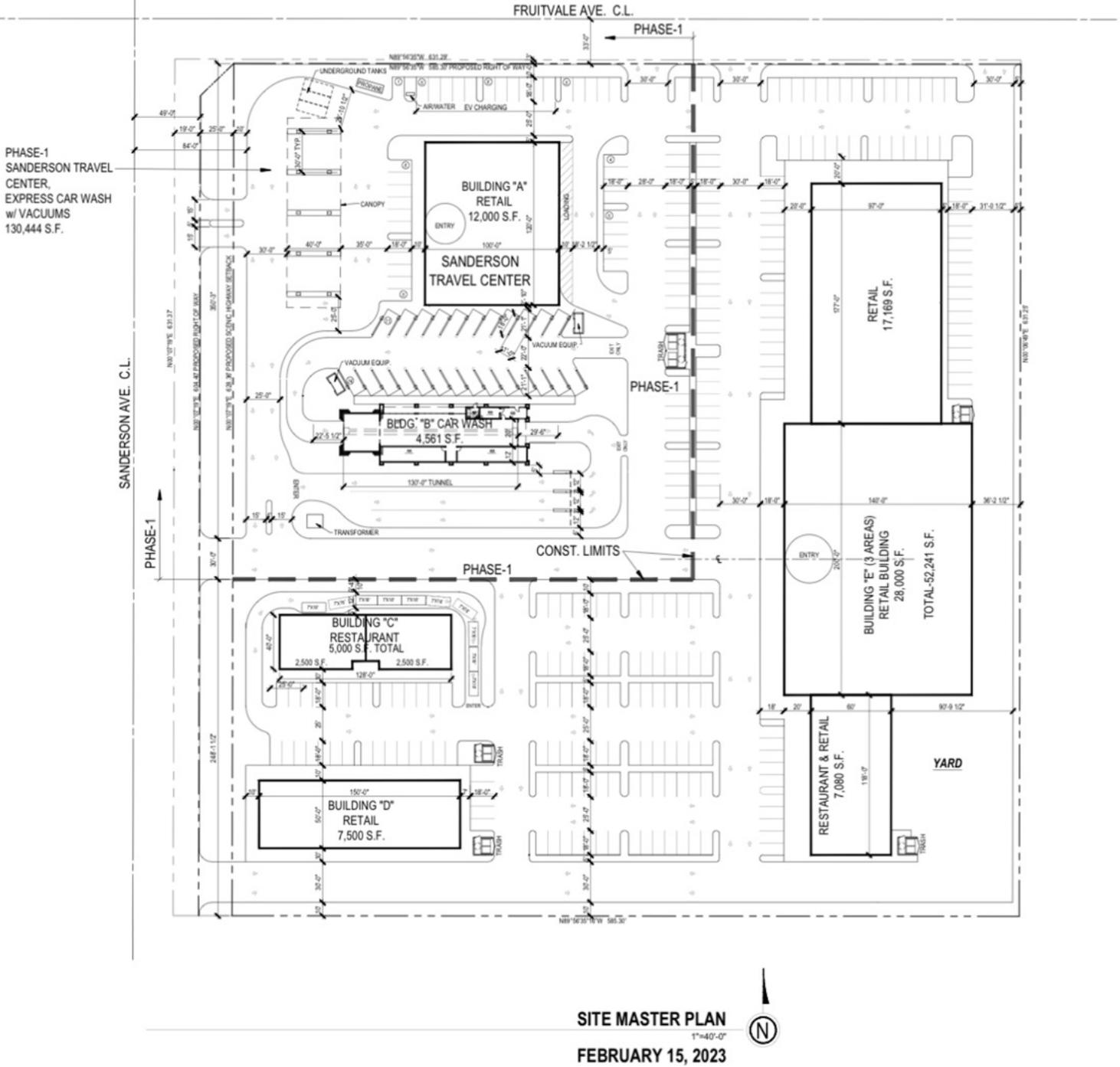
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CONCEPTUAL SITE PLAN



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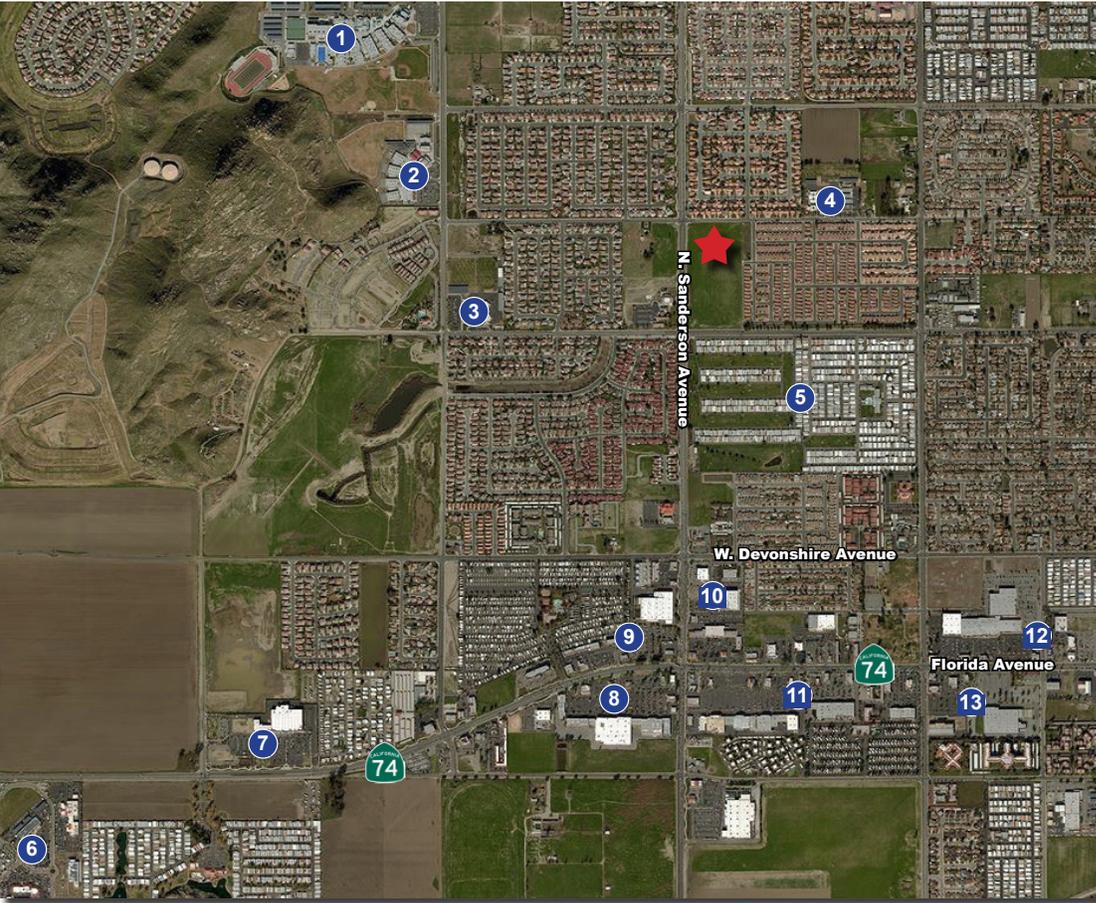
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PUBLIC WORKS

- 1 Tahquitz High School
- 2 Rancho Viejo Middle School
- 3 Cawston Elementary School
- 4 Fruitvale Elementary School
- 5 Colonial Golf Country Club
- 6 Gosch Auto Group



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