

FOR LEASE

WENTWORTH PLAZA RETAIL CENTER

707-749 S. SANDERSON AVENUE &
3352-3400 WENTWORTH DRIVE • HEMET, CA

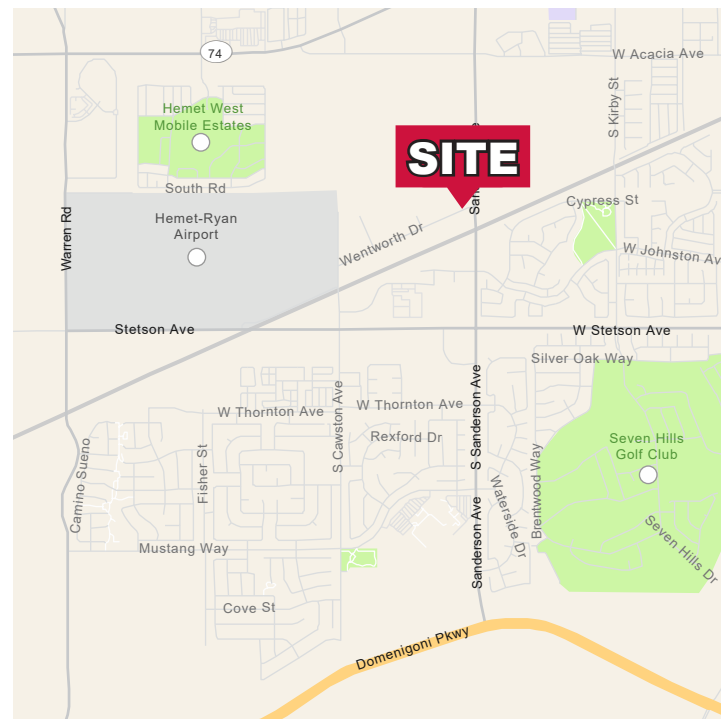


CENTER HIGHLIGHTS:

- Various Size Suites Available starting at 973 SF
- Great Tenant Mix Parking: ±180 Spaces
- Signalized Corner
- Outstanding Visibility in West Hemet
- Available for Immediate Occupancy
- **Join Nearby Tenants:** Target, Wal-Mart, Hemet Ryan Airport, Lowe's, Walgreens, Hibbett Sports, Home Depot, Vons, many others

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population:	11,488	84,081	163,007
Daytime Population:	9,966	51,588	87,550
Avg. Household Income:	\$66,838	\$68,703	\$76,773

Source: Regis



Rosenthal & Excell
Commercial Real Estate Services, Inc.

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For More Information Contact:

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DRE #01138381

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WENTWORTH PLAZA

707-749 South Sanderson Avenue and
3352-3400 Wentworth Drive
Hemet, California

BUILDING A - SOUTH SANDERSON AVENUE

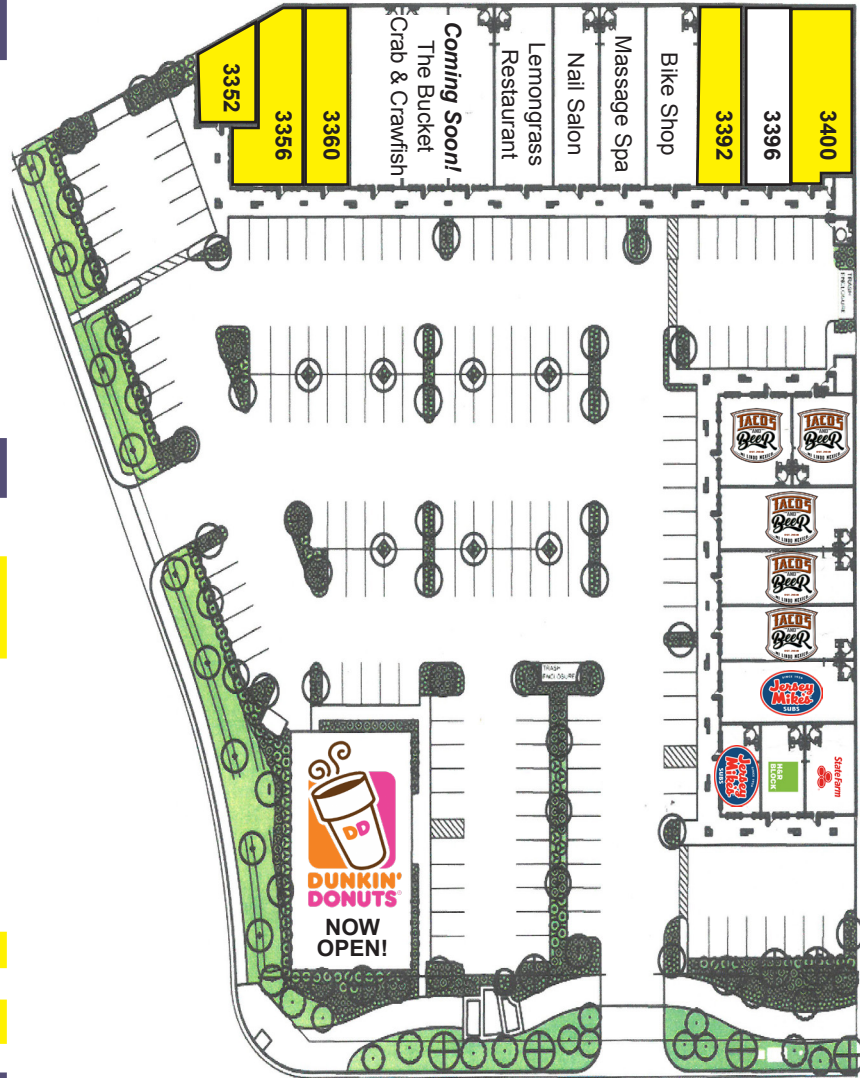
Tenant/Status	Suite No.	Address	Sq.Ft.	Monthly Rent/sf	Monthly Rent*
Jersey Mike's Subs	101-A	715 & 719	2222		
H&R Block	102-A	711	735		
State Farm Agency	103-A	707	849		
Tacos & Beer	105-A	723	1355		
Tacos & Beer	106-A	727	1355		
Tacos & Beer	107-A	731	1548		
Tacos & Beer	108-A	735	1225		
Tacos & Beer	109-A	739	1032		

BUILDING B - WENTWORTH DRIVE

Tenant/Status	Suite No.	Address	Sq.Ft.	Monthly Rent/sf	Monthly Rent*
AVAILABLE	101-B	3352	973	\$2.25	\$2,189.25
AVAILABLE	102-B	3356	1807	\$2.25	\$4,065.75
AVAILABLE	103-B	3360	1525	\$2.25	\$3,431.25
Coming Soon!	104-B	3364	1733		
The Bucket Crab & Crawfish	105-B	3368	1525		
Lemongrass Restaurant	107-B	3376	1941		
Nail Salon	108-B	3380	1525		
Massage Spa	109-B	3384	1525		
Bike Shop	110-B	3388	1733		
AVAILABLE	111-B	3392	1525	\$2.25	\$3,431.25
	112-B	3396	1525		
AVAILABLE	113-B	3400	2005	\$2.25	\$4,511.25

BUILDING C - 749 SOUTH SANDERSON AVENUE DUNKIN' DONUTS NOW OPEN!

*Common Area Maintenance expense additional - estimated @ \$0.70 per square foot.



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