

# 1340 W. Florida Avenue

HEMET, CA 92543



## Property Highlights

- Freestanding commercial building
- ±1,233 SF
- Asking \$1.85 SF + NNN ( estimated at \$0.46 sq ft)
- Prime frontage along Florida Avenue/State Route 74
- Excellent street visibility with approximately 31,000 vehicles per day
- Prominent pylon signage
- Currently built out for professional office or retail use
- Convenient on-site parking
- Private, secured rear yard
- Easy access to Downtown Hemet and surrounding residential neighborhoods
- Ideal opportunity for an retail business, or professional office

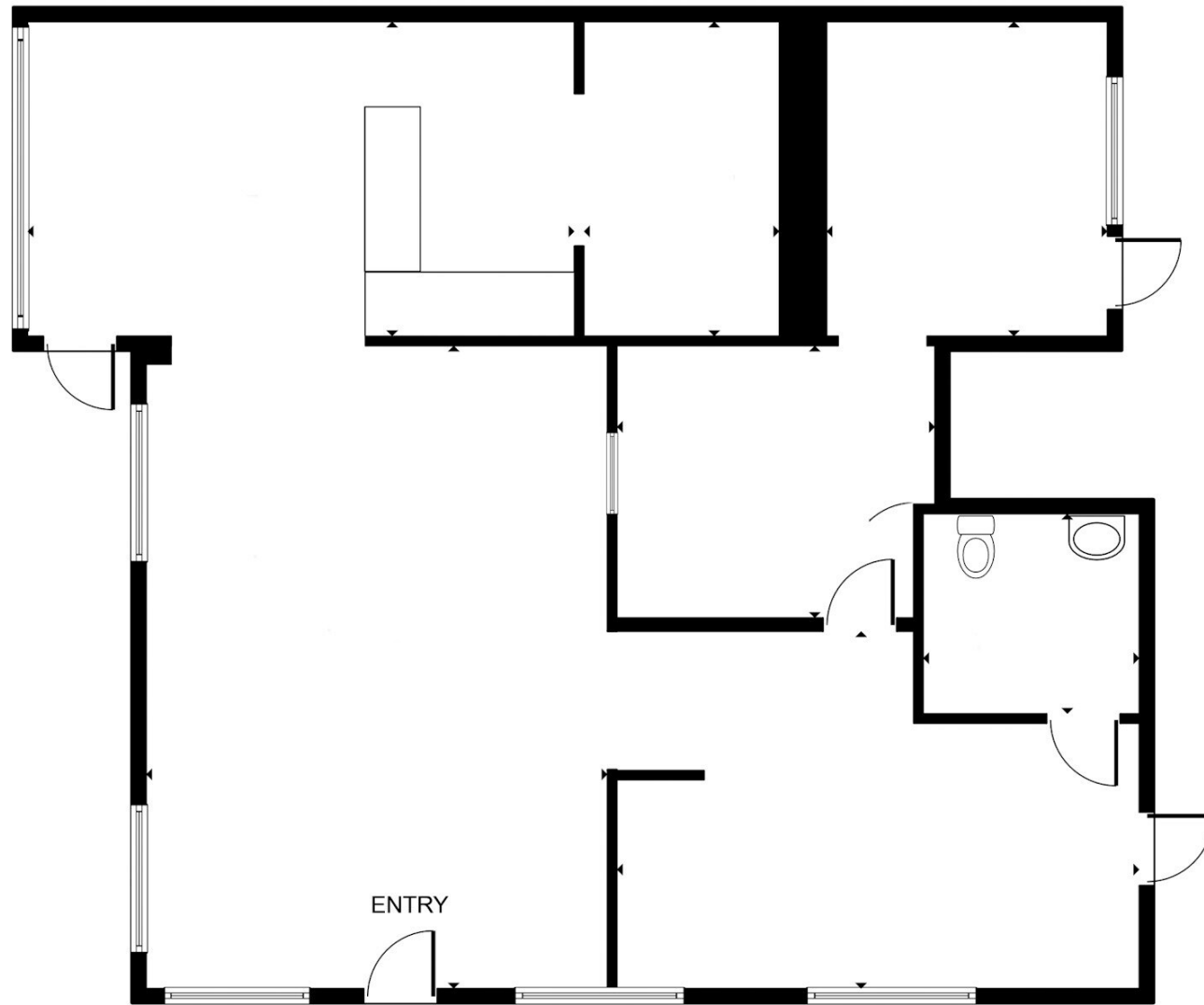
### FOR MORE INFORMATION, CONTACT:

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CalDRE License # 02212071



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## Floor Plan



# 1340 W. Florida Avenue

## Interior Photos



# 1340 W. Florida Avenue



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## Hemet, Ca

The city of Hemet is located in Riverside County's San Jacinto Valley, about 45 miles west of Palm Springs. Situated at the junction of California State Highways 74 and 79, Hemet is easily accessible to Interstates I-10 and I-215. Nearby communities include San Jacinto (to the north), Winchester (to the west), and Mountain Center (to the east).

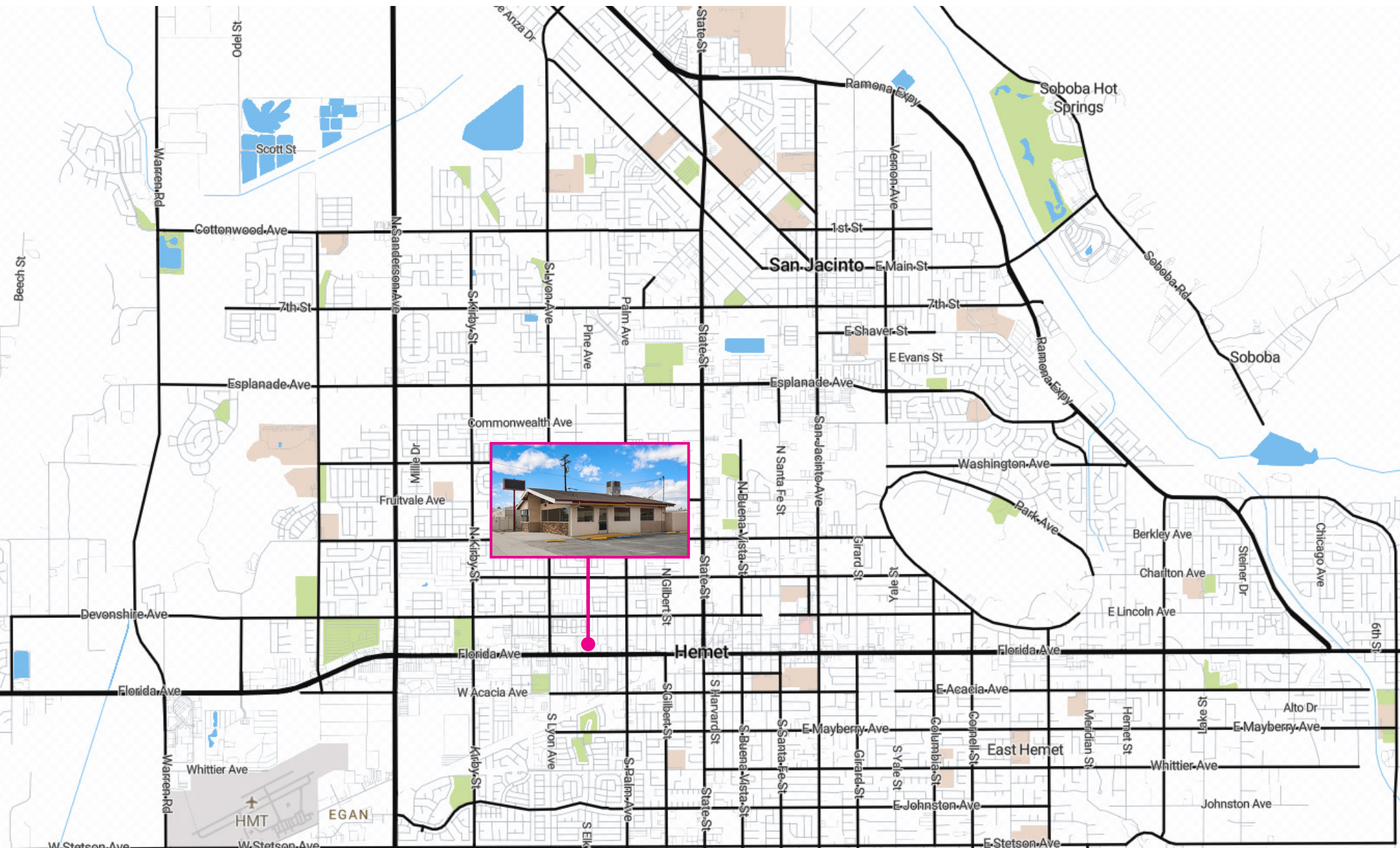
Founded in 1887 on land first inhabited by members of the Cahuilla Indian tribe, Hemet was incorporated in January 1910. At that time, the city's population was under 1,000 but growth ensued as Hemet evolved into a prime trading center for the valley's agricultural produce. The city's character underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Hemet today retains its status as a retirement community, but is also becoming home to a growing number of younger working-class families owing to its rural character and proximity to major employment centers such as Corona, Riverside and San Bernardino.

## Demographics

|                              |          |
|------------------------------|----------|
| Current Population           | 92,912   |
| Current Number of Households | 32,102   |
| Median Household Income      | \$75,959 |

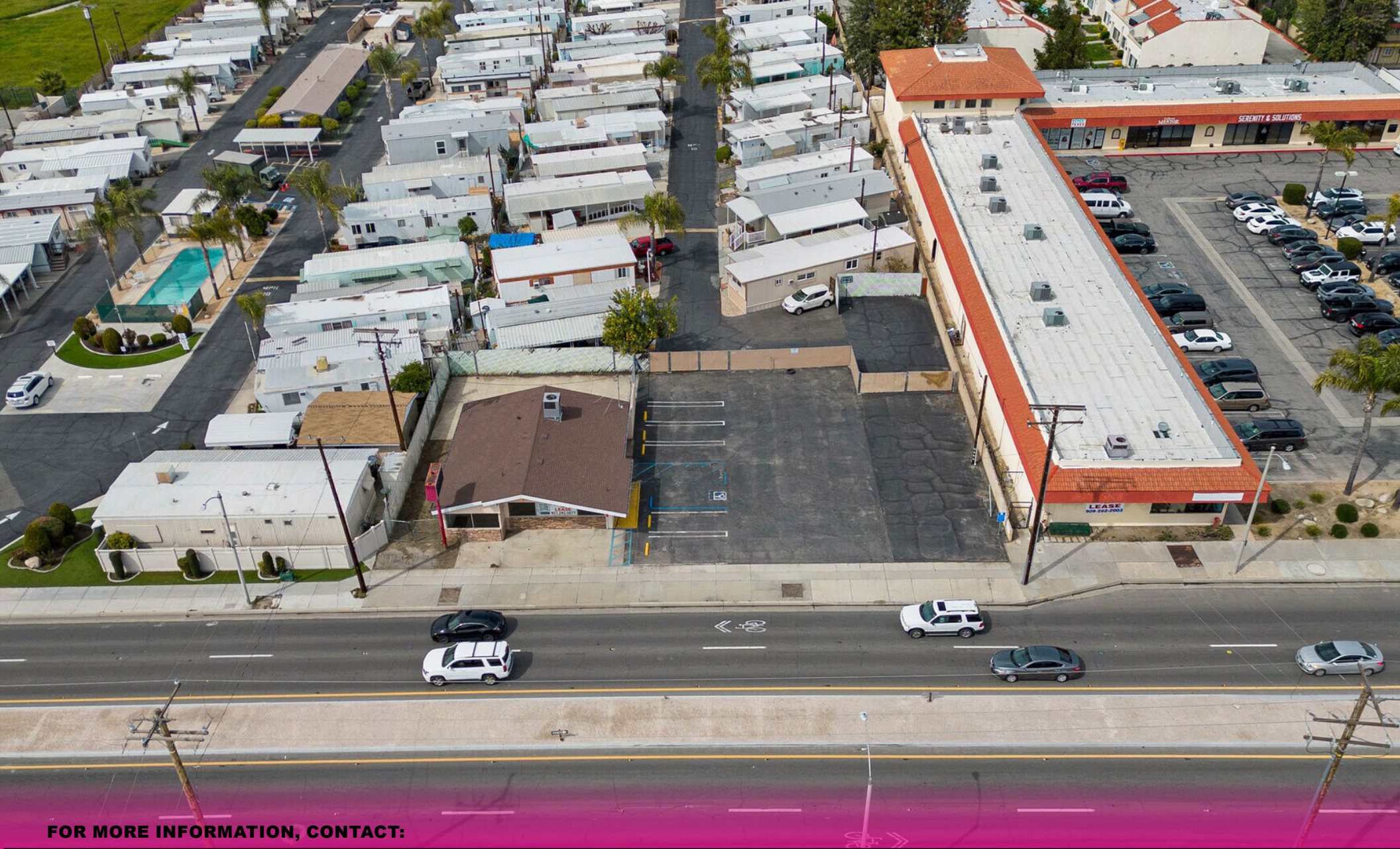


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