

MOUNTAIN VIEW PLAZA

PADS AND SHOP SPACEFOR LEASE OR SALE

NWC FLORIDA AVENUE & HWY 74/RAMONA EXPRESSWAY | HEMET, CA

JOIN:











SHOPPING CENTER FEATURES:

- Pads Available For Ground Lease, Build To Suit, Or Sale
- Proposed Multi-Tenant Pad Building For Lease With Drive Through Nearly Permit Ready
- Dominant Market/Drug-Anchored Center In The Under Served Eastern Trade Area Of Hemet
- Located In A High-Growth Residential Area With Over 6,000 Homes Planned In The Immediate Vicinity
- Ideal For Restaurants, Fast Food, Financial Institutions Or Other Retail Service Uses

DEMOGRAPHICS	1 mile	3 mile	5 mile
2016 Population	11,747	50,682	109,557
2021 Estimated Population	12,694	54,645	117,785
Daytime Population	860	4,681	20,317

TRAFFIC COUNTS 11,000 CPD

Ramona Express Way N.

16,000 CPD

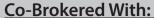
Florida Ave (Hwy 74) E/W

*Source: Regis Online



BRIAN BIELATOWICZ 951.445.4515

bbielatowicz@leetemecula.com License #01269887



ROSENTHAL & EXCELL COMMERCIAL REAL ESTATE SERVICES

GUY EXCELL & HOWARD ROSENTHAL

951.658.2559





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SUITE A/B	DOLLAR TREE		
	43384 HWY	74	
SUITE A		Pizzeria	
SUITE B	900 SF	VACANT	
SUITE C		Hair Salon	
SUITE D		Nail Salon	
1	1	1	



43372 HWY 74

Stater Bros.	
43418 HWY 74	

CVS

43430 HWY 74				
SUITE A		Insurance		
SUITE B		Chinese Food		
SUITE C		Smoke Shop		
SUITE D	960 SF	VACANT		
SUITE E	1,200 SF	VACANT		
SUITE F		Postal		
SUITE G	1,200 SF	VACANT		
SUITE H		Abby's Cafe		

Rev. 03/1/17

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- 11 10		iz DRIVE	PYLON SIGN	58 DRIVE SETBACK	30 DRIV	E MUNICIPALITY
- 150	NTERSECTION 11" WATER	74	FLORIDA	AVENUE	(STATE ROUTE 74)	EXIF
				430)		

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Co-Brokered With:

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