

ANCHOR SPACE FOR LEASE HEMET SHOPPING CENTER

2275 E. FLORIDA AVE | HEMET, CA



HIGHLIGHTS:

- Join:    
- ±20,800 SF Anchor Space For Lease
- Monument Signage Available
- Excellent Accessibility and Parking
- Other Retail Uses Considered
- Dominant Center with Strong Mix of National, Regional and Local Tenants
- Great Exposure and Visibility from Florida Ave.
- High Traffic Retail Corridor
- Dense Residential in Surrounding Areas



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population:	17,554	105,414	169,128
Daytime Population:	6,078	20,735	29,435
Avg. Household Income:	\$48,005	\$52,504	\$56,370

Source: Regis Online

TRAFFIC COUNTS

27,498 CPD

E. Florida Ave

Source: Regis Online

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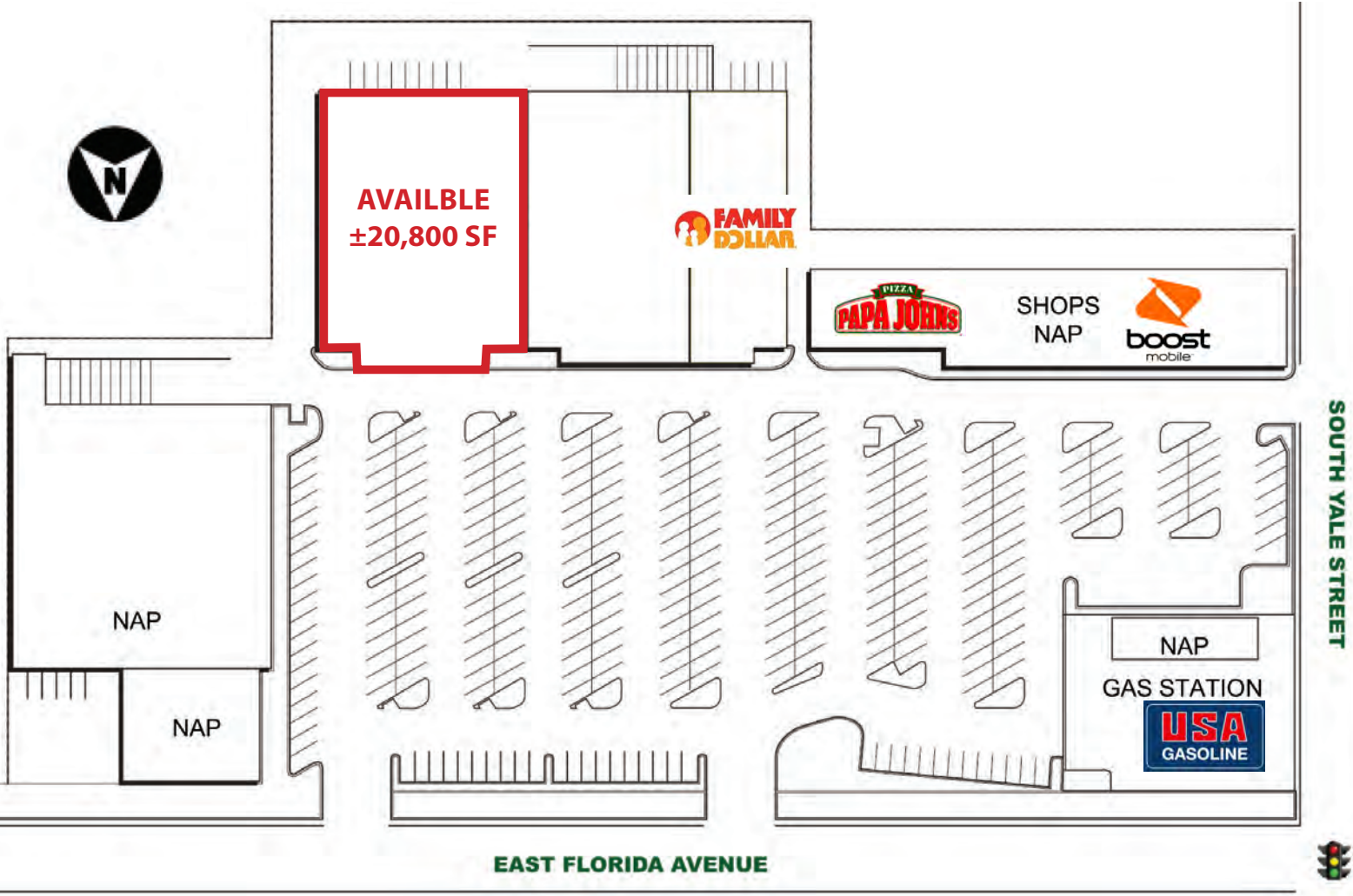
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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SITE PLAN



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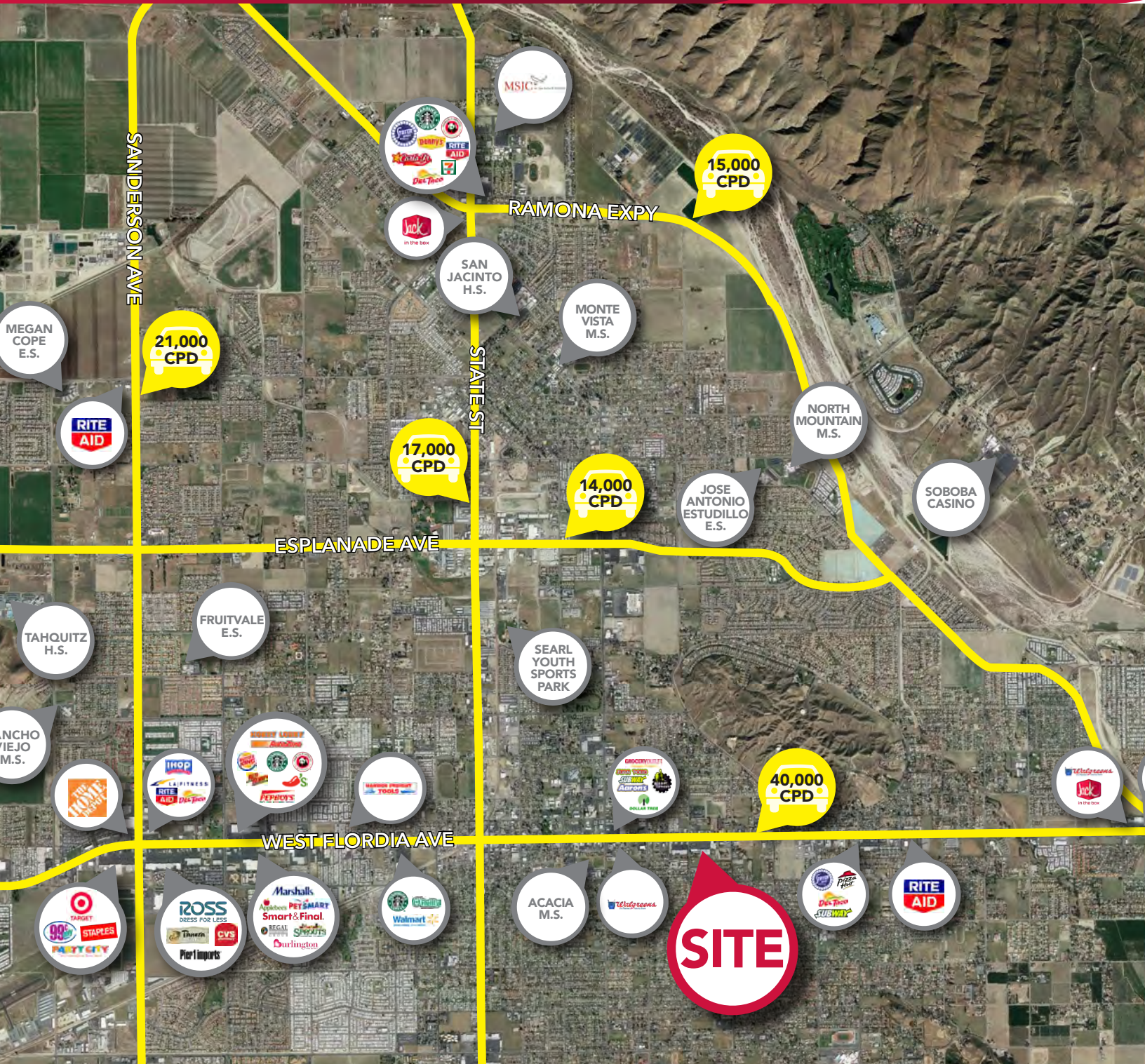
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2255 E Florida Ave Hemet, CA 92544		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	17,554	105,414	169,128
	2024 Projected Population	19,145	114,930	184,548
	2010 Census Population	16,023	97,351	154,217
	2000 Census Population	14,930	82,418	114,230
	Projected Annual Growth 2019 to 2024	1.8%	1.8%	1.8%
	Historical Annual Growth 2000 to 2019	0.9%	1.5%	2.5%
	2019 Median Age	31.8	37.8	38.0
HOUSEHOLDS	2019 Estimated Households	5,596	37,776	59,140
	2024 Projected Households	5,925	39,993	62,647
	2010 Census Households	5,066	34,691	53,663
	2000 Census Households	5,119	32,033	45,113
	Projected Annual Growth 2019 to 2024	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019	0.5%	0.9%	1.6%
RACE AND ETHNICITY	2019 Estimated White	60.2%	62.6%	62.3%
	2019 Estimated Black or African American	7.6%	6.2%	6.5%
	2019 Estimated Asian or Pacific Islander	2.1%	3.0%	3.9%
	2019 Estimated American Indian or Native Alaskan	2.0%	1.8%	1.9%
	2019 Estimated Other Races	28.1%	26.4%	25.4%
	2019 Estimated Hispanic	49.5%	45.7%	44.2%
INCOME	2019 Estimated Average Household Income	\$48,005	\$52,504	\$56,370
	2019 Estimated Median Household Income	\$45,326	\$46,611	\$50,402
	2019 Estimated Per Capita Income	\$15,385	\$18,884	\$19,781
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	10.2%	9.7%	8.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	13.7%	12.1%	11.2%
	2019 Estimated High School Graduate	32.7%	31.4%	30.8%
	2019 Estimated Some College	26.0%	26.5%	27.5%
	2019 Estimated Associates Degree Only	7.6%	8.5%	8.4%
	2019 Estimated Bachelors Degree Only	5.9%	7.7%	8.6%
	2019 Estimated Graduate Degree	3.8%	4.0%	4.6%
BUSINESS	2019 Estimated Total Businesses	671	2,728	3,579
	2019 Estimated Total Employees	6,078	20,735	29,435
	2019 Estimated Employee Population per Business	9.1	7.6	8.2
	2019 Estimated Residential Population per Business	26.2	38.6	47.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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