



KOREK LAND COMPANY, INC.

**POTENTIAL
BIG-BOX RETAIL
CENTER!**

23± ACRES
RETAIL/COMMERCIAL
HEMET, CA

LOCATION: On the east side of Sanderson Avenue, between Acacia and Stetson Avenues in the City of Hemet 92545. Site is about 1/2 mile south of Florida Avenue (Hwy 74), Hemet's main east/west arterial road. The Hemet-Ryan Airport is located west of the subject at Cawston Avenue.

APN's/SIZE: 456-030-036 = 10.9± acres 456-030-038 = 10.93± acres 456-030-041 = 1.22± acres
TOTAL 23.05± acres (1,001,880± SF).

TOPO: Basically flat.

ZONE/GP: Designated as Retail in the Sanderson Square Specific Plan (SP-05-03). ***City has indicated a strong desire for big-box retail here. BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.***

UTILITIES: In the area. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

MISC: Lowe's, WalMart Super Center and other retailers are nearby. AP North Lake Solar has a 20-megawatt solar facility on 105± acres across the street on the west side of Sanderson Avenue. Specific Plan allows for a retail center; office or medical center; school/college or tech campus; recreation center; library or museum; religious facility; and much more! See link for details: <http://ca-hemet.civicplus.com/DocumentCenter/View/1924>

PRICE: **REDUCED TO \$2,900,000 (\$2.89/SF).** Seller will consider a sell or lease for all or part. Terms may be available.

CONTACT: Deanne Boublis CalDRE #00970999 (818) 787-3077 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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