

PROPOSED RETAIL SPACES FOR LEASE

ACACIA PLAZA

NWC ACACIA AVE & SANDERSON AVE | HEMET, CA 92545



JOIN NEIGHBORHOOD TENANTS:



PROPERTY HIGHLIGHTS

- > Acacia Plaza is one of the premiere commercial locations in Hemet due to its heavily trafficked location and ease of accessibility. Acacia Plaza is located along the most direct route to the Interstate 10 Freeway traveling northbound, on the NWC of Sanderson and Acacia Avenues and across the intersection from Lowes Hardware. Due to its location along Sanderson Avenue, which faces heavy traffic in both directions from both morning and evening commuters, Acacia Plaza enjoys a constant flow of business. Acacia Plaza is also located a half a mile from the Super Walmart, at the south end of Sanderson Avenue, and which draws traffic from Hemet and San Jacinto.
- > Acacia Plaza will be designed to match the upgraded facades of Hemet Valley Center, with which it shares a drive aisle to the north. With the upgrades, Acacia Plaza will offer on-street exposure with a 10,000 square foot pad building behind Staples and the 99 Cent Only Store and a 6,500 square foot pad building with patio dining opportunities on the hard corner of Acacia and Sanderson. There will be a large anchor tenant space totaling 36,000 that will be divisible to 8,000, 16,000, 18,000 square feet.
- > Hemet Valley Center recently underwent \$1.5 million in upgrades, including new storefronts, signage, and ADA compliance and parking lot improvements. Hemet Valley Center, which has approximately 255,000+ square feet of retail space, is located on the SWC of Florida and Sanderson Avenues and offers valuable spillover traffic to Acacia Plaza tenants. Hemet Valley Center is a proven retail location located at the busiest intersection in Hemet. This intersection is considered the corner of "Main and Main" in the City of Hemet. Hemet Valley Center is anchored by Super Target, Staples, The 99 Cent Only Store, Party City, Lens Crafters, Verizon wireless, See's Candies and many more regional and local tenants. New tenants in the trade area include Les Schwab Tire Center and Tractor Supply which join Stater Brothers, Pier One Imports and Micheal's, Home Depot, LA Fitness and numerous other retailers.

2013 Demos	1-Mile	3-Miles	5-Miles
Est. Population:	13,443	85,622	251,846
Daytime Pop:	8,146	58,964	157,717
Avg. HH Income:	\$85,989	\$93,000	\$80,010
Source: Pitney Bowes			
Traffic Counts		Cars Per Day	
Florida Ave & Sanderson Ave:		62,891 (combined)	
Source: CoStar			



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

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PROPOSED SITE PLAN - OPTION 1



PROPOSED SITE PLAN - OPTION 2



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Hemet Valley Center**Hemet, California****Population**

	1 Mile	3 Miles	5 Miles
Estimated Population (2013)	10,017	75,360	140,510
Projected Population (2018)	10,406	78,273	145,950
Census Population (2010)	9,591	72,163	134,547
Census Population (2000)	8,477	53,078	97,920
Projected Annual Growth (2013-2018)	389 0.8%	2,913 0.8%	5,439 0.8%
Historical Annual Growth (2010-2013)	426 1.5%	3,197 1.5%	5,963 1.5%
Historical Annual Growth (2000-2010)	1,114 1.3%	19,085 3.6%	36,627 3.7%
Estimated Population Density (2013)	3,191 <i>psm</i>	2,666 <i>psm</i>	1,790 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>

Households

Estimated Households (2013)	4,487	27,990	48,484
Projected Households (2018)	4,694	29,275	50,710
Census Households (2010)	4,333	27,023	46,808
Census Households (2000)	4,109	22,953	38,541
Projected Annual Growth (2013-2018)	207 0.9%	1,285 0.9%	2,226 0.9%
Historical Annual Change (2000-2013)	378 0.7%	5,037 1.7%	9,943 2.0%

Average Household Income

Estimated Average Household Income (2013)	\$44,459	\$46,762	\$50,977
Projected Average Household Income (2018)	\$48,449	\$50,851	\$55,135
Census Average Household Income (2010)	\$41,653	\$44,410	\$48,701
Census Average Household Income (2000)	\$37,179	\$36,139	\$38,810
Projected Annual Change (2013-2018)	\$3,990 1.8%	\$4,089 1.7%	\$4,158 1.6%
Historical Annual Change (2000-2013)	\$7,280 1.5%	\$10,623 2.3%	\$12,167 2.4%

Median Household Income

Estimated Median Household Income (2013)	\$35,504	\$38,561	\$43,035
Projected Median Household Income (2018)	\$39,184	\$42,468	\$47,149
Census Median Household Income (2010)	\$32,352	\$36,526	\$40,936
Census Median Household Income (2000)	\$27,092	\$27,763	\$30,597
Projected Annual Change (2013-2018)	\$3,681 2.1%	\$3,908 2.0%	\$4,114 1.9%
Historical Annual Change (2000-2013)	\$8,412 2.4%	\$10,798 3.0%	\$12,438 3.1%

Per Capita Income

Estimated Per Capita Income (2013)	\$19,946	\$17,429	\$17,653
Projected Per Capita Income (2018)	\$21,887	\$19,084	\$19,224
Census Per Capita Income (2010)	\$18,815	\$16,631	\$16,943
Census Per Capita Income (2000)	\$17,979	\$15,680	\$15,234
Projected Annual Change (2013-2018)	\$1,941 1.9%	\$1,656 1.9%	\$1,571 1.8%
Historical Annual Change (2000-2013)	\$1,967 0.8%	\$1,748 0.9%	\$2,420 1.2%
Estimated Average Household Net Worth (2013)	\$332,641	\$354,569	\$382,958

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Hemet Valley Center**Hemet, California****Race and Ethnicity**

	1 Mile		3 Miles		5 Miles	
Total Population (2013)	10,017		75,360		140,510	
White (2013)	7,043	70.3%	49,671	65.9%	91,049	64.8%
Black or African American (2013)	693	6.9%	4,982	6.6%	8,498	6.0%
American Indian or Alaska Native (2013)	169	1.7%	1,157	1.5%	2,348	1.7%
Asian (2013)	304	3.0%	2,240	3.0%	3,866	2.8%
Hawaiian or Pacific Islander (2013)	30	0.3%	263	0.3%	436	0.3%
Other Race (2013)	1,274	12.7%	13,056	17.3%	26,848	19.1%
Two or More Races (2013)	504	5.0%	3,991	5.3%	7,465	5.3%
Population < 18 (2013)	1,955	19.5%	19,093	25.3%	37,649	26.8%
White	1,031	52.7%	9,909	51.9%	19,622	52.1%
Black or African American	202	10.3%	1,675	8.8%	2,921	7.8%
American Indian or Alaska Native	51	2.6%	345	1.8%	762	2.0%
Asian	63	3.2%	509	2.7%	886	2.4%
Hawaiian and Pacific Islander	6	0.3%	95	0.5%	144	0.4%
Other Race	602	30.8%	6,560	34.4%	13,313	35.4%
Hispanic Population < 18 (2013)	973	9.7%	10,904	14.5%	22,179	15.8%
Not Hispanic or Latino Population (2013)	6,981	69.7%	45,638	60.6%	80,458	57.3%
Not Hispanic White	5,703	81.7%	36,436	79.8%	64,506	80.2%
Not Hispanic Black or African American	638	9.1%	4,557	10.0%	7,684	9.6%
Not Hispanic American Indian or Alaska Native	77	1.1%	496	1.1%	1,081	1.3%
Not Hispanic Asian	287	4.1%	2,055	4.5%	3,541	4.4%
Not Hispanic Hawaiian or Pacific Islander	25	0.4%	219	0.5%	362	0.5%
Not Hispanic Other Race	1	-	17	-	22	-
Not Hispanic Two or More Races	248	3.6%	1,857	4.1%	3,261	4.1%
Hispanic or Latino Population (2013)	3,037	30.3%	29,722	39.4%	60,052	42.7%
Hispanic White	1,340	44.1%	13,235	44.5%	26,544	44.2%
Hispanic Black or African American	55	1.8%	424	1.4%	813	1.4%
Hispanic American Indian or Alaska Native	91	3.0%	661	2.2%	1,268	2.1%
Hispanic Asian	17	0.6%	185	0.6%	325	0.5%
Hispanic Hawaiian or Pacific Islander	5	0.2%	44	0.1%	74	0.1%
Hispanic Other Race	1,272	41.9%	13,040	43.9%	26,825	44.7%
Hispanic Two or More Races	255	8.4%	2,133	7.2%	4,203	7.0%
Not Hispanic or Latino Population (2010)	6,772	70.6%	44,569	61.8%	78,796	58.6%
Hispanic or Latino Population (2010)	2,819	29.4%	27,594	38.2%	55,751	41.4%
Not Hispanic or Latino Population (2000)	7,216	85.1%	40,545	76.4%	71,124	72.6%
Hispanic or Latino Population (2000)	1,260	14.9%	12,533	23.6%	26,796	27.4%
Not Hispanic or Latino Population (2018)	7,137	68.6%	46,296	59.1%	81,343	55.7%
Hispanic or Latino Population (2018)	3,269	31.4%	31,976	40.9%	64,607	44.3%
Projected Annual Growth (2013-2018)	232	1.5%	2,254	1.5%	4,555	1.5%
Historical Annual Growth (2000-2010)	1,559	12.4%	15,061	12.0%	28,955	10.8%