

2.48 ACRES IN GROCERY ANCHORED POWER CENTER

2361 W. Florida Ave., Hemet, CA 92545

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KPC HEMET TOWNE CENTER
HEMET, CA



EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

2361 W. Florida Ave., Hemet, CA 92545

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APPROX. 2.48 AC OF LAND

GROUND LEASE OR BUILD TO SUIT

- ✓ Build to suit with a buildable area of approximately ±28,000 SF in a single story building or three separate buildings
- ✓ Excellent visibility and accessibility along Florida Ave. and Kirby St.
- ✓ Available for sale

AREA AMENITIES

- ✓ Phenomenal exposure with over 58,000 cars per day
- ✓ Perfect location within a regional power center for restaurant, drug store, and service retail
- ✓ Strategically positioned in the Bullseye of W. Hemet dominated retail area
- ✓ Adjacent to the Hemet Valley Regional Mall

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	20,977	109,137	174,291
Avg. HH Income	$51,283	$63,721	$68,968
Daytime Pop	12,749	73,153	122,290
Traffic Count	±48,423 CPD ON KIRBY ST & W FLORIDA AVE		

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SITE PLAN

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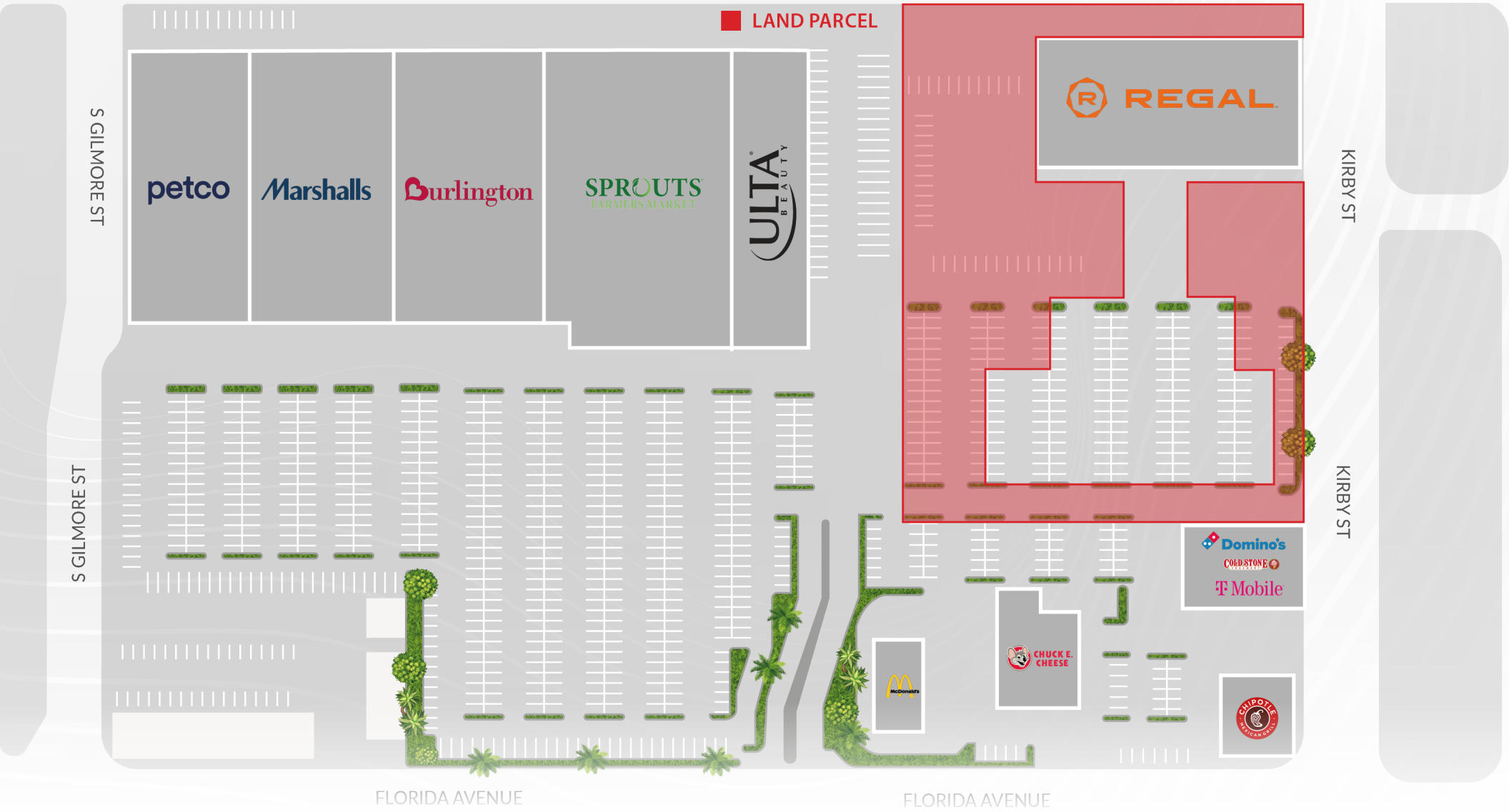

Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Sleep · CHIPOTLE MEXICAN GRILL · THE HOME DEPOT · SUBWAY · Staples · HOBBY LOBBY · IN-N-OUT BURGER · citi · petco · O'Reilly · Red Robin GOURMET BURGERS AND BREWS · Smart & Final · LA FITNESS · JCPenney · CVS pharmacy · target · 99¢ only STORES · ups · chili's · SPROUTS FARMERS MARKET · McDonald's · Walgreens · Walmart

AERIAL MAP



COMMERCIAL
REAL ESTATE

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