

# FOR SALE 9.15 AC

9.15 AC - NEC N. SANDERSON AVE AND W. FRUITVALE AVE  
HEMET, CA 92545

BRING ALL OFFERS



## PROPERTY FEATURES

- Sales Price: \$4,900,000
- More flexible with shorter escrow
- APN: 444-100-008
- Great Location
- Major Thoroughfare
- Residential Growth
- Zoning - C-1 - NC (Neighborhood Commercial)
- Permitted Uses' - Mixed Use of Residential & Office, Commercial uses on a Single Parcel: Showrooms, Day Care, Motels, Furniture stores, Re-Sale stores, Retail stores and Offices

## 3 MILE RADIUS DEMOS

14,121	\$84,029	13,761
POPULATION	AVERAGE	DAYTIME
	HH INCOME	DEMOGRAPHICS



## TRAFFIC COUNTS

18,858 CPD N. SANDERSON AVENUE

**Ron Graves**  
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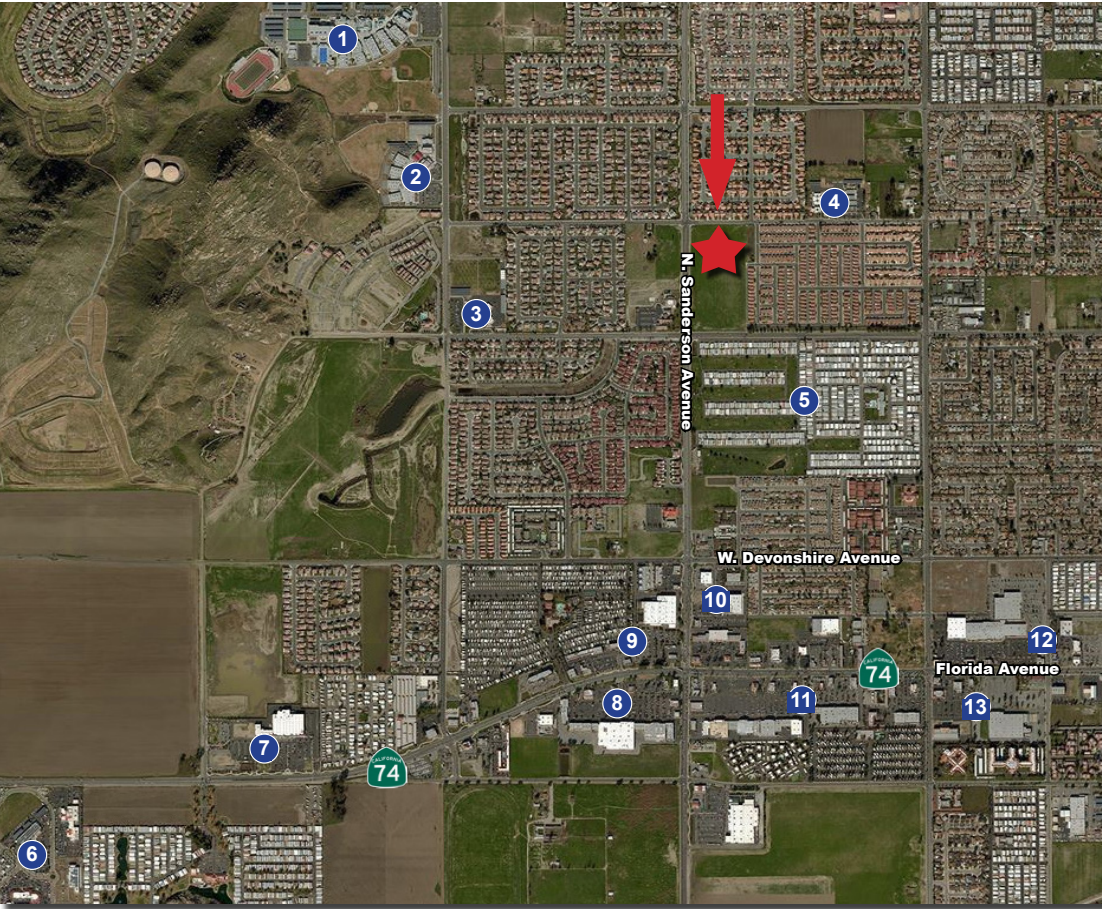


**COLDWELL BANKER**  
**COMMERCIAL**  
SC

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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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