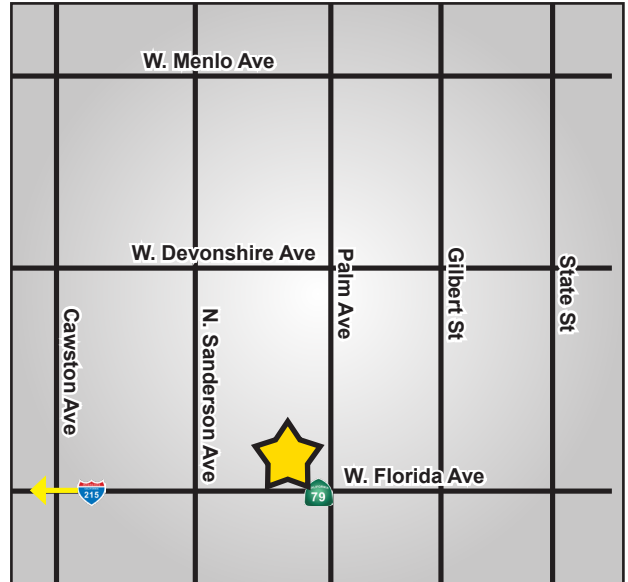


HEMET AUTO CENTER

INDUSTRIAL SPACE FOR LEASE | 1200 WEST FLORIDA AVENUE - HEMET, CA



- Anchored by Harbor Freight Tools
- Suites available starting at $\pm 1,130$ Sq. Ft.
- 20' X 14' Grade Level Roll-up Doors
- High Visibility on Florida Avenue
- Excellent Ingress & Egress
- Strong Traffic Counts: 34,788 Cars Per Day
- Low Rents
- Available Now!



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951.445.4519
srobles@leetemecula.com
DRE #01982449

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SUITE	SIZE	RENT
A & B <small>CLICK FOR VIDEO TOUR</small> YouTube	5,848	\$6,000 Per Month Gross
C & D	2,300	TINTING SHOP
E & F	2,300	BRAKEMASTER
G	1,160	MOTORCYCLE REPAIR
I	1,160	MOTORCYCLE REPAIR
J	1,130	AUTO GLASS REPAIR
K	1,130	AUTO BODY REPAIR
N & O	2,280	TIRE SHOP
Q	1,160	\$1,000 Per Month Gross
R	1,160	MOTORCYCLE REPAIR
T <small>CLICK FOR VIDEO TOUR</small> YouTube	3,050	\$3,050 Per Month Gross
U	6,000	HARBOR FREIGHT
Z & Y	2,400	MUFFLER REPAIR

Rev. 10/30/2020



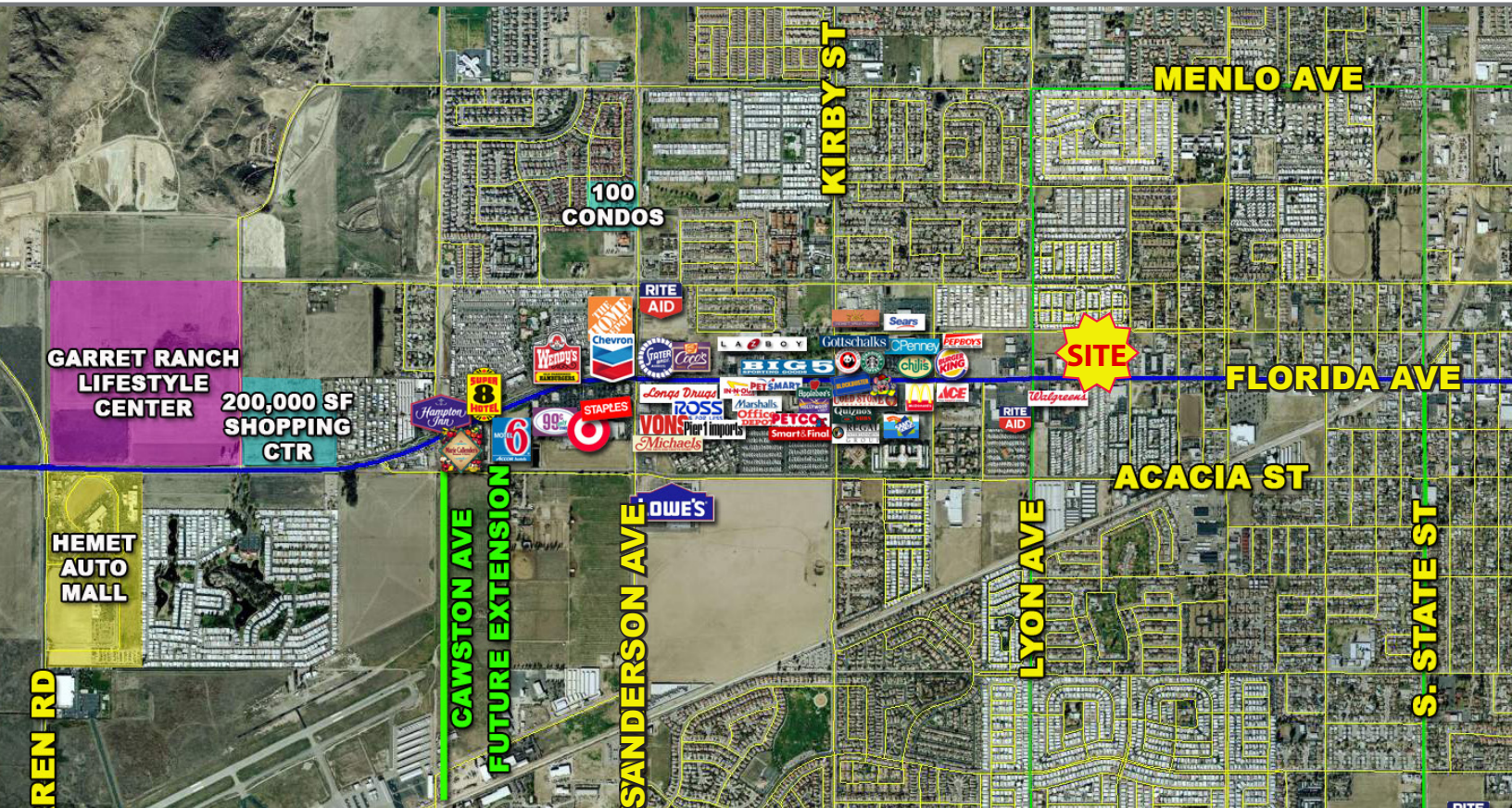
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Population	17,942	110,432	166,450
Pop Growth 2019-2024	1.9%	1.8%	1.7%
Per Capita Income	\$16,869	\$18,690	\$20,404
Median Age	44.8	38.2	38.2
HOUSEHOLD			
2019 Total Households	7,972	39,566	58,187
HH Growth 2019-2024	1.3%	1.2%	1.2%
Median Household Income	\$33,413	\$47,474	\$51,608
Average Household Size	2.2	2.8	2.8
Average Household Vehicles	1.5	1.8	1.9
Average Travel Time - Work	20.4 min	26.0 min	26.8 min
HOUSING			
Median Housing Value	\$200,811	\$250,694	\$259,763
Median Year Built	1983	1986	1988

Source: Regis



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