

FOR LEASE

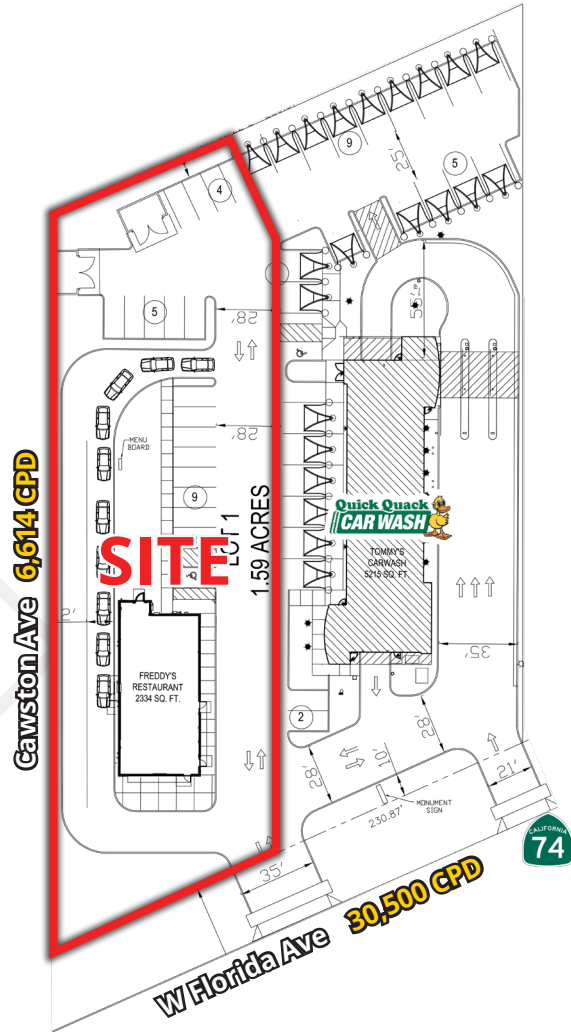
New Development | Retail Pad Available

NEQ Florida Ave & Cawston Ave | Hemet, CA



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DESCRIPTION

- Proposed 2,335 SF Drive Thru Available for Ground Lease or Build to suit
- Rare Fully Entitled Drive Thru Opportunity on Highway 74
- Great Street Visibility with Multiple Access Points
- Along Florida Ave/Highway 74
- Ideal for Quick Service Restaurants

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2025 Est Population	8,426	86,884	167,317
2030 Projected Population	8,504	88,601	170,968
2025 Average HH Income	\$76,867	\$81,752	\$85,150
2025 Daytime Population	9,958	79,466	147,016

TRAFFIC COUNTS

Florida Ave	30,500 CPD
Cawston Ave	6,614 CPD

Year: 2024 | Source: Esri

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Brokers

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Warren Rd

Cawston Ave

N Sanderson Ave

Kirby St

N Lyon Ave

W Florida Ave

