



FOR LEASE



RETAIL



9,100 SF



4722 W. Florida Ave

Hemet, California 92545

Property Highlights

- Anchored by Winco Foods - drawing 23,000+ customers per week
- Numerous national credit retailers in the immediate area including Walmart, The Home Depot, Target
- Excellent Visibility & Professionally Managed
- Easy access with signalized entrance & plentiful parking
- Established National & Regional Tenant Roster - Starbucks, Chase Bank, Sizzler's, Metro PCS, Fantastic Sam's, Circle K - with Service Station
- Prime location at the western entrance to Hemet's main retail corridor

Property Description

Prime Retail Space - For Lease 9,100 SF - Available in Hemet, CA.
\$0.83 SF/Monthly or \$10 SF/Annual + NNN

OFFERING SUMMARY

Lease Rate:	\$0.83 SF/month (NNN)
Available SF:	9,100 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,522	19,477	40,728
Total Population	4,187	47,187	110,879
Average HH Income	\$63,783	\$47,990	\$47,591



Tony Michelman

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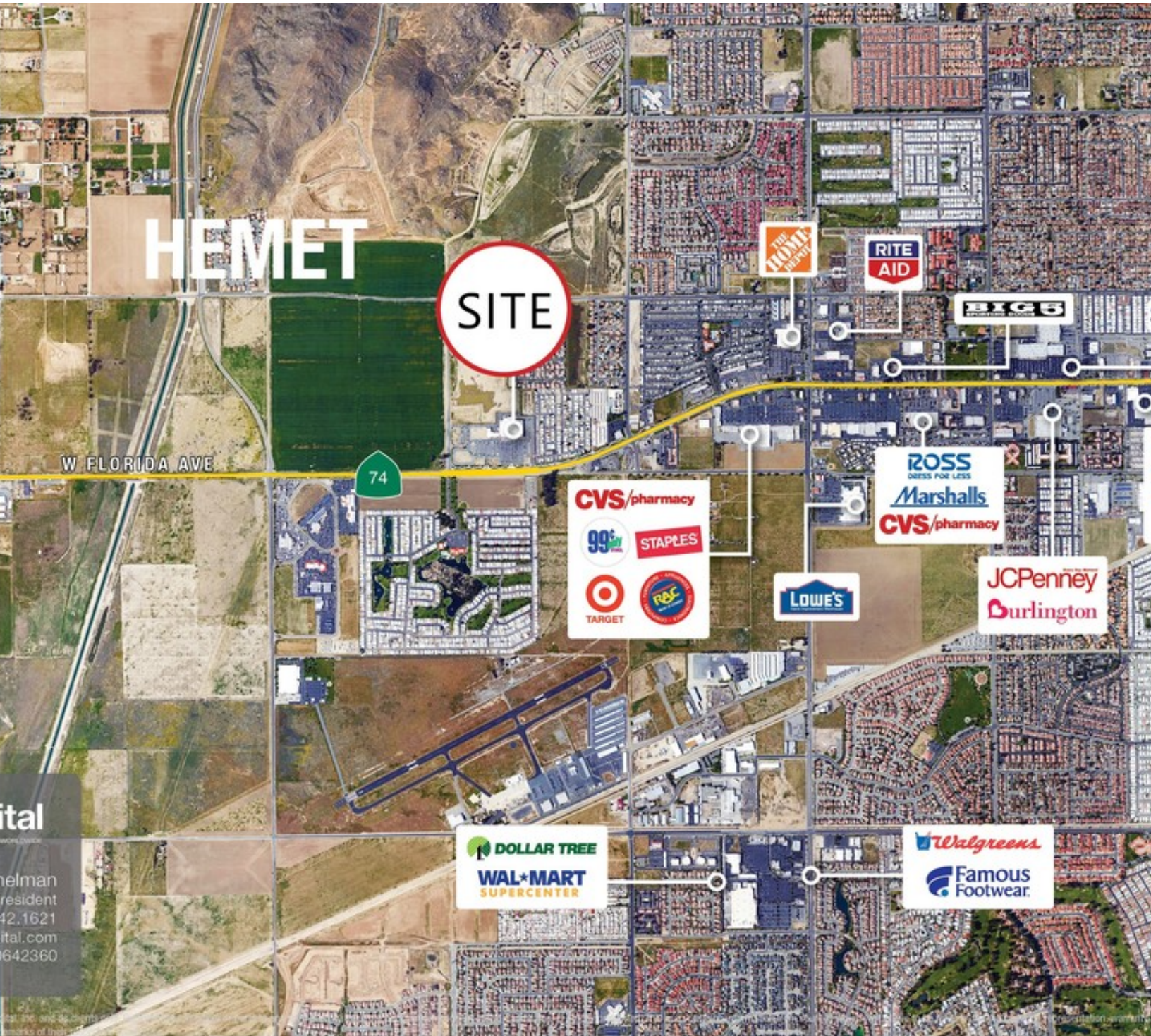
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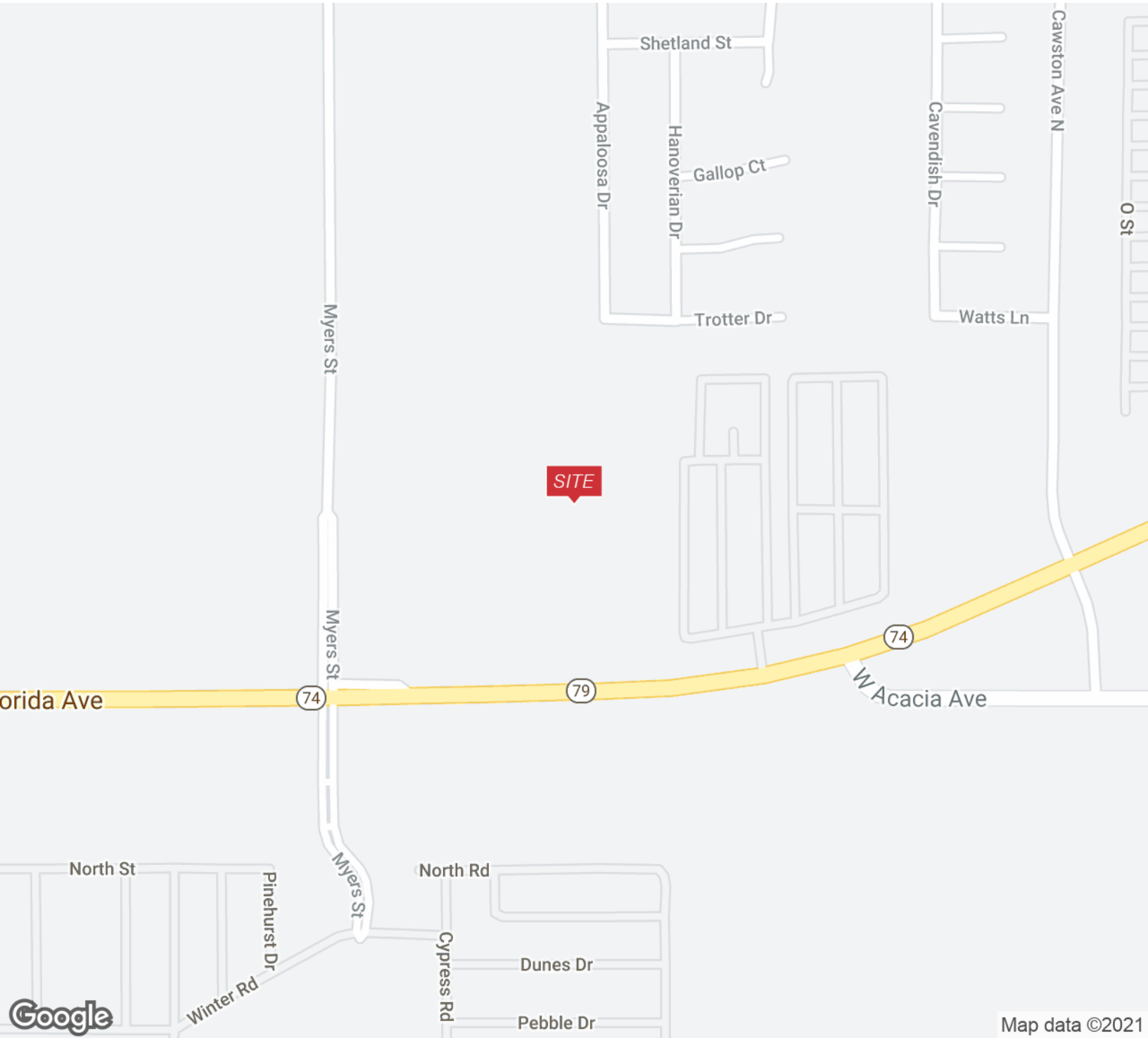
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Map data ©2021

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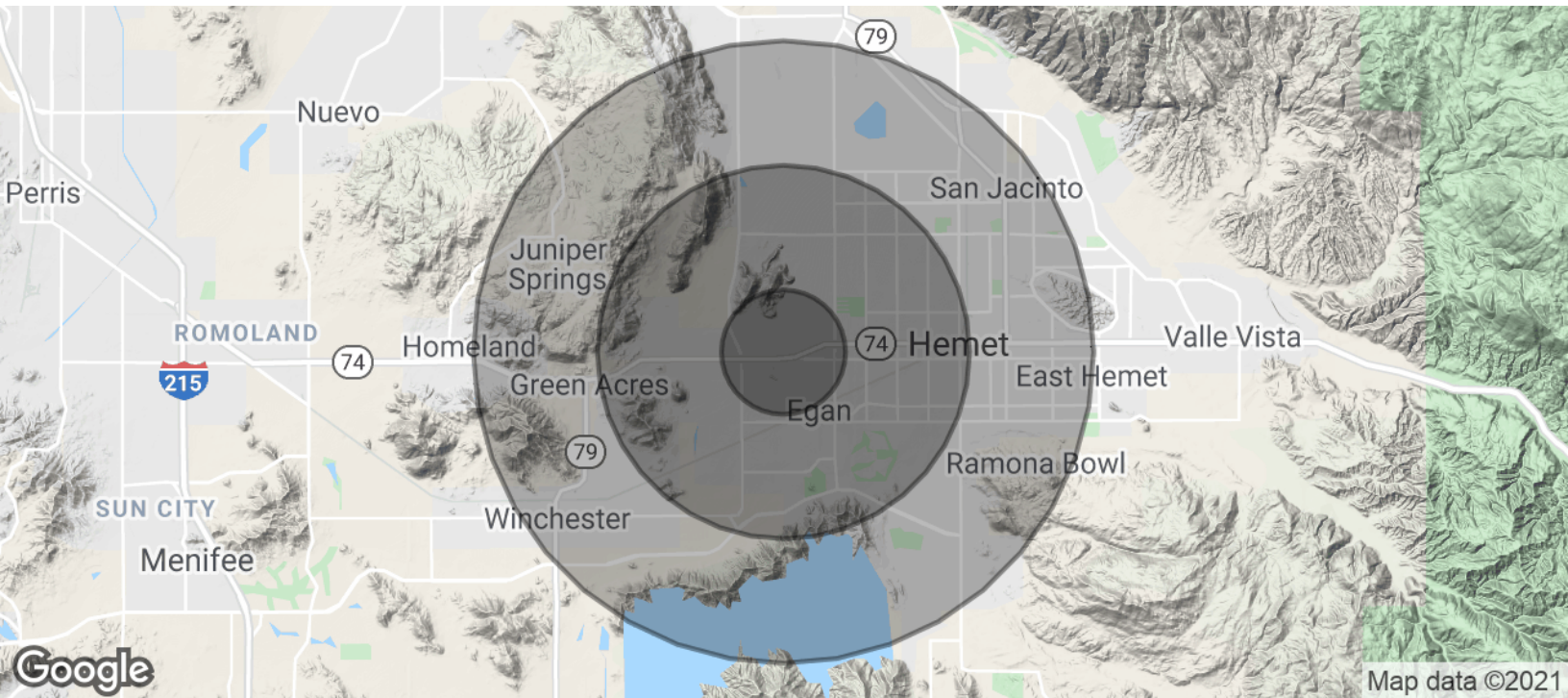
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,187	47,187	110,879
Average age	38.4	44.6	37.8
Average age (Male)	36.7	42.0	36.6
Average age (Female)	42.1	47.6	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,522	19,477	40,728
# of persons per HH	2.8	2.4	2.7
Average HH income	\$63,783	\$47,990	\$47,591
Average house value	\$186,939	\$146,467	\$175,330

* Demographic data derived from 2010 US Census

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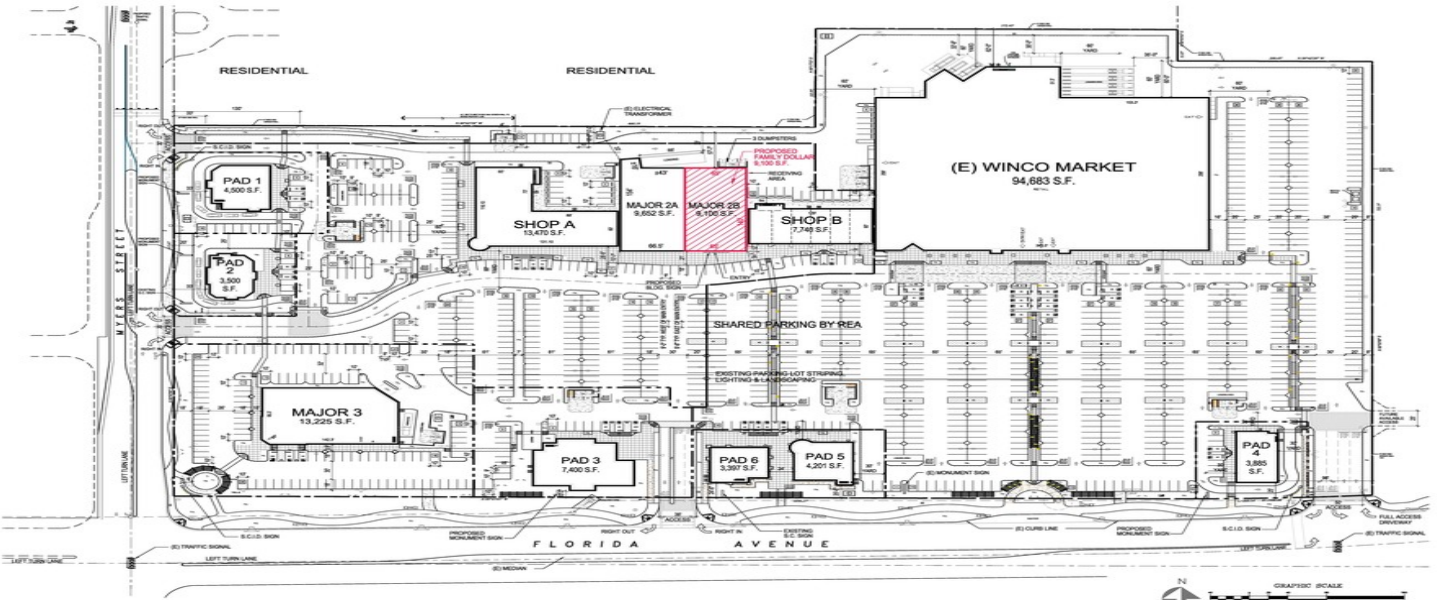
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HEMET 55 SP, LLC

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