

# HEMET AUTO MALL

160 S. Warren Road, Hemet, CA

**FOR LEASE**



**1,305± SF**  
RETAIL SPACE



**\$2.00 PSF NNN**  
LEASE RATE



## FEATURES

- 1,305± SF Retail space adjacent to car wash tunnel and gas station/convenience store
- Ideal for retail or service uses
- Located on Florida Avenue at the main corner of the Hemet Auto Mall
- (SEC of Florida Avenue and Warren Road)
- Monthly Lease Rate: \$2.00 PSF plus NNN

## Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimated)	2,572	55,913	122,550
2027 Population (Projected)	2,715	59,549	130,775
Daytime Employee Population	1,170	9,752	24,356

## Traffic Counts

Source: CoStar 2022	ADT
Florida Avenue East of Warren Road	31,238
Warren Road South of Florida Avenue	13,817

**Exclusively Marketed By:**

**Scott Forest**

Senior Vice President

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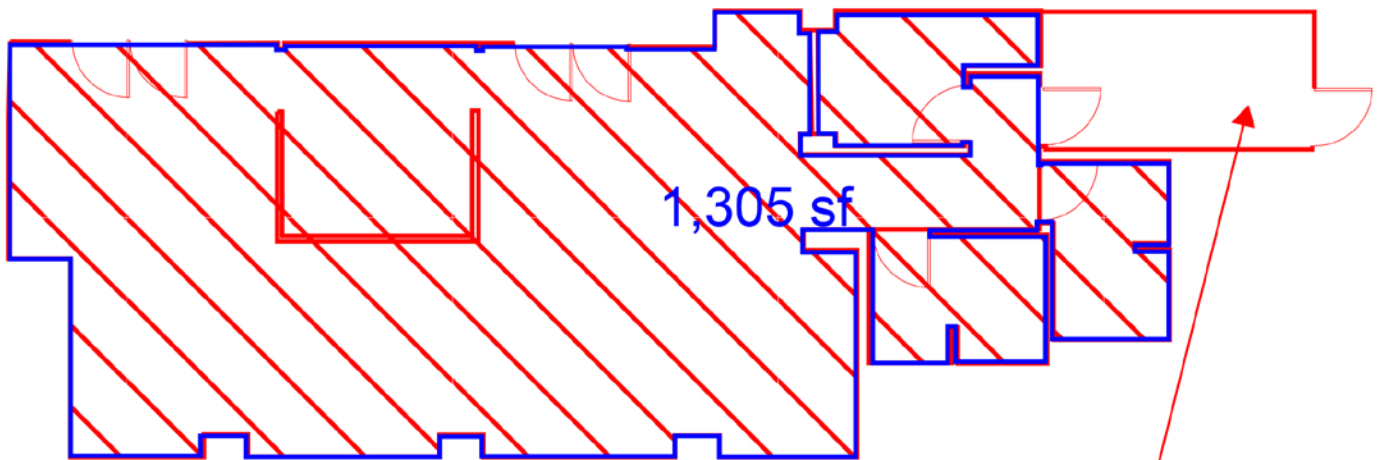
41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com  
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Floor plan, site plan, price, tenant mix, and availability subject to change without notice.



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THIS AREA NOT INCLUDED IN SQUARE FOOTAGE



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