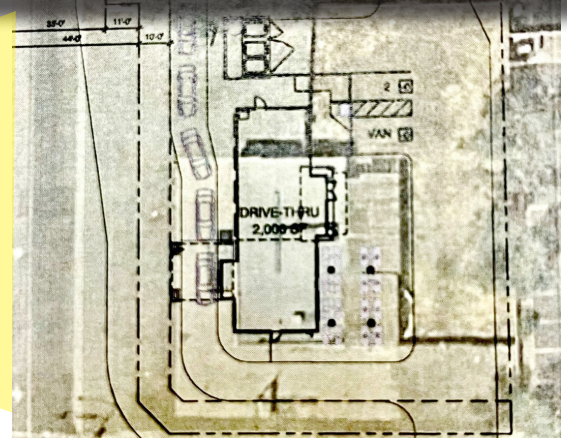


FOR SALE

.77 ACRE PARCEL (VACANT)
NEC FLORIDA AVE. & STANFORD ST.
HEMET, CA

EXCELLENT DEVELOPMENT OPPORTUNITY



Conceptual Possible Drive-Thru.
 Buyer to Verify with City and Potential Design Requirements

FEATURES:

- Approximately .77 Acre Total (2 Parcels)
- Signalized Intersection
- Located on Busy Intersection Florida Avenue & Stanford Street
- Nearby Neighbors: Starbucks, Stater Bros., Del Taco, ExxonMobil, 7-11, PNC Bank
- APN's 438-091-028, 029
- Zoning for 438-091-028 is C-2 (General Commercial) City of Hemet* (Buyer to Verify)
- Zoning for 438-091-029 is R-1-7.2* (Buyer to Verify) *Requires GPA + Zone Change (Owner will cooperate)

ASKING PRICE:
\$1,175,000



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population:	12,985	98,867	166,082
Daytime Population:	6,143	50,563	89,423
Avg. Household Income:	\$92,430	\$79,837	\$78,636

Source: Regis

TRAFFIC COUNTS

25,115 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
 hrge@rosenthalexcell.com

For More Information Contact:

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

DRE #01138381

FOR SALE

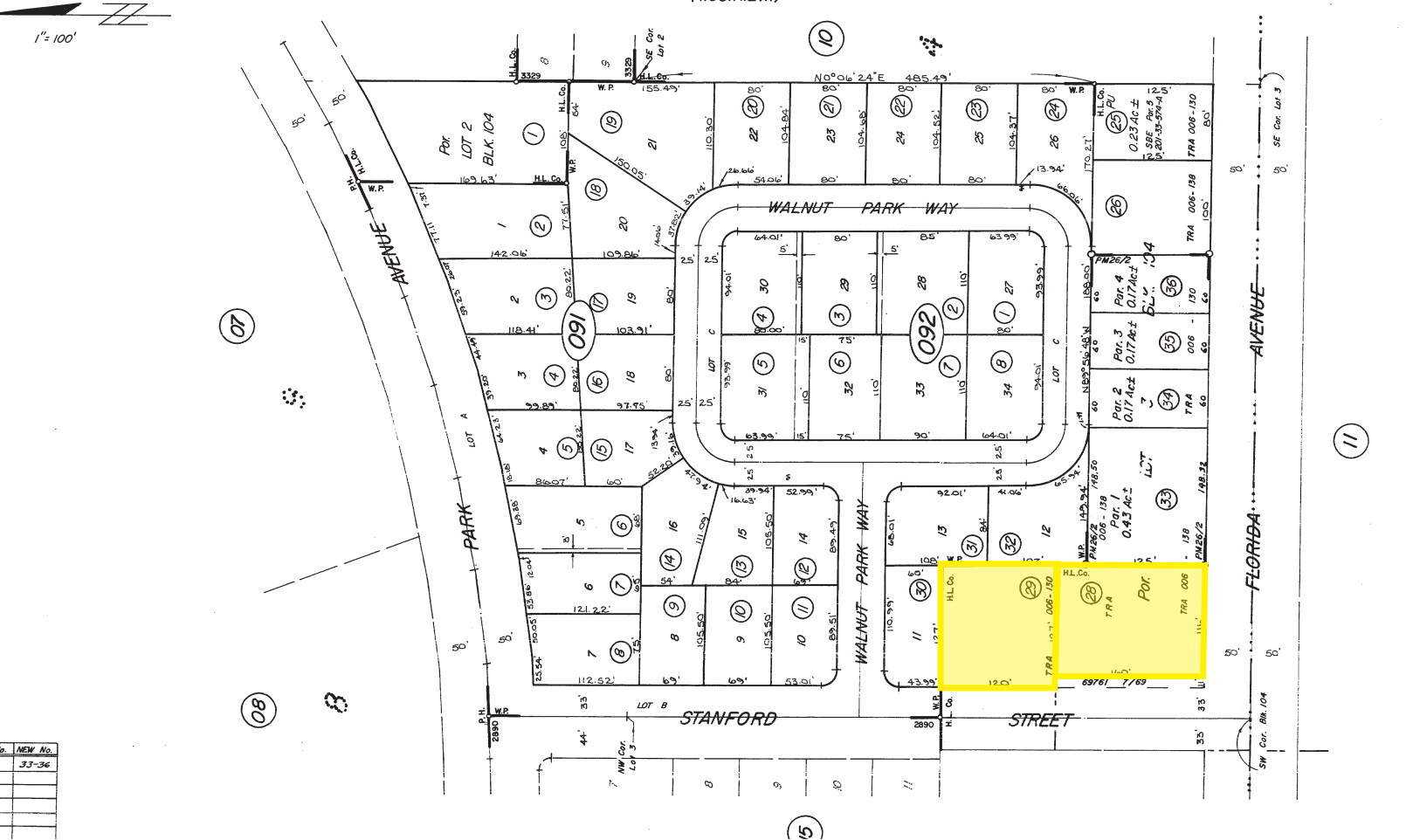
.77 ACRE PARCEL (VACANT) NEC FLORIDA AVE. & STANFORD ST. HEMET, CA

13-21-1
138-09

TRA. 006-130
006-138

POR. Ro. SAN JACINTO VIEJO
(T.5S.R.2W.)

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



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