

DARTMOUTH PLAZA

Prime Leasing Opportunities Available Now



3320-3330 E Florida Ave, Hemet, CA 92544



IZAELA SANCHEZ

Leasing Specialist

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BLUE SANDS
MANAGEMENT

PLAZA INFORMATION

DARTMOUTH PLAZA

Dartmouth Plaza is a vibrant shopping center perfectly situated off a busy main road and the highly desirable E. Florida Avenue, one of Hemet's most active and visible retail corridors. This high-traffic location is home to a diverse mix of popular local businesses, including the mouthwatering Steve's Jr. Burgers, the always-buzzing Rancho Grande Tacos, and stylish finds at A Plus Furniture, among others. Whether you're a growing brand or an established business looking to expand, Dartmouth Plaza offers the ideal setting to attract foot traffic and grow your presence in the community. For additional details or to schedule a private tour, please contact **Izabela Sanchez at Blue Sands Management by emailing IzabelaSanchez@BlueSandsManagement.com or calling (714) 340-7849 EXT 1**. Our team is happy to assist with any questions and help meet your leasing needs. Don't miss this opportunity to join a thriving center in a prime location!



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SUITE INFORMATION

3330 E FLORIDA AVE, SUITE C

This versatile retail space offers an exceptional opportunity for a business seeking both functionality and flexibility. Whether you envision a chic boutique, a specialty shop, or something entirely unique, this space is a blank canvas waiting for your creative touch. Its flexible layout can be easily reimagined to suit your specific needs, offering both functionality and freedom to bring your vision to life. Situated in a prime location with great visibility and foot traffic, this is your chance to make a lasting impression in a vibrant commercial hub. Don't just open a store, make a statement. For more information or to schedule a private tour, contact **Izabela Sanchez at Blue Sands Management today at (714) 340-7849 EXT 1**. Our team is here to help with all your leasing needs and get you one step closer to your next big move.

Sq Ft:	1,300 (Approx.)
Rental Rate Year:	Negotiable
Space Use:	Office/Retail
Lease Terms:	Negotiable



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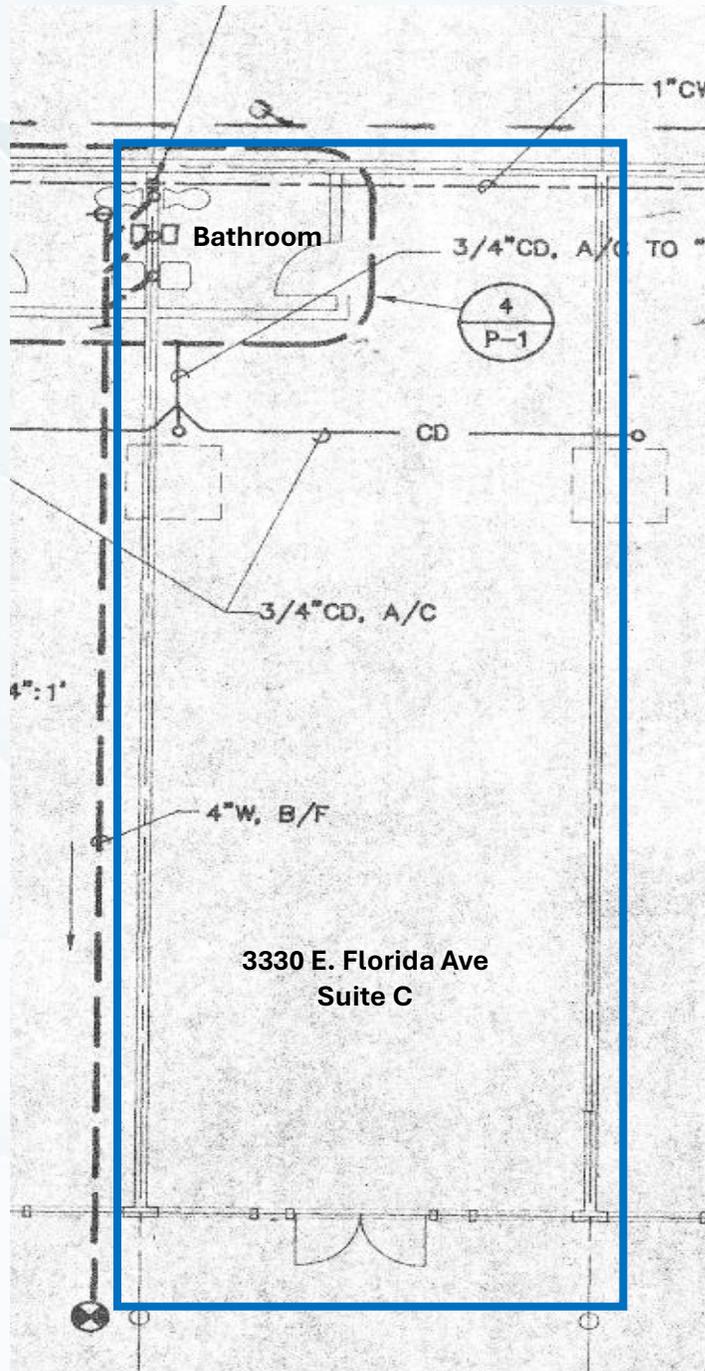
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SUITE FLOOR PLAN



*The Suite Layout information is being provided as a courtesy. While we strive to ensure the accuracy of this information, it is highly recommended that all potential tenants independently verify zoning details, permitted uses, and any other relevant regulations with the local authorities or appropriate governing bodies prior to proceeding with a lease agreement. The property owner and management make no representations or warranties regarding the accuracy or completeness of this information and shall not be held liable for any discrepancies or omissions.



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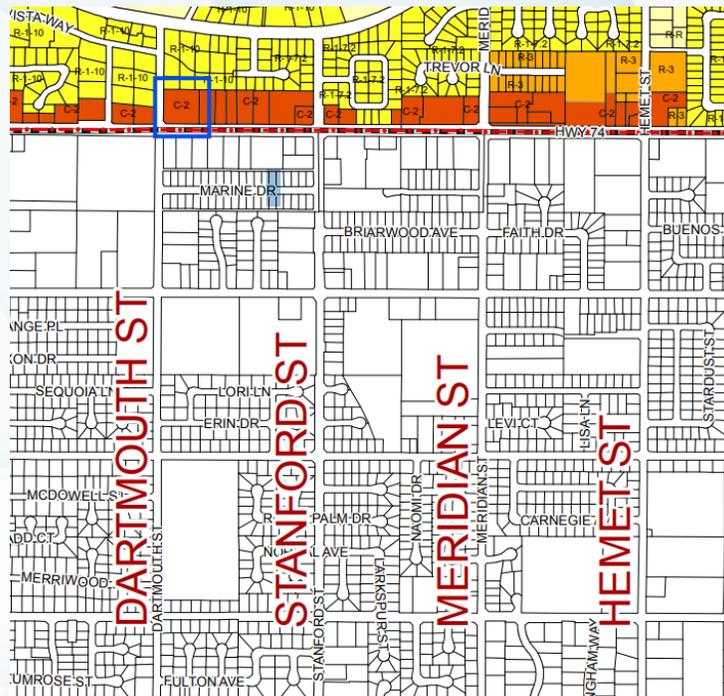


ZONING INFORMATION

DARTMOUTH PLAZA

Zoning: C-2- General Commercial

Commercial List of Permitted Uses



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DEMOGRAPHICS

Radius	2 miles	5 miles	10 miles
Population			
2020 Population	40,048	146,599	267,038
2024 Population	41,921	150,425	273,730
2029 Population Projection	44,477	159,051	289,374
Annual Growth 2020-2024	1.2%	0.7%	0.6%
Annual Growth 2024-2029	1.2%	1.1%	1.1%
Households			
2020 Households	15,635	48,898	85,874
2024 Households	16,033	49,345	86,403
2029 Household Projection	16,948	52,018	91,037
Annual Growth 2020-2024	1.3%	0.9%	0.9%
Annual Growth 2024-2029	1.1%	1.1%	1.1%
Avg Household Size	2.50	2.90	3.00
Avg Household Vehicles	2.00	2.00	2.00
Household Income			
< \$25,000	3,522	10,695	15,007
\$25,000 - 50,000	4,654	12,537	18,500
\$50,000 - 75,000	2,557	8,590	14,989
\$75,000 - 100,000	1,950	6,370	11,321
\$100,000 - 125,000	1,386	4,271	9,219
\$125,000 - 150,000	685	2,456	6,054
\$150,000 - 200,000	685	2,370	6,021
\$200,000+	595	2,055	5,292
Avg Household Income	\$69,234	\$72,680	\$85,605
Median Household Income	\$49,174	\$53,816	\$65,737

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Sanderson Ave	W Thornton Ave S	28,990	2025	0.12 mi
Stetson Ave	W Stetson Ave E	9,428	2018	0.13 mi
W Stetson Ave	Stetson Ave W	27,211	2025	0.17 mi
Tanya Ave	Jodi Ave W	2,317	2025	0.23 mi
W Thornton Ave	Sanderson Ave E	1,618	2025	0.26 mi
Sanderson Ave	W Thornton Ave N	18,449	2025	0.37 mi
Sanderson Ave	Wentworth Dr N	24,960	2025	0.38 mi
W Thornton Ave	Shenandoah Dr W	1,654	2025	0.40 mi
Wentworth Dr	Scaramella Cir SW	1,593	2018	0.40 mi
S Cawston Ave	Industrial Ave S	3,369	2018	0.45 mi

*The demographic information is provided as a courtesy and is not intended to be relied upon as definitive or guaranteed. No representation or warranty, express or implied, is made by the property owner or management regarding the accuracy, completeness, or suitability of this information for any purpose. Prospective tenants must conduct their own independent investigation and due diligence. The property owner and management shall not be liable for any errors, omissions, or reliance placed upon this information.



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PROPERTY PHOTOS



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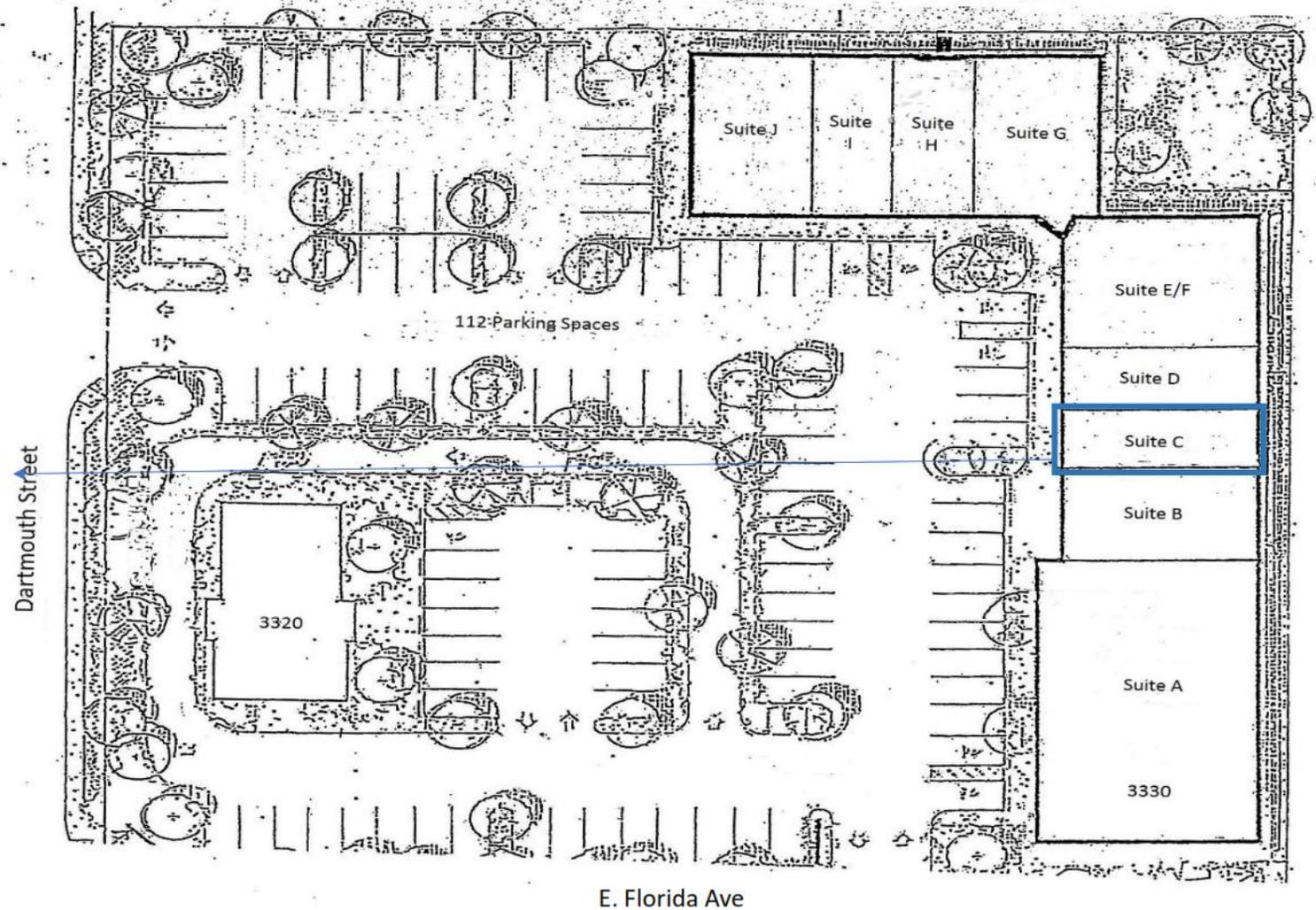


SITE MAP

Dartmouth Plaza

3320-3330 E. Florida Ave
Hemet CA 92544

SUITE	SQ FT	TENANT
A	5,600	A+ Furniture
B	1,645	Al Cabron
C	1,300	Available Suite
D	1,060	Albert Valenzuela Jr
E-F	2,213	Herbalife Center
G	1,893	A+ Furniture
H	1,060	Flower Shop
I	1,060	V's Beauty Salon
J	1,815	Taqueria Rancho Grande
PAD	2,445	Steve's Jr Burger



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