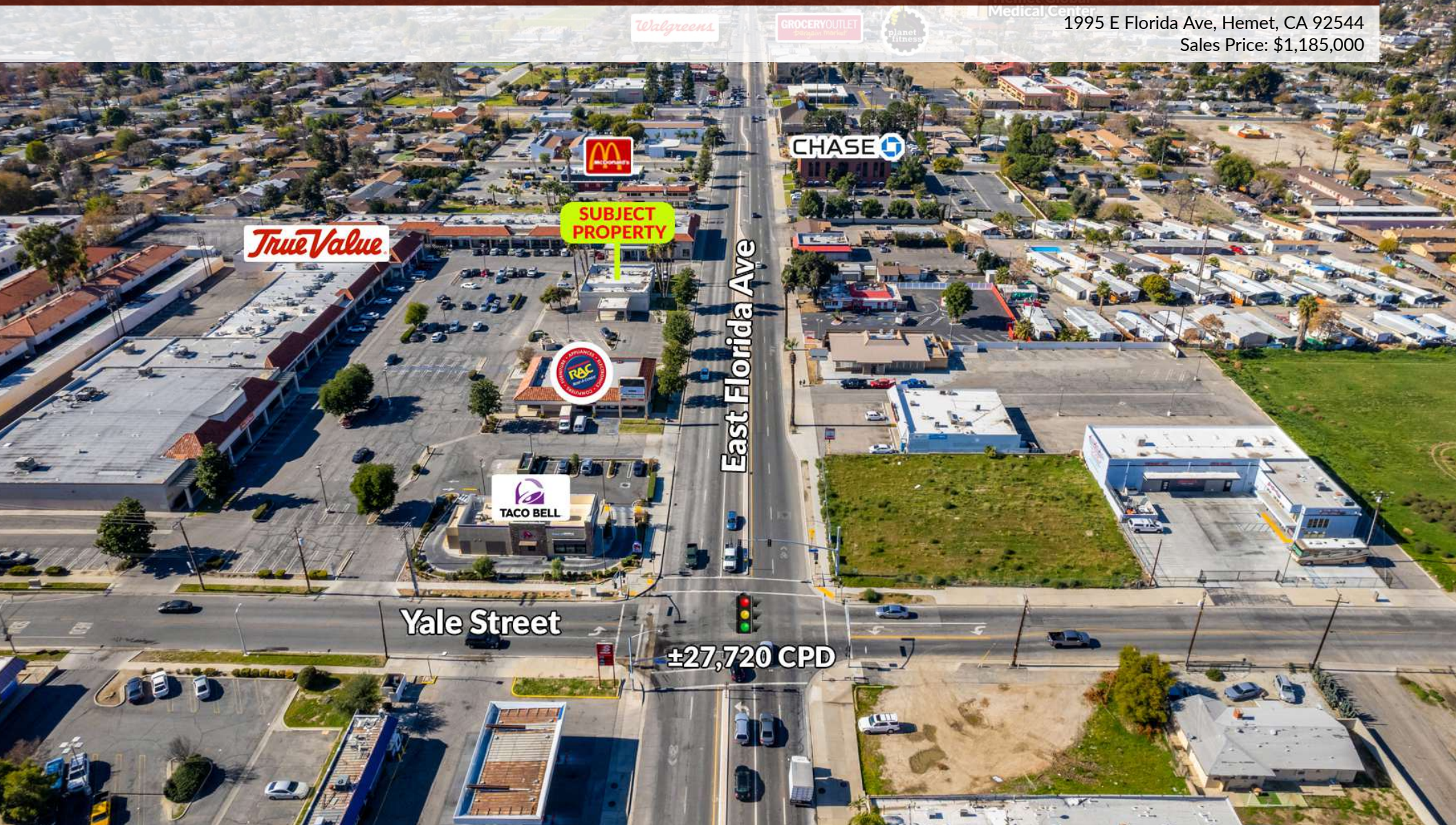


# ±3,775 SF FREE-STANDING BUILDING FOR SALE OR LEASE

1995 E Florida Ave, Hemet, CA 92544

Sales Price: \$1,185,000



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**PROGRESSIVE**  
REAL ESTATE PARTNERS

## Presented By



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## Confidentiality & Disclaimer

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

# INVESTMENT SUMMARY

## FOR SALE

Sale Price:	\$1,185,000
Building Size:	±3,775
Down Payment (as low as 10%):	\$139,000

## SELLER FINANCING AVAILABLE

Terms	Details
Loan Type:	Interest-Only
Interest Rate:	6.00%
Term:	5 Years
Loan-to-Value:	70%

*Available for qualified buyers. Terms subject to seller approval*



# PROPERTY OVERVIEW



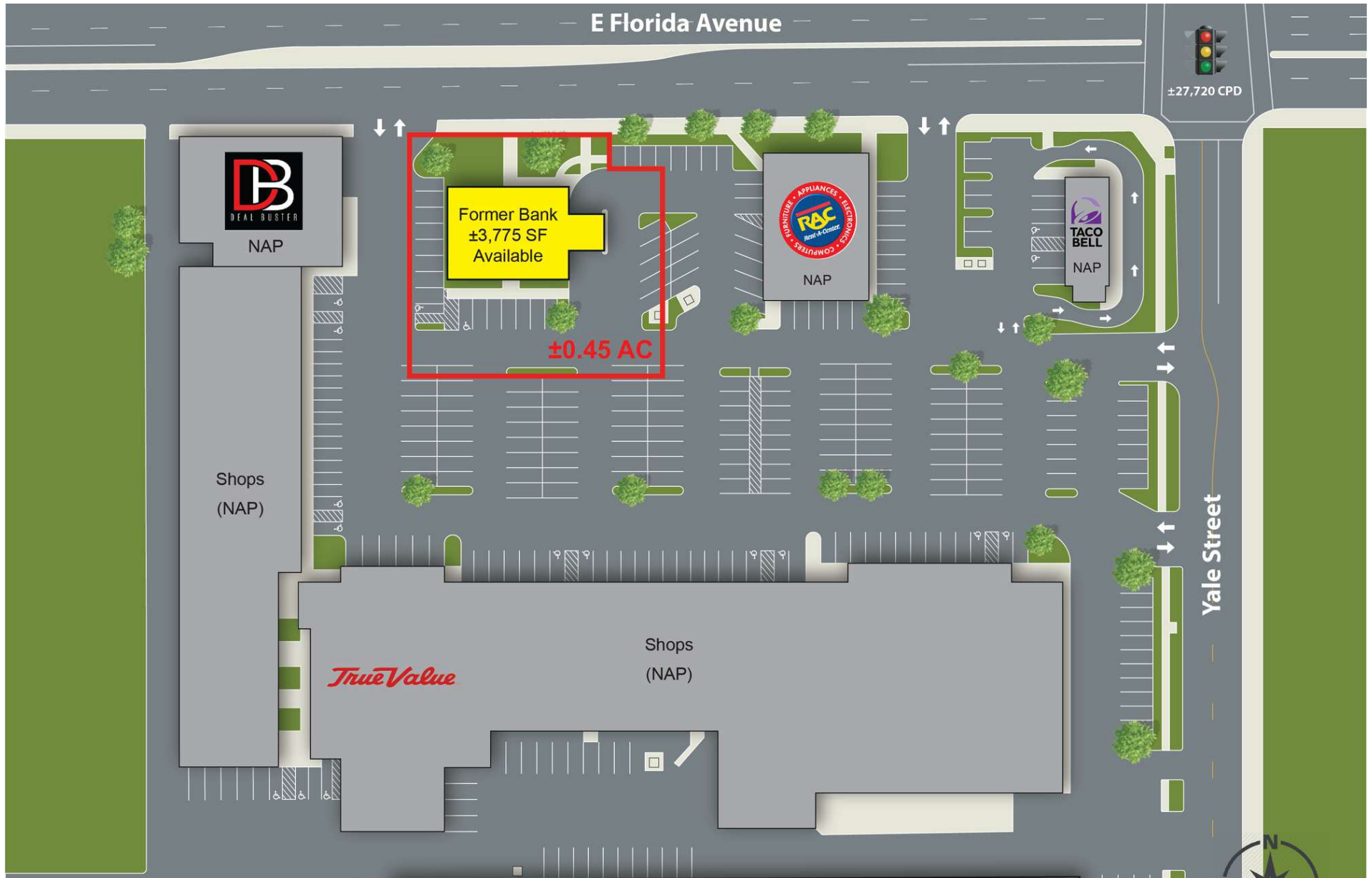
## FREESTANDING BUILDING ON A SIGNALIZED INTERSECTION

- Opportunity to either buy or lease the existing former bank or ground lease the parcel and replace the existing building.
- Located on the SWC of E. Florida Ave and Yale Street with visibility to  $\pm 27,720$  / CPD
- Within a 3-mile radius, demographics show a daytime population of 20,006 and an overall population of 114,754 with an average household income in excess of \$79,576.
- Surrounding national tenant mix includes Walmart Neighborhood Market, Stater Bros, Harbor Freight, Grocery Outlet, Planet Fitness, Starbucks, True Value, Taco Bell, Rent-A-Center and more

## OPPORTUNITY TO OWN RATHER THAN LEASE

- Purchase financing is available to owner-users through the Small Business Administration. Down payments are as little as 10%.
- As an owner, one can benefit from the potential appreciation of the asset.
- After removing principal paydown and accounting for only the interest portion of the monthly loan payment, the cost to occupy (and own) this building can be - far less than the cost of leasing.
- SBA financing allows for buyers to lease up to 49% of their building, creating the opportunity to further reduce occupancy costs.

# SITE PLAN



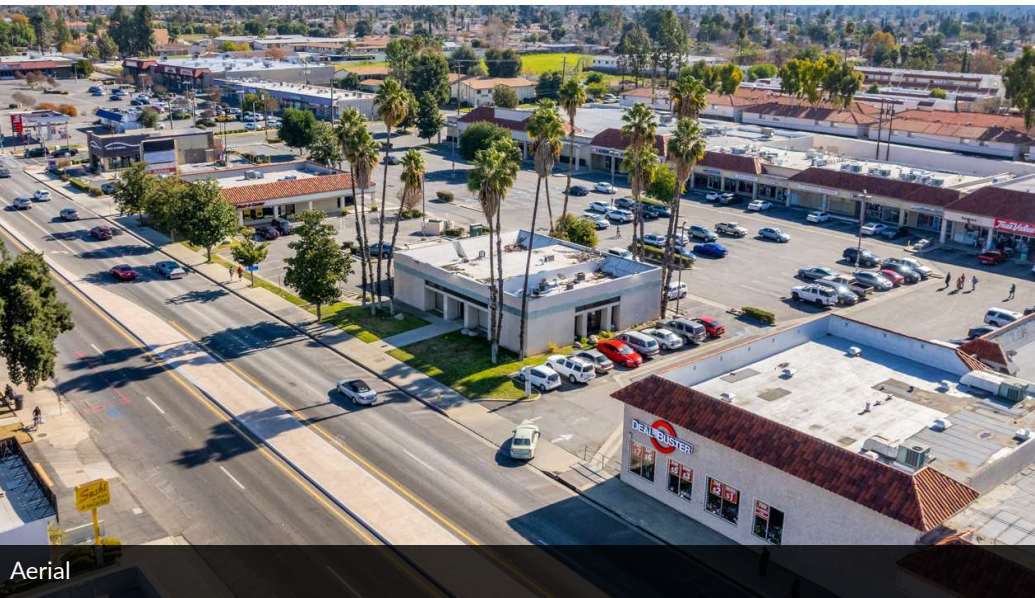
# ADDITIONAL PHOTOS



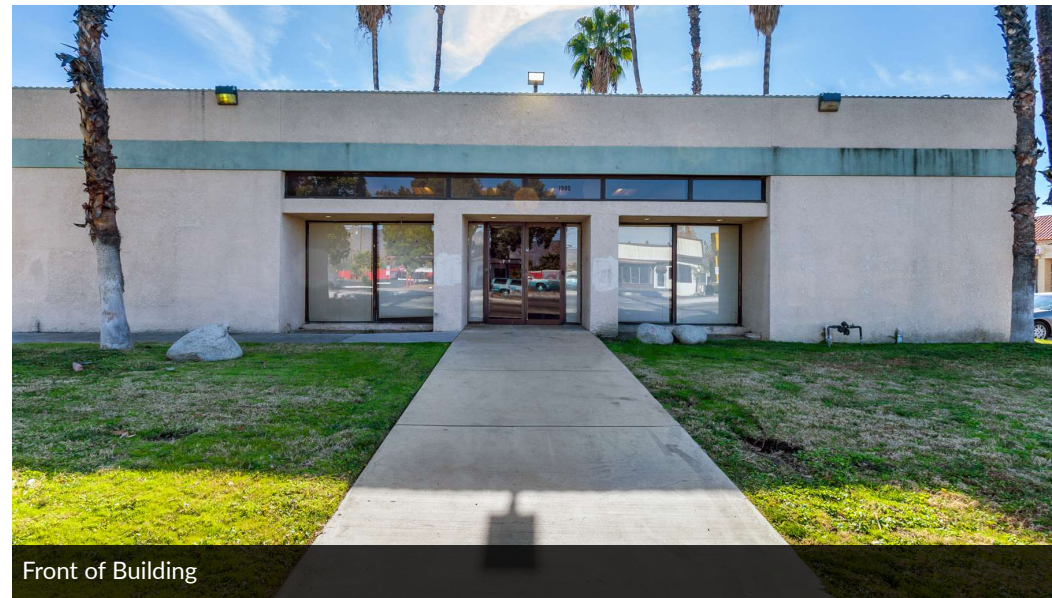
Co-Tenants: True Value & Shops



Co-Tenant: Taco Bell



Aerial

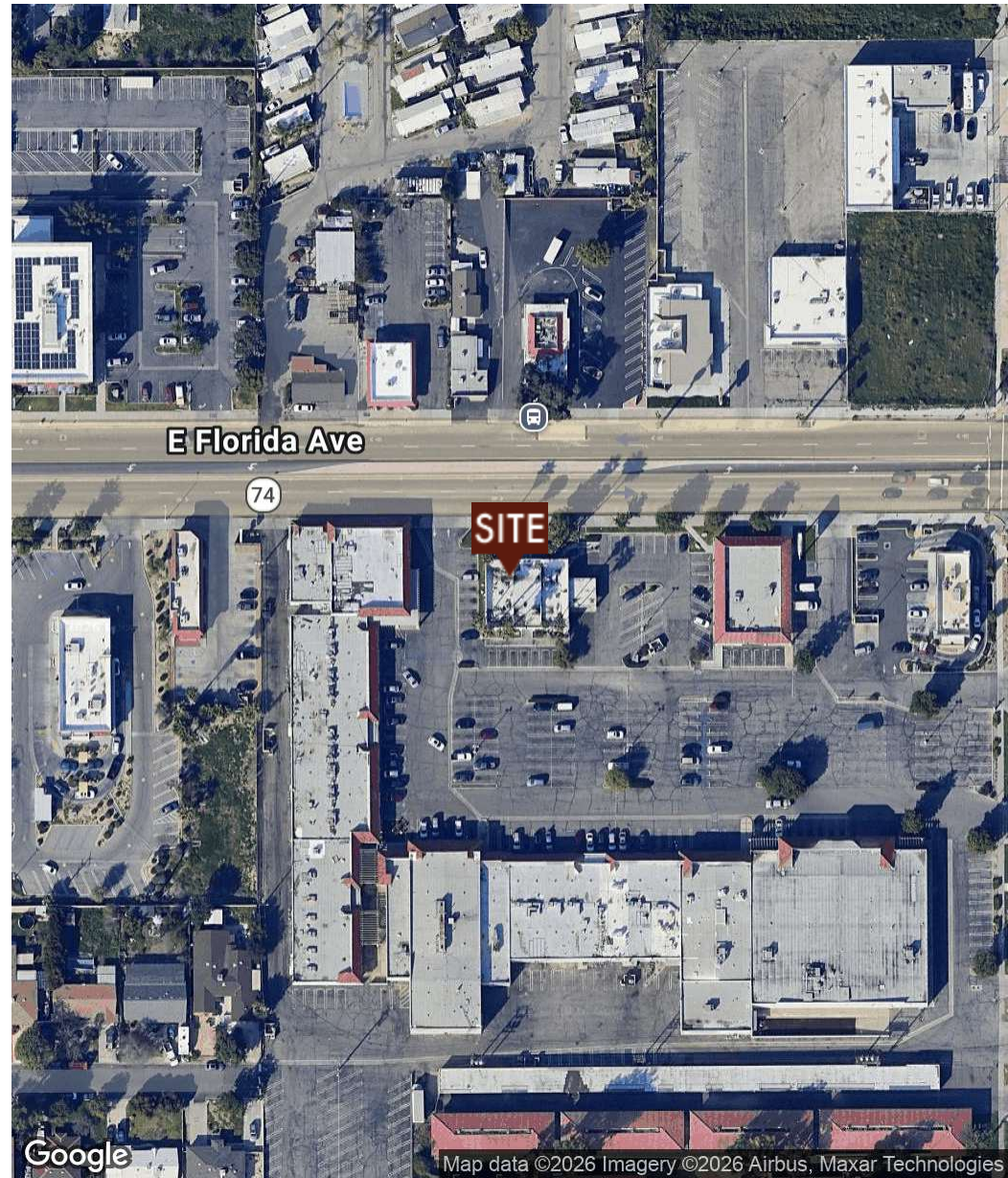
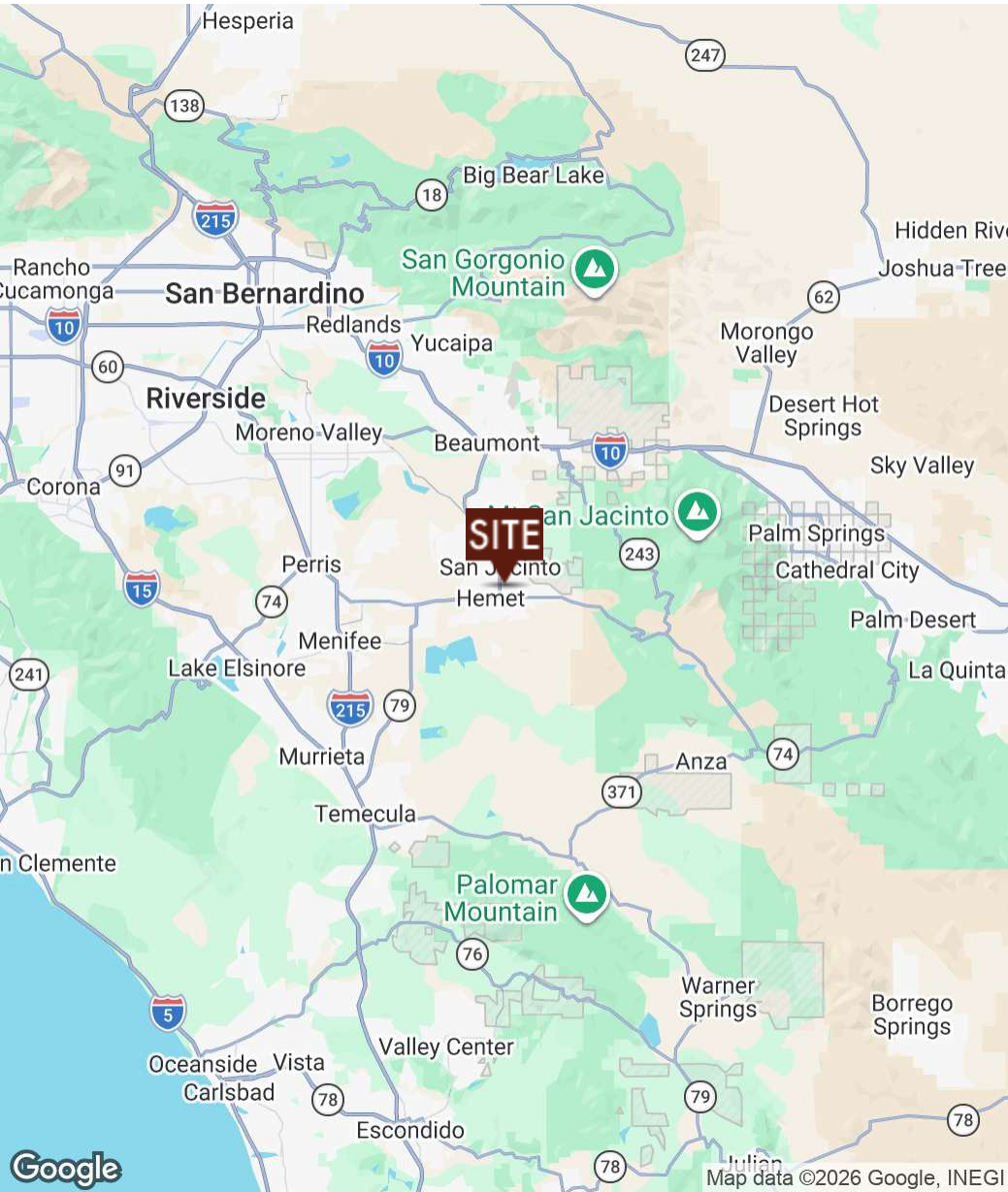


Front of Building

# RETAILER MAP



# LOCATION MAPS



# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>POPULATION</b>			
2025 Total Population	18,883	114,754	178,489
2025 Median Age	32.1	36.7	36.9
2025 Total Households	5,698	39,004	58,993
2025 Average Household Size	3.2	2.9	3.0
<b>INCOME</b>			
2025 Average Household Income	\$73,703	\$79,576	\$86,457
2025 Median Household Income	\$65,262	\$66,668	\$71,532
2025 Per Capita Income	\$22,452	\$27,188	\$28,704
<b>BUSINESS SUMMARY</b>			
2025 Total Businesses	570	2,524	3,502
2025 Total Employees	3,409	20,006	28,854