

FOR SALE

±1.04 ACRES - COMMERCIAL LAND

4099 W. FLORIDA AVENUE HEMET, CA 92545



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

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FEATURES:

- Approximately 1.04 Acres
- Strong Signalized Intersection
- Located on the SWC of Busy West Florida Avenue & Cawston Avenue
- Fronts Florida Avenue, Cawston Avenue, Acacia Avenue
- Join Nearby Neighbors: Home Depot, Target, Stater Bros., Tractor Supply, Many Fast Food Users, and Others.
- APN: 448-250-029
- Zoning: C-2, City of Hemet (Buyer to Verify)

PRICE:
\$1,500,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population:	6,908	82,237	159,499
Daytime Population:	6,823	51,604	86,678
Avg. Household Income:	\$91,152	\$89,615	\$93,736

Source: Regis

TRAFFIC COUNTS

25,584 CPD

W. Florida Ave.
Source: Regis

12,625 CPD

W. Acacia Ave/
Cawston Ave.



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