

INVESTMENT OFFERING



THE HEMET MEDICAL CENTER

1011 & 1003 E. DEVONSHIRE AVENUE - HEMET, CA



Exclusively Offered By:

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OFFERING SUMMARY:

Lee & Associates Commercial Real Estate Services, as exclusive advisor, is pleased to present the Offering Memorandum for the Hemet Medical Buildings. These two buildings are located at 1011 and 1003 E Devonshire in the city of Hemet. 1011 E. Devonshire is a freestanding 14,430 square foot, two-story medical building that is elevator served. 1003 E. Devonshire is a freestanding, one story building that currently houses CVS Pharmacy. Both are located within 1 block of the Hemet Valley Medical Center.

Hemet Valley Medical Center is a 327-bed hospital that was founded in 1943 to service the Hemet Valley. It is the largest private employer in the San Jacinto Valley and is owned and operated by Physicians for Healthy Hospitals.

LOCATION:

The City of Hemet is home to approximately 80,000 residents. There is a large number of residents that are retirees who call Hemet home. Because of that, the medical community is thriving to provide care to this elderly population.

OFFERING HIGHLIGHTS:

- Two Story, Elevator Served Class "A" Office Building
- 92% Occupancy with Excellent Tenant Mix
- Features Quality Medical Buildings
- Highly Improved, Upscale Design
- Excellent Access to Hemet Valley Medical Center
- Professional Medical Office Environment
- 24/7 Secured Access
- Located near East Hemet

PROPERTY FEATURES:

ADDRESS:	1011 & 1003 E. Devonshire Ave - Hemet, CA
NEAREST INTERSECTION:	San Jacinto Street, Florida Avenue
NUMBER OF PARCELS:	(2) APN: 445-350-011 and 445-350-020
METRO MARKET:	Southwest Riverside
PROPERTY TYPE:	Freestanding Class "A" Medical Office Building
BUILDING SIZE(S):	±14,430 Gross SF and ±2,352 Gross SF
NUMBER OF STORIES:	(1011) 2-Story, Elevator Served and (1003) 1-Story
CONSTRUCTION TYPE:	Concrete Tilt, Block and Glass
PROPERTY POSITION:	Mid-block
TRAFFIC COUNTS:	E. Devonshire Ave: 6,375 Cars/Day San Jacinto St: 18,857 Cars/Day
DISTANCE FROM HEMET VALLEY MEDICAL CENTER:	Less than 1/2 block; walking distance
TENANCY:	Multiple
OCCUPANCY:	92%
SIGNAGE:	Yes, Some Available on Building
PARKING RATIO:	±5/1,000 Parking

FINANCIAL HIGHLIGHTS:

ASKING PRICE:	\$2,400,000
OCCUPANCY:	92%
2012 IN PLACE NOI:	\$191,872
PRO FORMA CAP RATE:	8.00%