



603 E. Latham Ave.

Hemet, California 92543

Property Highlights

- Private Office's, Reception Area, Nurses Station and Administrative Office's
- Patient Exam Rooms with Sinks, Cabinets, Storage
- ADA Compliant Restrooms
- Can be easily demised for two Tenants
- Two Separate Entrances
- Individually Metered for Gas & Electric
- Well Maintained, with no Deferred Maintenance
- Approximately 117,829 Residents Within a 3-Mile Radius
- Just 3 blocks from Hemet Valley Medical Center A 327-Bed Fully Accredited Hospital



For more information

Philip Price

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NAI Capital

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For Sale or Lease

603 E. Latham Ave.



Property Summary

Sale Price:	\$760,500
Lease Rate:	\$16.00 NNN
Lot Size:	0.28 Acres
Building Size:	3,380 SF
Building Class:	A
Market:	Inland Empire
Sub Market:	South Riverside
Cross Streets:	Franklin St.

Property Overview

For Sale or Lease
Turn-Key Functional Layout for Physician Group
Interior can be re-configured for traditional Office User
Tenant Improvements Subject to Tenant Financials
Free and Clear of Existing Debt

Location Overview

Located at the corner of E. Latham Ave. & N. Franklin St.
Just 3 blocks from Hemet Valley Medical Center
A 327-Bed Fully Accredited Hospital
Approximately 117,829 Residents Within a 3-Mile Radius

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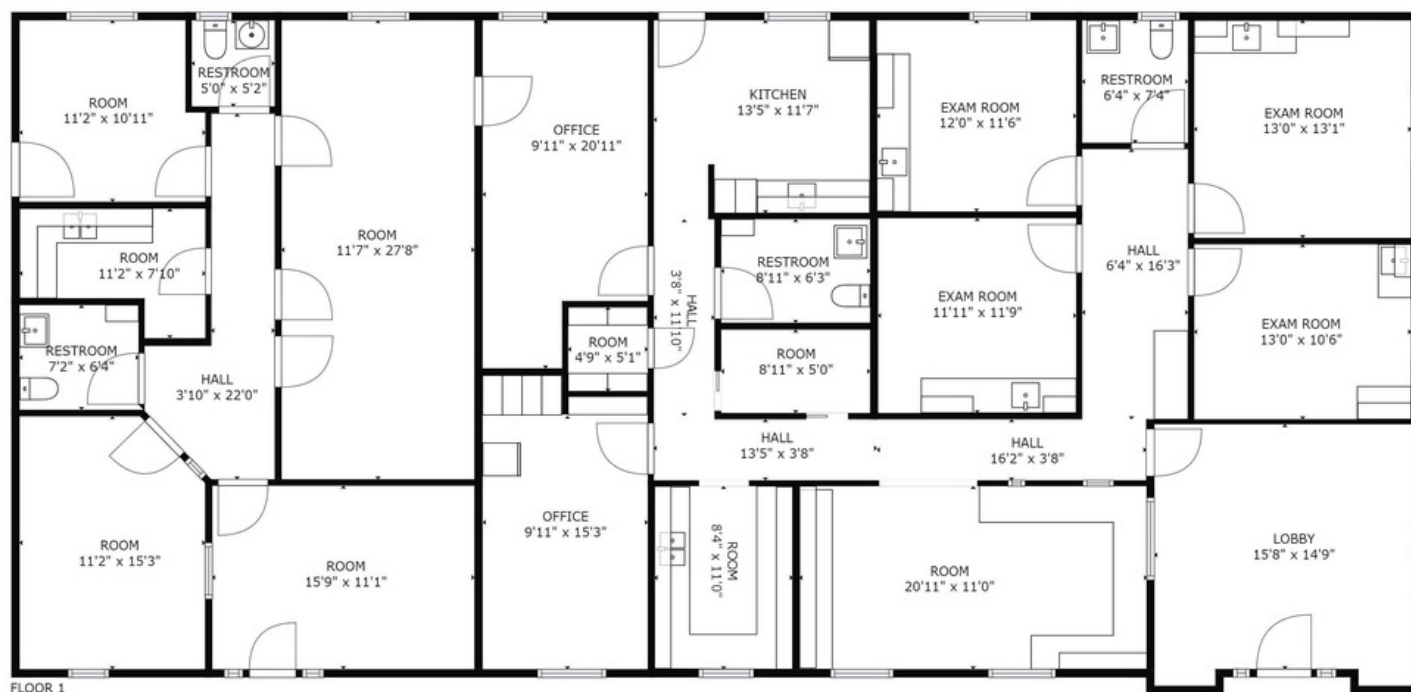
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GROSS INTERNAL AREA

FLOOR 1: 3380 sq ft

TOTAL: 3380 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POWERED BY
matterport

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