

RETAIL FOR LEASE

41615 - 41627 E FLORIDA AVE, HEMET, CA



COLDWELL BANKER

**ASSOCIATED
BROKERS REALTY**

COMMERCIAL INVESTMENTS DIVISION

Steve Castellanos
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PROPERTY ORVIEW

41615 - 41627 E FLORIDA AVE, HEMET, CA

PROPERTY HIGHLIGHTS

- High-visibility retail space with approximately 162 feet of frontage along E. Florida Ave. (Hwy 74), providing exceptional exposure to daily traffic.
- Units feature roll-up doors, accommodating a wide range of retail, wholesale, showroom, warehouse, distribution, and service oriented businesses. Loading area within a fenced yard.
- Monument signage opportunities available, enhancing tenant visibility and brand recognition along one of Hemet's primary commercial corridors.

OFFERING SUMMARY

Lease Rate: \$1.25/SF + NNN

NNN Fees: \$0.35/SF

Total Size: ±13,797 SF

Unit Sizes: ±1,968 & ±9861 SF

Zoning: C1

Market: Inland Empire



SITE MAP

41615 - 41627 E FLORIDA AVE, HEMET, CA

AVAILABLE SPACE

41615 | ±1,968 SF

- Desirable end-cap location offering enhanced visibility and natural light.
- Inviting glass storefront with expandable security gate for added protection.
- Rear roll-up door providing convenient loading and operational flexibility.
- Functional layout suitable for a variety of retail, showroom, warehouse, and service-oriented uses.

41627 | ±9,861 SF

- Spacious commercial suite featuring an attractive glass storefront with expandable security gate.
- Expansive rear warehouse and stockroom area, ideal for inventory storage and back-of-house operations.
- Two rear roll-up doors for efficient loading and deliveries.
- Flexible floor plan well suited for retail, discount, wholesale, showroom, distribution, and specialty business users.



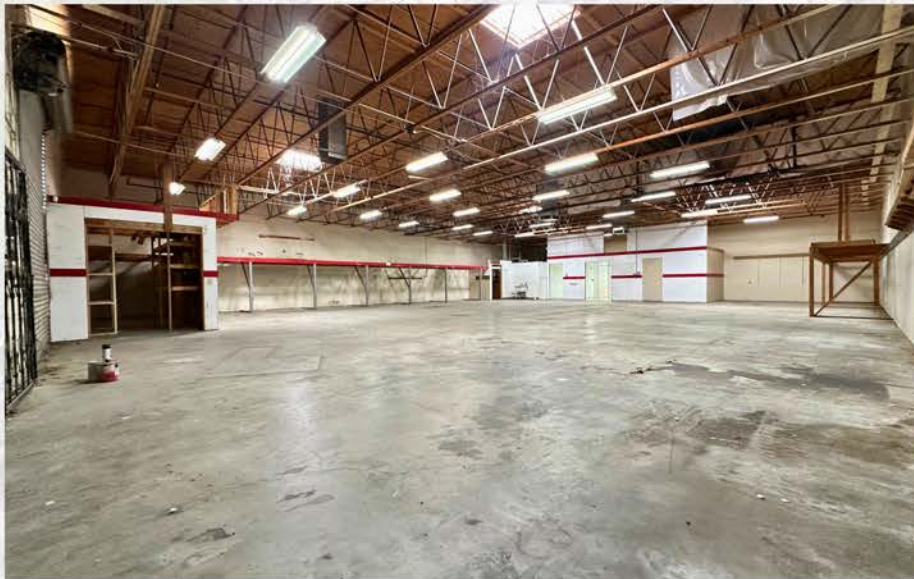
ADDITIONAL PHOTOS

41615 E FLORIDA AVE, HEMET, CA



ADDITIONAL PHOTOS

41627 E FLORIDA AVE, HEMET, CA



41615 - 41627 E. FLORIDA AVE.

HEMET, CA

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