



# MERIDIAN CENTER

2,572 4 SF END CAP UNIT LEASE OPPORTUNITY  
4110-4290 E. Florida Avenue, Hemet, CA 92544

## FOR LEASE

**Robert Mendieta Jr. CCIM**

*Broker, Associate*

951-977-3251

ROBERT@APEX-RES.COM

DRE # 01422904







PNC BANK

**Meridian Center**

CASTLE LIQUOR

EL ZARAPE

C&C CARPET

SMILE SHOP

DOMINOS

NAIL HAVEN

TIERRA WEST COMMERCIAL

IN-ROADS CREATIVE PROGRAMS, INC.

4100





# MERIDIAN CENTER

03

EXECUTIVE SUMMARY

## Introduction

KW Commercial Real Estate is proud to offer for lease the 2,572 square foot End CAP Unit (Unit 4200 & 4202). Part of a larger 54,014 square foot multi-tenant retail building located at 4110-4290 East Florida Avenue in the city of Hemet, California. This thirteen unit property has a diverse tenant mix and is available for immediate occupancy.

Meridian Center is located on the main thoroughfare of Florida Avenue/ Highway 74 at the intersection of East Florida Avenue and Meridian Street.

## Property Overview

Asking Lease Rate:	\$0.99 - 1.09 PSF
Space Available:	1,172 - 2,572 SF
Building Size:	17,207 SF
Zoning:	General Commercial
Year Built:	2003
Lot Size:	1.24 Acres

---

---

---



# MERIDIAN CENTER

04

## PROPERTY OVERVIEW

### Property Description

#### LOCATION DESCRIPTION

The Property is located at the corner of East Florida Avenue/Highway 74 and Meridian St. in the city of Hemet.

A freestanding multi-tenant building totaling  $\pm 17,207$  square feet of rentable space.

#### PARCEL

The property consists of a single parcel containing approximately 54,014 square feet of land area.

Address	Land Size
4110-4290 E. Florida Avenue, Hemet, CA 92544	$\pm 1.24$ Acres

#### PARKING

3.96 per 1,000 square feet

#### ACCESS

Access via East Florida Avenue and Meridian Street

#### TRAFFIC COUNTS

East Florida Avenue at Meridian Street (2012)

25,000 (ADT)



# MERIDIAN CENTER

YOUR NAME HERE

YOUR NAME  
HERE





# MERIDIAN CENTER

## Vacancy Report

Property	Unit	Sq. Feet	NNN	Retail Rate	Total NNN	Expected Rent	Expected Rent w/ NNN	LEAD
Meridian - H2	4190	1477	\$ 0.65	\$ 1.02	\$ 960.05	\$ 1,506.54	\$ 2,466.59	Was Golden Touch
	4200	1400	\$ 0.65	\$ 1.04	\$ 910.00	\$ 1,456.00	\$ 2,366.00	Was C&C Carpet
	4202	1172	\$ 0.65	\$ 1.09	\$ 761.80	\$ 1,277.48	\$ 2,039.28	Was Amanda Bennett
	4210	1435	\$ 0.65	\$ 1.02	\$ 932.75	\$ 1,463.70	\$ 2,396.45	Was The Healthy Spot
	4240	1290	\$ 0.65	\$ 0.99	\$ 838.50	\$ 1,277.10	\$ 2,115.60	Was Heady Hut



# MERIDIAN CENTER

07

## LOCATION OVERVIEW

### City of Hemet

The city of Hemet is located in Riverside County's San Jacinto Valley, about 45 miles west of Palm Springs. Situated at the junction of California State Highways 74 and 79, Hemet is easily accessible to Interstates I-10 and I-215. Nearby communities include San Jacinto (to the north), Winchester (to the west), and Mountain Center (to the east).

Founded in 1887 on land first inhabited by members of the Cahuilla Indian tribe, Hemet was incorporated in January 1910. At that time, the city's population was under 1,000 but growth ensued as Hemet evolved into a prime trading center

for the valley's agricultural produce. The city's character underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Hemet today retains its status as a retirement community, but is also becoming home to a growing number of younger working-class families owing to its rural character and proximity to major employment centers such as Corona, Riverside and San Bernardino.

Since 1923, one of the area's premiere events has been the annual Ramona Pageant. Based on the novel ("Ramona") by Helen Hunt Jackson, the pageant brings together the people of Hemet and San Jacinto who stage America's longest running outdoor drama each spring at the Ramona Bowl Amphitheatre. The Amphitheatre is also the venue of many theatrical events including the Shakespeare Festival, the Courtyard Dinner Theatre Summer series, and the Ramona Bowl Repertory Theatre fall musical. Museums in Hemet include the Hemet Museum, which features agricultural displays, Native American artifacts, railroading relics, and other artifacts showcasing the area's colorful history; and the KidZone Museum, an interactive children's museum housing over 20 interactive learning exhibits.





## A regional map of Southern California highlighting the location of a specific site. The map shows major cities including Palmdale, Victorville, Los Angeles, Santa Monica, Ontario, San Bernardino, Riverside, Anaheim, Irvine, Hemet, Temecula, Carlsbad, Escondido, and Palm Springs. A red rectangular box labeled "SITE" is positioned north of Hemet, with a black line connecting it to a black dot at Hemet. Major interstate highways are shown as thick grey lines with their respective shields (e.g., I-5, I-10, I-15, I-210, I-215). State routes are indicated by green circular shields with numbers (e.g., SR 18, 60, 79, 138, 14, 133, 55, 73, 74, 76, 78, 243, 371, 111, 247). The Pacific Ocean is depicted in light blue along the western coast. The title "Regional Map" is located in the top left corner in a large, grey font. At the bottom right, there is a dark grey bar containing the text "LOCATION OVERVIEW" and the page number "08".

A regional map of Southern California highlighting the location of a project site. The map shows major cities including Palmdale, Victorville, Los Angeles, Santa Monica, Ontario, San Bernardino, Riverside, Anaheim, Irvine, Hemet, Temecula, Carlsbad, Escondido, and Palm Springs. A red box labeled "SITE" is located near Hemet, connected by a black line. Major interstate highways are shown as blue shields (e.g., I-5, I-10, I-15, I-210, I-215) and state routes as green shields (e.g., SR-14, SR-18, SR-60, SR-79). The Pacific Ocean is visible along the western coast. The title "Regional Map" is in the top left corner. At the bottom right, it says "LOCATION OVERVIEW" and "08".

A regional map of Southern California, specifically the Inland Empire and surrounding areas. The map shows major highways (Interstates 5, 10, 15, 210, 215, 405, 605, 78, 76, 74, 73, 79, 91, 60, 57, 55, 133, 241, 243, 247, 138, 14, 18, 111, 110, 101) and cities including Palmdale, Victorville, San Bernardino, Los Angeles, Santa Monica, Ontario, Riverside, Anaheim, Irvine, Temecula, Carlsbad, Escondido, Hemet, and Palm Springs. A red box labeled "SITE" is positioned near Hemet, with a black line connecting it to a black dot on Interstate 75. The map also shows the Pacific Ocean to the west and south.

A regional map of Southern California, specifically the Inland Empire and surrounding areas. The map shows major highways (Interstates 5, 10, 15, 210, 215, 405, 605, 78, 76, 74, 73, 79, 91, 60, 57, 55, 133, 241, 243, 247, 138, 14, 18, 111, 110, 101) and cities including Palmdale, Victorville, San Bernardino, Los Angeles, Santa Monica, Ontario, Riverside, Anaheim, Irvine, Temecula, Carlsbad, Escondido, Hemet, and Palm Springs. A red box labeled "SITE" is positioned near Hemet, with a black line connecting it to a black dot on Interstate 75. The map also shows the Pacific Ocean to the west and south.

[illegible]

A regional map of Southern California highlighting the location of a project site. The map shows major cities including Palmdale, Victorville, Los Angeles, Santa Monica, Ontario, San Bernardino, Riverside, Anaheim, Irvine, Hemet, Temecula, Carlsbad, Escondido, and Palm Springs. A red rectangular box labeled "SITE" is positioned north of Hemet, connected by a black line. The map displays a network of interstate highways (red and blue shields) and state routes (green shields). The Pacific Ocean is shown along the western coast. The title "Regional Map" is located at the top left. At the bottom right, there is a dark bar containing the text "LOCATION OVERVIEW" and the page number "08".

A regional map of Southern California, specifically the Inland Empire and surrounding areas. The map shows major highways (Interstates 5, 10, 15, 210, 215, 405, 605, 78, 76, 74, 73, 79, 91, 60, 57, 55, 133, 241, 243, 247, 138, 14, 18, 111, 110, 101) and cities including Palmdale, Victorville, San Bernardino, Los Angeles, Santa Monica, Ontario, Riverside, Anaheim, Irvine, Temecula, Carlsbad, Escondido, Hemet, and Palm Springs. A red box labeled "SITE" is positioned near Hemet, with a black line pointing to a black dot on Interstate 75. The map also shows the Pacific Ocean to the west and south.

A regional map of Southern California, specifically the Inland Empire and surrounding areas. The map shows major highways (Interstates 5, 10, 15, 210, 215, 405, 605, 78, 76, 74, 73, 79, 91, 60, 57, 55, 133, 241, 243, 247, 138, 14, 18, 111, 110, 101) and cities including Palmdale, Victorville, San Bernardino, Los Angeles, Santa Monica, Ontario, Riverside, Anaheim, Irvine, Temecula, Carlsbad, Escondido, Hemet, and Palm Springs. A red box labeled "SITE" is positioned near Hemet, with a black line pointing to a black dot on Interstate 75. The map also shows the Pacific Ocean to the west and south.

[illegible]

Regional Map

PALMDALE

VICTORVILLE

SAN BERNARDINO

LOS ANGELES

SANTA MONICA

ONTARIO

SAN BERNARDINO

RIVERSIDE

ANAHEIM

IRVINE

TEMECULA

CARLSBAD

ESCONDIDO

HEMET

PALM SPRINGS

**SITE**

LOCATION OVERVIEW 08

This regional map of Southern California displays major transportation routes and urban centers. The map includes the following cities and locations: PALMDALE, VICTORVILLE, SAN BERNARDINO, LOS ANGELES, SANTA MONICA, ANAHEIM, IRVINE, RIVERSIDE, TEMECULA, CARLSBAD, ESCONDIDO, HEMET, and PALM SPRINGS. Major highways are shown with their respective shields: Interstate 5 (5), Interstate 10 (10), Interstate 15 (15), Interstate 210 (210), Interstate 215 (215), Interstate 405 (405), Interstate 605 (605), Interstate 78 (78), Interstate 76 (76), Interstate 79 (79), Interstate 805 (805), Interstate 905 (905), Interstate 94 (94), Interstate 101 (101), Interstate 111 (111), Interstate 125 (125), Interstate 138 (138), Interstate 153 (153), Interstate 160 (160), Interstate 178 (178), Interstate 205 (205), Interstate 215 (215), Interstate 243 (243), Interstate 251 (251), Interstate 260 (260), Interstate 278 (278), Interstate 281 (281), Interstate 291 (291), Interstate 305 (305), Interstate 315 (315), Interstate 325 (325), Interstate 335 (335), Interstate 345 (345), Interstate 355 (355), Interstate 365 (365), Interstate 375 (375), Interstate 385 (385), Interstate 395 (395), Interstate 405 (405), Interstate 415 (415), Interstate 425 (425), Interstate 435 (435), Interstate 445 (445), Interstate 455 (455), Interstate 465 (465), Interstate 475 (475), Interstate 485 (485), Interstate 495 (495), Interstate 505 (505), Interstate 515 (515), Interstate 525 (525), Interstate 535 (535), Interstate 545 (545), Interstate 555 (555), Interstate 565 (565), Interstate 575 (575), Interstate 585 (585), Interstate 595 (595), Interstate 605 (605), Interstate 615 (615), Interstate 625 (625), Interstate 635 (635), Interstate 645 (645), Interstate 655 (655), Interstate 665 (665), Interstate 675 (675), Interstate 685 (685), Interstate 695 (695), Interstate 705 (705), Interstate 715 (715), Interstate 725 (725), Interstate 735 (735), Interstate 745 (745), Interstate 755 (755), Interstate 765 (765), Interstate 775 (775), Interstate 785 (785), Interstate 795 (795), Interstate 805 (805), Interstate 815 (815), Interstate 825 (825), Interstate 835 (835), Interstate 845 (845), Interstate 855 (855), Interstate 865 (865), Interstate 875 (875), Interstate 885 (885), Interstate 895 (895), Interstate 905 (905), Interstate 915 (915), Interstate 925 (925), Interstate 935 (935), Interstate 945 (945), Interstate 955 (955), Interstate 965 (965), Interstate 975 (975), Interstate 985 (985), Interstate 995 (995). The map also shows the Pacific Ocean to the west and south. A red box labeled 'SITE' is located near Hemet, with a line pointing to a black dot on Interstate 75.

This regional map of Southern California displays major transportation routes and urban centers. The map includes the following cities and locations: PALMDALE, VICTORVILLE, SAN BERNARDINO, LOS ANGELES, SANTA MONICA, ANAHEIM, IRVINE, RIVERSIDE, SAN BERNARDINO, HEMET, PALM SPRINGS, TEMECULA, CARLSBAD, and ESCONDIDO. Major highways are shown with their respective shields: Interstate 5 (5), Interstate 10 (10), Interstate 15 (15), Interstate 210 (210), Interstate 215 (215), Interstate 405 (405), Interstate 605 (605), Interstate 78 (78), Interstate 76 (76), Interstate 79 (79), Interstate 805 (805), Interstate 905 (905), Interstate 94 (94), Interstate 101 (101), Interstate 110 (110), Interstate 111 (111), Interstate 125 (125), Interstate 130 (130), Interstate 138 (138), Interstate 150 (150), Interstate 160 (160), Interstate 170 (170), Interstate 175 (175), Interstate 180 (180), Interstate 185 (185), Interstate 190 (190), Interstate 195 (195), Interstate 200 (200), Interstate 205 (205), Interstate 210 (210), Interstate 215 (215), Interstate 220 (220), Interstate 225 (225), Interstate 230 (230), Interstate 235 (235), Interstate 240 (240), Interstate 245 (245), Interstate 250 (250), Interstate 255 (255), Interstate 260 (260), Interstate 265 (265), Interstate 270 (270), Interstate 275 (275), Interstate 280 (280), Interstate 285 (285), Interstate 290 (290), Interstate 295 (295), Interstate 300 (300), Interstate 305 (305), Interstate 310 (310), Interstate 315 (315), Interstate 320 (320), Interstate 325 (325), Interstate 330 (330), Interstate 335 (335), Interstate 340 (340), Interstate 345 (345), Interstate 350 (350), Interstate 355 (355), Interstate 360 (360), Interstate 365 (365), Interstate 370 (370), Interstate 375 (375), Interstate 380 (380), Interstate 385 (385), Interstate 390 (390), Interstate 395 (395), Interstate 400 (400), Interstate 405 (405), Interstate 410 (410), Interstate 415 (415), Interstate 420 (420), Interstate 425 (425), Interstate 430 (430), Interstate 435 (435), Interstate 440 (440), Interstate 445 (445), Interstate 450 (450), Interstate 455 (455), Interstate 460 (460), Interstate 465 (465), Interstate 470 (470), Interstate 475 (475), Interstate 480 (480), Interstate 485 (485), Interstate 490 (490), Interstate 495 (495), Interstate 500 (500), Interstate 505 (505), Interstate 510 (510), Interstate 515 (515), Interstate 520 (520), Interstate 525 (525), Interstate 530 (530), Interstate 535 (535), Interstate 540 (540), Interstate 545 (545), Interstate 550 (550), Interstate 555 (555), Interstate 560 (560), Interstate 565 (565), Interstate 570 (570), Interstate 575 (575), Interstate 580 (580), Interstate 585 (585), Interstate 590 (590), Interstate 595 (595), Interstate 600 (600), Interstate 605 (605), Interstate 610 (610), Interstate 615 (615), Interstate 620 (620), Interstate 625 (625), Interstate 630 (630), Interstate 635 (635), Interstate 640 (640), Interstate 645 (645), Interstate 650 (650), Interstate 655 (655), Interstate 660 (660), Interstate 665 (665), Interstate 670 (670), Interstate 675 (675), Interstate 680 (680), Interstate 685 (685), Interstate 690 (690), Interstate 695 (695), Interstate 700 (700), Interstate 705 (705), Interstate 710 (710), Interstate 715 (715), Interstate 720 (720), Interstate 725 (725), Interstate 730 (730), Interstate 735 (735), Interstate 740 (740), Interstate 745 (745), Interstate 750 (750), Interstate 755 (755), Interstate 760 (760), Interstate 765 (765), Interstate 770 (770), Interstate 775 (775), Interstate 780 (780), Interstate 785 (785), Interstate 790 (790), Interstate 795 (795), Interstate 800 (800), Interstate 805 (805), Interstate 810 (810), Interstate 815 (815), Interstate 820 (820), Interstate 825 (825), Interstate 830 (830), Interstate 835 (835), Interstate 840 (840), Interstate 845 (845), Interstate 850 (850), Interstate 855 (855), Interstate 860 (860), Interstate 865 (865), Interstate 870 (870), Interstate 875 (875), Interstate 880 (880), Interstate 885 (885), Interstate 890 (890), Interstate 895 (895), Interstate 900 (900), Interstate 905 (905), Interstate 910 (910), Interstate 915 (915), Interstate 920 (920), Interstate 925 (925), Interstate 930 (930), Interstate 935 (935), Interstate 940 (940), Interstate 945 (945), Interstate 950 (950), Interstate 955 (955), Interstate 960 (960), Interstate 965 (965), Interstate 970 (970), Interstate 975 (975), Interstate 980 (980), Interstate 985 (985), Interstate 990 (990), Interstate 995 (995). The map also shows the Pacific Ocean to the west and south. A red box labeled 'SITE' is located near Hemet, with a line pointing to a black dot on Interstate 75.

This regional map of Southern California displays major transportation routes and urban centers. The map includes the following cities and locations: PALMDALE, VICTORVILLE, SAN BERNARDINO, LOS ANGELES, SANTA MONICA, ANAHEIM, IRVINE, RIVERSIDE, SAN BERNARDINO, HEMET, PALM SPRINGS, TEMECULA, CARLSBAD, and ESCONDIDO. Major highways are shown with their respective shields: Interstate 5 (5), Interstate 10 (10), Interstate 15 (15), Interstate 210 (210), Interstate 215 (215), Interstate 405 (405), Interstate 605 (605), Interstate 78 (78), Interstate 76 (76), Interstate 79 (79), Interstate 805 (805), Interstate 905 (905), Interstate 94 (94), Interstate 101 (101), Interstate 110 (110), Interstate 111 (111), Interstate 125 (125), Interstate 130 (130), Interstate 138 (138), Interstate 140 (140), Interstate 150 (150), Interstate 160 (160), Interstate 170 (170), Interstate 180 (180), Interstate 190 (190), Interstate 200 (200), Interstate 205 (205), Interstate 210 (210), Interstate 215 (215), Interstate 225 (225), Interstate 235 (235), Interstate 240 (240), Interstate 245 (245), Interstate 250 (250), Interstate 255 (255), Interstate 260 (260), Interstate 265 (265), Interstate 270 (270), Interstate 275 (275), Interstate 280 (280), Interstate 285 (285), Interstate 290 (290), Interstate 295 (295), Interstate 300 (300), Interstate 305 (305), Interstate 310 (310), Interstate 315 (315), Interstate 320 (320), Interstate 325 (325), Interstate 330 (330), Interstate 335 (335), Interstate 340 (340), Interstate 345 (345), Interstate 350 (350), Interstate 355 (355), Interstate 360 (360), Interstate 365 (365), Interstate 370 (370), Interstate 375 (375), Interstate 380 (380), Interstate 385 (385), Interstate 390 (390), Interstate 395 (395), Interstate 400 (400), Interstate 405 (405), Interstate 410 (410), Interstate 415 (415), Interstate 420 (420), Interstate 425 (425), Interstate 430 (430), Interstate 435 (435), Interstate 440 (440), Interstate 445 (445), Interstate 450 (450), Interstate 455 (455), Interstate 460 (460), Interstate 465 (465), Interstate 470 (470), Interstate 475 (475), Interstate 480 (480), Interstate 485 (485), Interstate 490 (490), Interstate 495 (495), Interstate 500 (500), Interstate 505 (505), Interstate 510 (510), Interstate 515 (515), Interstate 520 (520), Interstate 525 (525), Interstate 530 (530), Interstate 535 (535), Interstate 540 (540), Interstate 545 (545), Interstate 550 (550), Interstate 555 (555), Interstate 560 (560), Interstate 565 (565), Interstate 570 (570), Interstate 575 (575), Interstate 580 (580), Interstate 585 (585), Interstate 590 (590), Interstate 595 (595), Interstate 600 (600), Interstate 605 (605), Interstate 610 (610), Interstate 615 (615), Interstate 620 (620), Interstate 625 (625), Interstate 630 (630), Interstate 635 (635), Interstate 640 (640), Interstate 645 (645), Interstate 650 (650), Interstate 655 (655), Interstate 660 (660), Interstate 665 (665), Interstate 670 (670), Interstate 675 (675), Interstate 680 (680), Interstate 685 (685), Interstate 690 (690), Interstate 695 (695), Interstate 700 (700), Interstate 705 (705), Interstate 710 (710), Interstate 715 (715), Interstate 720 (720), Interstate 725 (725), Interstate 730 (730), Interstate 735 (735), Interstate 740 (740), Interstate 745 (745), Interstate 750 (750), Interstate 755 (755), Interstate 760 (760), Interstate 765 (765), Interstate 770 (770), Interstate 775 (775), Interstate 780 (780), Interstate 785 (785), Interstate 790 (790), Interstate 795 (795), Interstate 800 (800), Interstate 805 (805), Interstate 810 (810), Interstate 815 (815), Interstate 820 (820), Interstate 825 (825), Interstate 830 (830), Interstate 835 (835), Interstate 840 (840), Interstate 845 (845), Interstate 850 (850), Interstate 855 (855), Interstate 860 (860), Interstate 865 (865), Interstate 870 (870), Interstate 875 (875), Interstate 880 (880), Interstate 885 (885), Interstate 890 (890), Interstate 895 (895), Interstate 900 (900), Interstate 905 (905), Interstate 910 (910), Interstate 915 (915), Interstate 920 (920), Interstate 925 (925), Interstate 930 (930), Interstate 935 (935), Interstate 940 (940), Interstate 945 (945), Interstate 950 (950), Interstate 955 (955), Interstate 960 (960), Interstate 965 (965), Interstate 970 (970), Interstate 975 (975), Interstate 980 (980), Interstate 985 (985), Interstate 990 (990), Interstate 995 (995). The map also shows the Pacific Ocean to the west and south. A red box labeled 'SITE' is located near Hemet, with a line pointing to a black dot on Interstate 75.





[illegible][illegible]

A regional map of Southern California, specifically the Inland Empire and surrounding areas. The map shows major highways (Interstates 5, 10, 15, 210, 215, 405, 605, 78, 76, 74, 73, 79, 60, 91, 57, 55, 133, 241, 138, 14, 18, 247, 243, 111, 371) and cities including Palmdale, Victorville, San Bernardino, Los Angeles, Santa Monica, Ontario, Riverside, Anaheim, Irvine, Temecula, Carlsbad, Escondido, Hemet, and Palm Springs. A red box labeled "SITE" is positioned near Hemet, with a black line connecting it to a black dot on Interstate 75. The map also shows the Pacific Ocean to the west and south.



# MERIDIAN CENTER

## Demographics

	1 Mile	3 Mile	5 Mile
 <b>Population</b>			
2021 Projection	15,176	99,523	165,390
2016 Estimate	14,556	95,327	157,330
2010 Census	14,004	91,510	148,821
 <b>Households</b>			
2021 Projection	3,416	34,216	50,432
2016 Estimate	3,306	33,008	53,917
2010 Census	3,238	32,169	52,281
 <b>2016 Est. Population by Single-Classification Race</b>			
White Alone	9,385	60,722	98,862
Black Alone	877	4,911	8,416
American Indian Alone	277	1,870	2,933
Asian Alone	196	1,701	3,762
Pacific Islander Alone	22	242	455
Some Other Race Alone	2,489	17,304	26,651
Two or More Races	757	4,760	7,741
Hispanic Origin (Any Race)	5,771	37,907	59,244
 <b>2016 Average Household Income</b>			
	\$53,019	\$51,468	\$54,339



# MERIDIAN CENTER



**Robert Mendieta Jr. CCIM**

*Broker Associate*

9951-977-3251

robmendi@gmail.com

DRE # 01422904



**KW COMMERCIAL**  
1473 FORD ST. #200  
REDLANDS, CA 92374  
(951) 977-3251  
[www.RobertMendieta.com](http://www.RobertMendieta.com)