

FOR SALE OR LEASE > FINISHED PAD

# 3741 WEST FLORIDA AVE (Hwy 74)

HEMET, CA 92545



## FEATURES

- > Sale Price: \$850,000
- > 1.13 acres gross / 1.02 acres net (\$19.14 PSF, finished)
- > Can accommodate building to 7,200 SF with drive-thru
- > Improved Pad. On and off sites completed including
  - paved access and parking,
  - utilities to pad, including parking lot lighting,
  - underground retention basin,
  - storm drain,
  - street landscaping,
- > Sign panel on existing prominent monument sign
- > Adjacent to Tractor Supply Store
- > C-2 Zoning-General Commercial. Allows wide range of uses, including retail, automotive, day care, bank, gas station and C-Store, urgent care, restaurant, schools.

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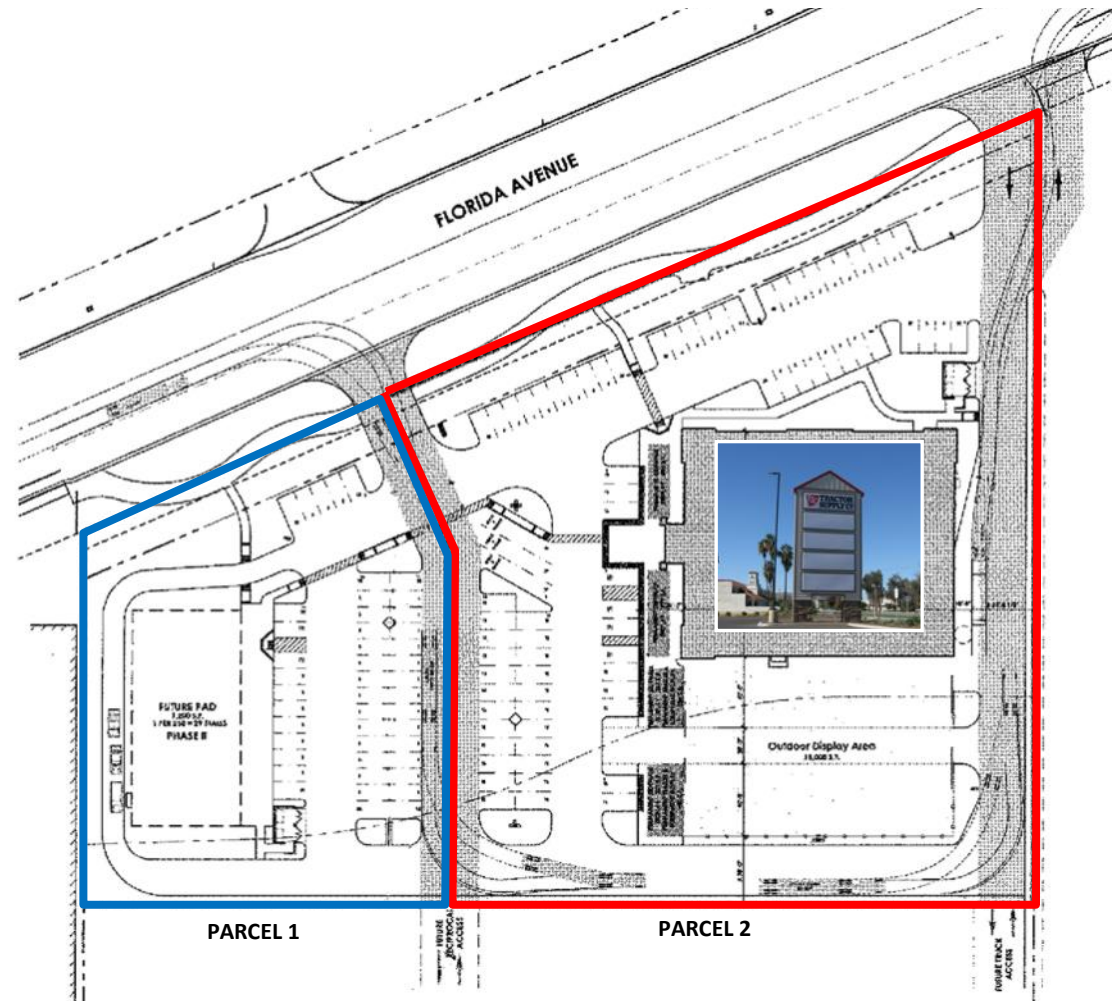
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SITE DATA	
PARCEL A—TRACTOR SUPPLY:	± 121,628 SF (± 2.78 Ac.)
PARCEL B—PHASE II:	± 49,179 SF (± 1.13 Ac.)
<b>TOTAL GROSS AREA:</b>	<b>± 170,806 SF (± 3.92 Ac.)</b>
PARKING DATA	
TCS BUILDING	19,097 SF
PARKING REQUIRED AT 1/250:	76 STALLS
<b>FUTURE RETAIL BUILDING:</b>	<b>7,200 SF</b>
<b>PARKING REQUIRED AT 1/250:</b>	<b>29 STALLS</b>
<b>TOTAL REQUIRED:</b>	<b>105 STALLS</b>
PARKING PROVIDED:	
CITY OF HEMET STANDARD:	64 STALLS
CITY OF HEMET END STANDARD:	18 STALLS
TSC STANDARD:	31 STALLS
TSC PULL-THROUGH:	3 STALLS
HANDICAP:	6 STALLS
<b>TOTAL:</b>	<b>122 STALLS</b>



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