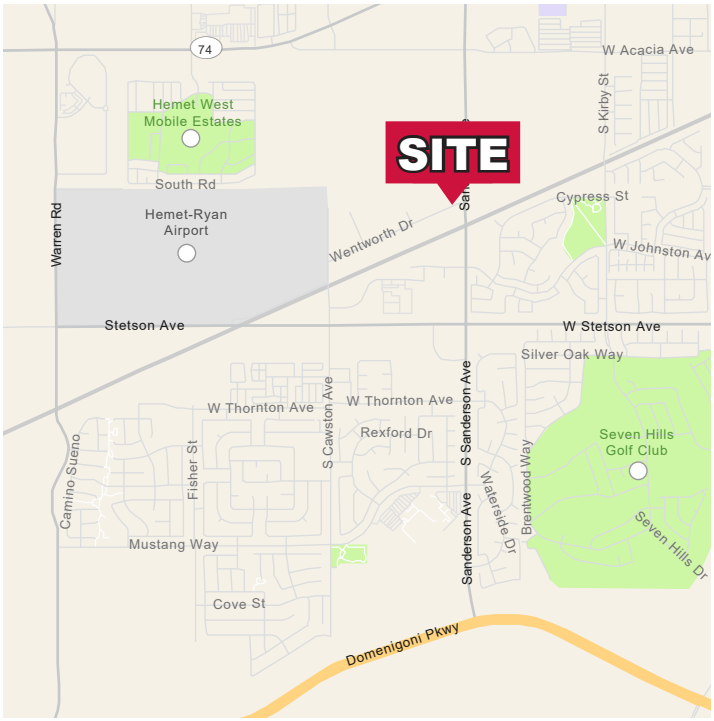
FOR LEASE

WENTWORTH PLAZA RETAIL CENTER

707-749 S. SANDERSON AVENUE & 3352-3400 WENTWORTH DRIVE ▪ HEMET, CA

CENTER HIGHLIGHTS:

- Various Size Suites Available starting at 973 SF
- Great Tenant Mix Parking: ±180 Spaces
- Signalized Corner
- Outstanding Visibility in West Hemet
- Available for Immediate Occupancy
- **Join Nearby Tenants:** Target, Wal-Mart, Hemet Ryan Airport, Lowe's, Walgreens, Hibbett Sports, Home Depot, Vons, many others



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population:	12,097	82,552	159,719
Daytime Population:	10,450	50,364	87,020
Avg. Household Income:	$78,044	$80,288	$86,509

Source: Regis

Rosenthal & Excell
Commercial Real Estate Services, Inc.
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For More Information Contact:

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DRE #01138381

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WENTWORTH PLAZA
707-749 South Sanderson Avenue and
3352-3400 Wentworth Drive
Hemet, California

BUILDING A - SOUTH SANDERSON AVENUE

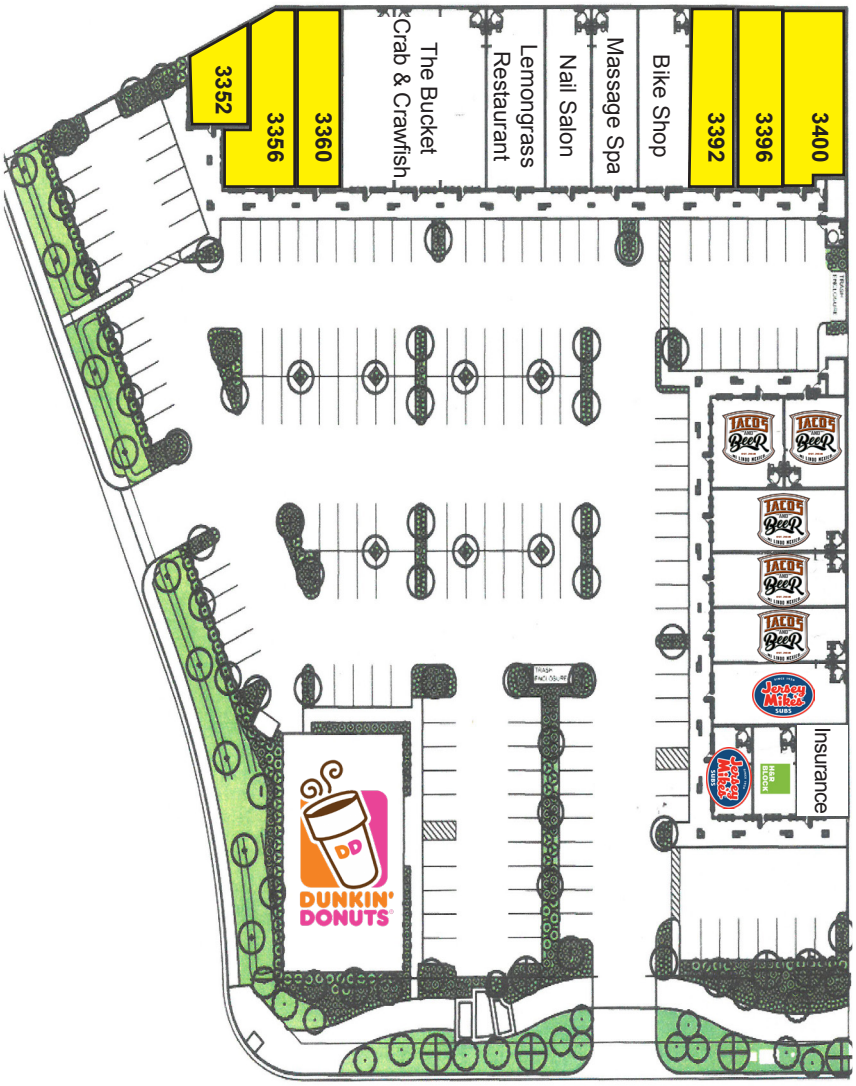
Tenant/Status	Suite No.	Address	Sq.Ft.	Monthly Rent/sf	Monthly Rent*
Jersey Mike's Subs	101-A & 104-A	715 & 719	2222		
H&R Block	102-A	711	735		
Insurance	103-A	707	849		
Tacos & Beer	105-A	723	1355		
Tacos & Beer	106-A	727	1355		
Tacos & Beer	107-A	731	1548		
Tacos & Beer	108-A	735	1225		
Tacos & Beer	109-A	739	1032		

BUILDING B - WENTWORTH DRIVE

Tenant/Status	Suite No.	Address	Sq.Ft.	Monthly Rent/sf	Monthly Rent*
AVAILABLE	**101-B**	**3352**	**973**	**$2.25**	**$2,189.25**
AVAILABLE	**102-B**	**3356**	**1807**	**$2.25**	**$4,065.75**
AVAILABLE	**103-B**	**3360**	**1525**	**$2.25**	**$3,431.25**
Coming Soon! The Bucket Crab & Crawfish	104-B	3364	1733		
	105-B	3368	1525		
	106-B	3372	1525		
Lemongrass Restaurant	107-B	3376	1941		
Nail Salon	108-B	3380	1525		
Massage Spa	109-B	3384	1525		
Bike Shop	110-B	3388	1733		
AVAILABLE	**111-B**	**3392**	**1525**	**$1.25**	**$1,906.25**
AVAILABLE	**112-B**	**3396**	**1525**	**$1.25**	**$1,906.25**
AVAILABLE	**113-B**	**3400**	**2005**	**$1.25**	**$2,506.25**

BUILDING C - 749 SOUTH SANDERSON AVENUE
DUNKIN DONUTS NOW OPEN!

**Common Area Maintenance expense additional - estimated @ $0.70 per square foot.*



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