



FOR LEASE + SALE

4490 E FLORIDA AVE. HEMET, CA

Located on a signalized corner with excellent visibility, this commercial property at 4490 E. Florida Ave offers prime exposure, drawing from an average daily traffic count of 19,313. The building spans 4,047 square feet, situated on a fully gated 24,830 square foot lot. Included in the sale is an additional parcel (APN# 551-180-016), a 15,682 square foot lot with existing water and power connections.

The property is zoned C2 (General Commercial), making it a versatile space for a wide range of business uses. It features a 390 square foot warehouse with a roll-up door, providing ample storage space. The office areas are generously sized, with two restrooms, a fully equipped kitchen, and a lounge area for staff and clients. There is also potential for additional commercial development on the adjacent lot, offering further opportunities for expansion.

This property is ideal for businesses seeking a highly visible location with room for growth in the vibrant city of Hemet.

[PROPERTY VIDEO](#)

\$695,000
SALE PRICE

[PROPERTY PHOTOS](#)

\$1.05
SF/NNN LEASE

[ZONING LINK](#)

OFFERING SUMMARY

PROPERTY ADDRESS	4490 E. Florida Avenue Hemet, CA 92544
ASKING PRICE	\$695,000
LEASE PRICE	\$1.05 SF/NNN Lease
BUILDING SIZE	4,047 SF
LOT SIZE	24,830 SF
ZONING	C2 - Commercial
DAILY TRAFFIC COUNT	19,913

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