

±16,217 SF RETAIL SPACE FOR LEASE

1709 WEST FLORIDA AVE | HEMET, CA



JOIN:   

HIGHLIGHTS:

- ±16,217 Sq Ft (Divisible) Jr. Anchor Space Available For Lease
- Former Grocery Store (Fresh & Easy)
- Adjacent Yard Area Available – Contact Broker for Details
- Prominent Location With Tremendous Florida Avenue Exposure
- Highly Visible Pylon Signage
- Excellent Traffic Counts With Approximately 40,000 Cars Per Day At Intersection
- Huge Parking Field With Unobstructed Visibility
- Excellent Co-Tenancy Offering Regional & Neighborhood Drawing Power
- Ideal Location For Specialty Grocery, Electronics, Sporting Goods, Apparel, Pharmacy, Discount or Dollar Store & Many Other Retail Uses.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population:	18,813	103,079	163,510
Daytime Population:	4,844	24,650	29,006
Avg. Household Income:	\$35,652	\$51,272	\$57,553

Source: Regis Online

TRAFFIC COUNTS

40,000 CPD

At Florida Ave & Lyon Ave

Source: Regis Online

Nick Earle
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DRE #01916982

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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PYLON SIGN FLORIDA AVENUE



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1735 W Florida Ave Hemet, CA 92545		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	18,813	103,079	163,510
	2023 Projected Population	20,669	112,757	178,452
	2010 Census Population	17,089	93,780	148,276
	2000 Census Population	16,511	69,210	107,384
	Projected Annual Growth 2018 to 2023	2.0%	1.9%	1.8%
	Historical Annual Growth 2000 to 2018	0.8%	2.7%	2.9%
HOUSEHOLDS	2018 Median Age	46.4	38.4	37.9
	2018 Estimated Households	8,754	37,126	56,977
	2023 Projected Households	9,324	39,413	60,347
	2010 Census Households	7,952	33,725	51,538
	2000 Census Households	7,973	28,735	42,202
	Projected Annual Growth 2018 to 2023	1.3%	1.2%	1.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	0.5%	1.6%	1.9%
	2018 Estimated White	64.7%	61.3%	61.7%
	2018 Estimated Black or African American	7.7%	7.3%	6.7%
	2018 Estimated Asian or Pacific Islander	3.2%	4.2%	4.1%
	2018 Estimated American Indian or Native Alaskan	1.7%	1.6%	1.7%
	2018 Estimated Other Races	22.7%	25.6%	25.8%
INCOME	2018 Estimated Hispanic	37.4%	44.1%	44.7%
	2018 Estimated Average Household Income	\$35,652	\$51,272	\$57,553
	2018 Estimated Median Household Income	\$32,933	\$45,441	\$49,868
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$16,604	\$18,512	\$20,129
	2018 Estimated Elementary (Grade Level 0 to 8)	9.4%	8.9%	8.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	14.6%	11.6%	11.0%
	2018 Estimated High School Graduate	35.0%	32.6%	31.8%
	2018 Estimated Some College	24.3%	27.0%	26.6%
	2018 Estimated Associates Degree Only	7.8%	7.8%	8.2%
BUSINESS	2018 Estimated Bachelors Degree Only	6.8%	8.3%	9.0%
	2018 Estimated Graduate Degree	2.2%	3.8%	4.6%
	2018 Estimated Total Businesses	518	2,781	3,354
	2018 Estimated Total Employees	4,844	24,650	29,006
	2018 Estimated Employee Population per Business	9.4	8.9	8.6
	2018 Estimated Residential Population per Business	36.3	37.1	48.7

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