

# SW CORNER SOBOBA STREET & FLORIDA AVENUE

HEMET, CA



**SITE**

Hwy 74/Florida Avenue

Soboba Street

**ROBERT MENDIETA**  
951.977.3251  
[robertm@cbcsocalgroup.com](mailto:robertm@cbcsocalgroup.com)  
CalBRE # 01422904

**BRANDON SUDWEEKS**  
951.442.3763  
[brandons@cbcsocalgroup.com](mailto:brandons@cbcsocalgroup.com)  
CalBRE # 01435174

27720 Jefferson Avenue, Suite 100-B | Temecula, CA 92590  
P: 951.200.7683 | F: 951-239-3147  
CalBRE: 01998652 | [www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)



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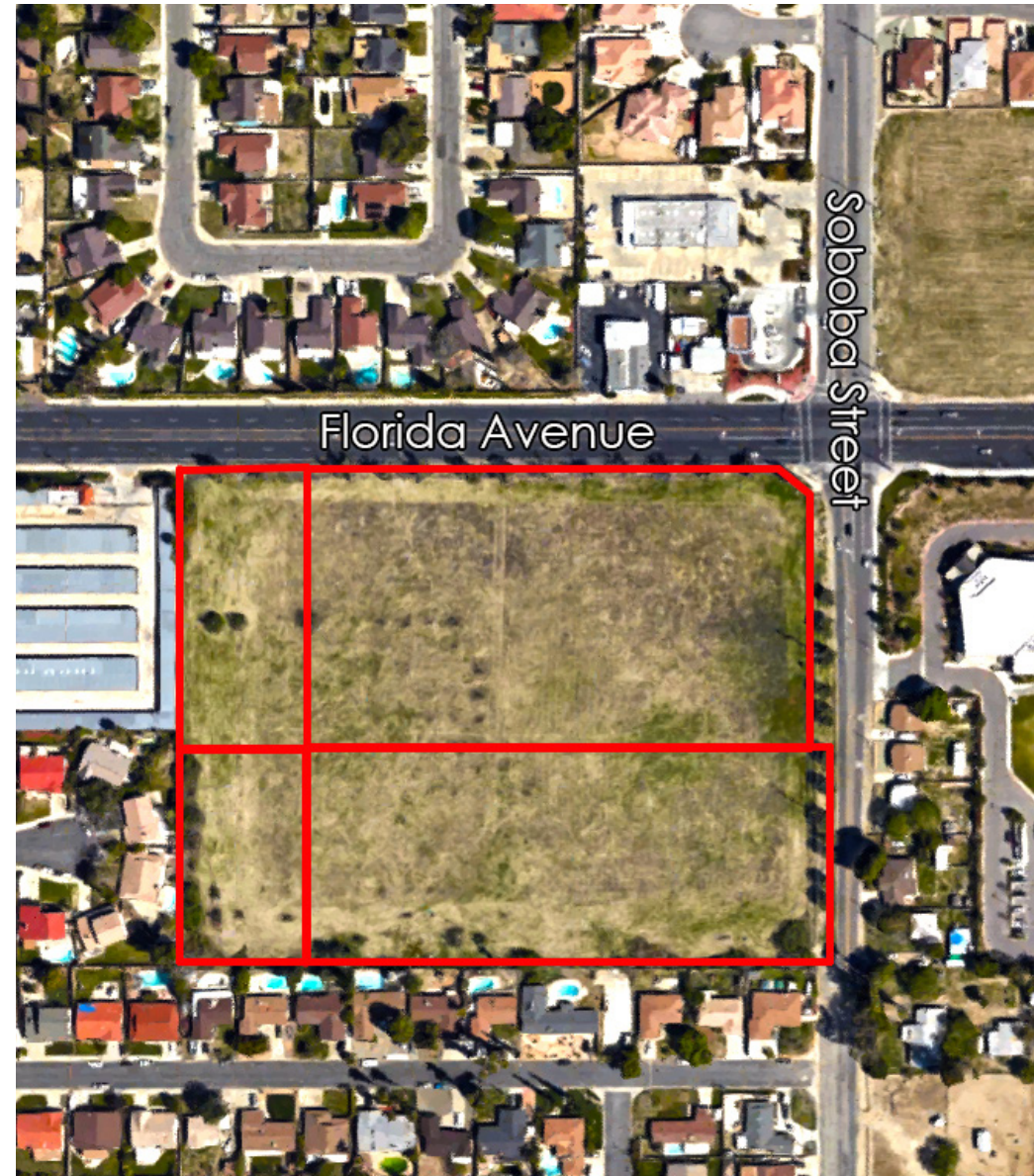


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HEMET, CALIFORNIA

## Property Highlights

- Four APN's:
    - 551-350-019 / ±1.35 acre
    - 551-350-020 / ±0.95 acre
    - 551-350-022 / ±3.60 acre
    - 551-350-023 / ±5.16 acre
  - Total of ±11.06 acres
  - Signalized corner
  - Zoned CP (Scenic Highway Commercial)
  - All utilities at the street
  - Traffic Counts:
    - Florida Ave @ Soboba St = 19,606 ADT
    - Florida Ave @ Hemet St = 18,346 ADT
- Source: ESRI September 2016
- **Price Reduced: \$1,195,000**



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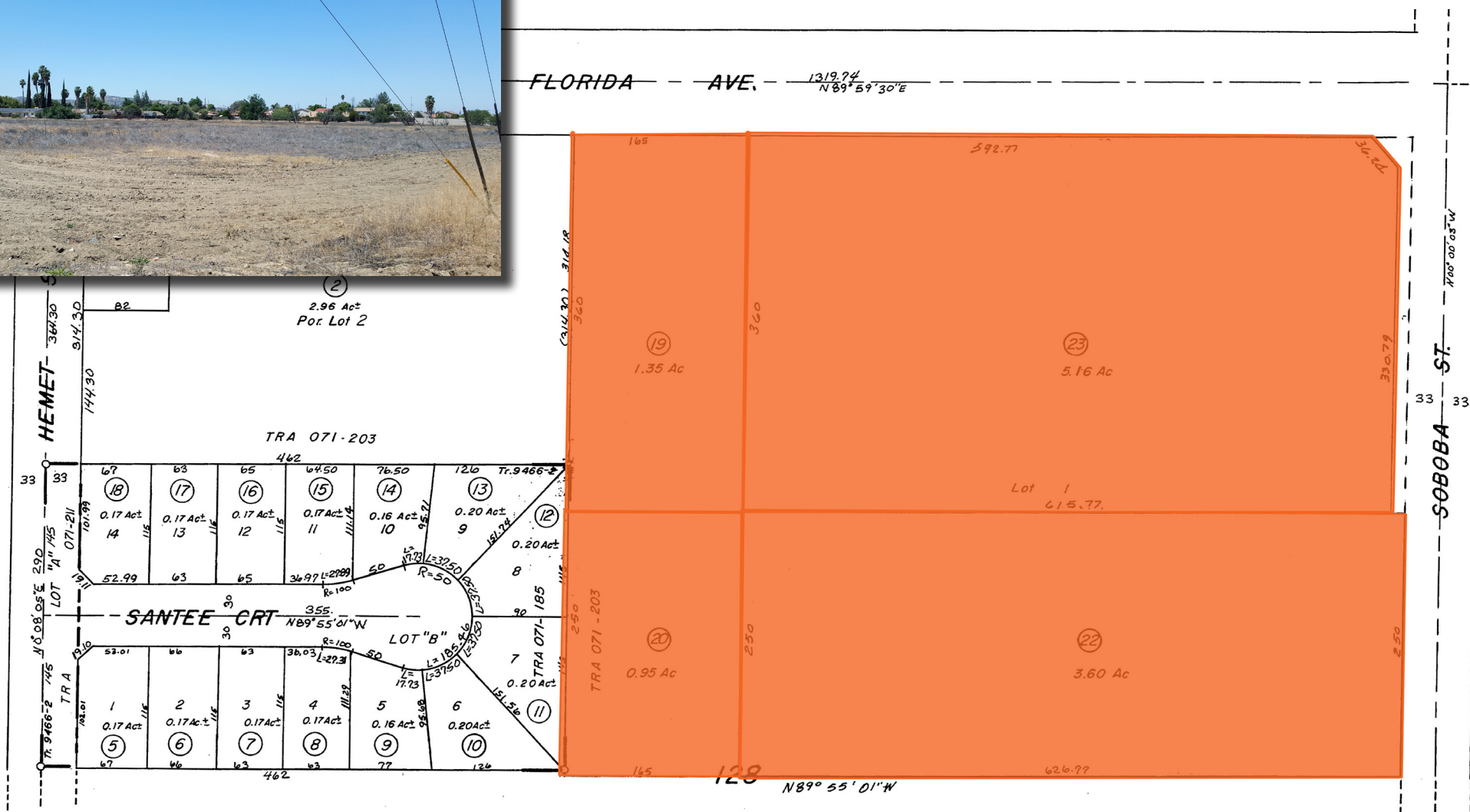
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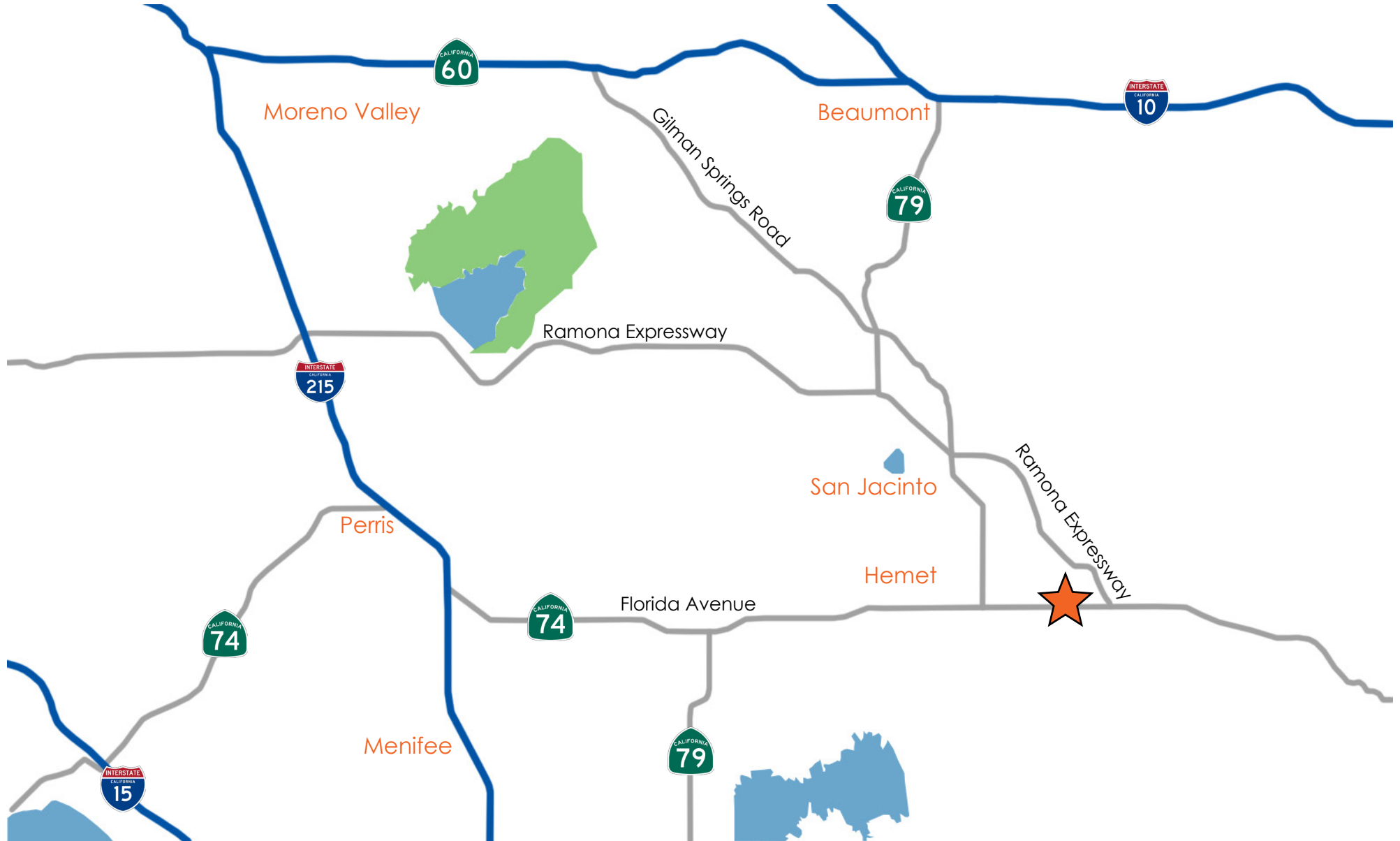
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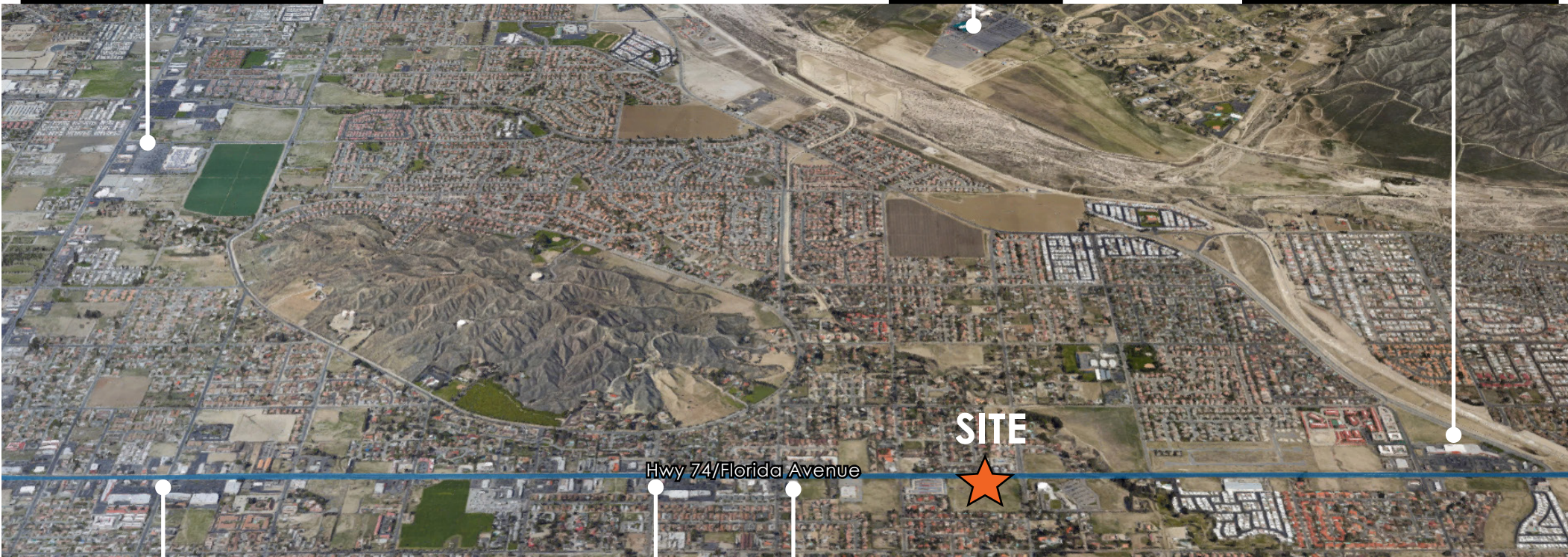
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## Demographics

	1 Mile	3 Miles	5 Miles
Population 2016:	12,298	74,672	137,666
Population 2021 (Est):	13,107	79,427	146,246
2016 Average HH Income:	\$42,008	\$40,275	\$34,272

## Traffic Counts

Florida Avenue @ Soboba Street	19,606 ADT
Florida Avenue @ Hemet Street	18,346 ADT

Source: Esri September 2016

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