



FOR LEASE

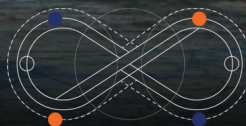
41615 EAST FLORIDA AVENUE

HEMET, CA

INDUSTRIAL
RETAIL
LAND
OFFICE



JANET F. KRAMER, JD, CCIM
951.600.8634 x702
janetk@svn.com
CalDRE #01351570







GABRIELA DEVINE
951.600.8634 x 706
gabriela.devine@svn.com
CalDRE #02046396



OFFERING SUMMARY

LEASE RATE:	\$1.25/SF/Month/NNN
NNN FEE:	\$0.35 SF
AVAILABILITIES:	±1,968 SF Retail Suite
ZONING:	C1
MARKET:	Inland Empire

PROPERTY HIGHLIGHTS

-  Endcap unit in a multi-tenant retail building.
-  Signage Opportunities: Increase business visibility and brand recognition.
-  Prime Location: in the heart of East Hemet, benefiting from high traffic volumes
-  CPD: ±25,857 Florida Ave



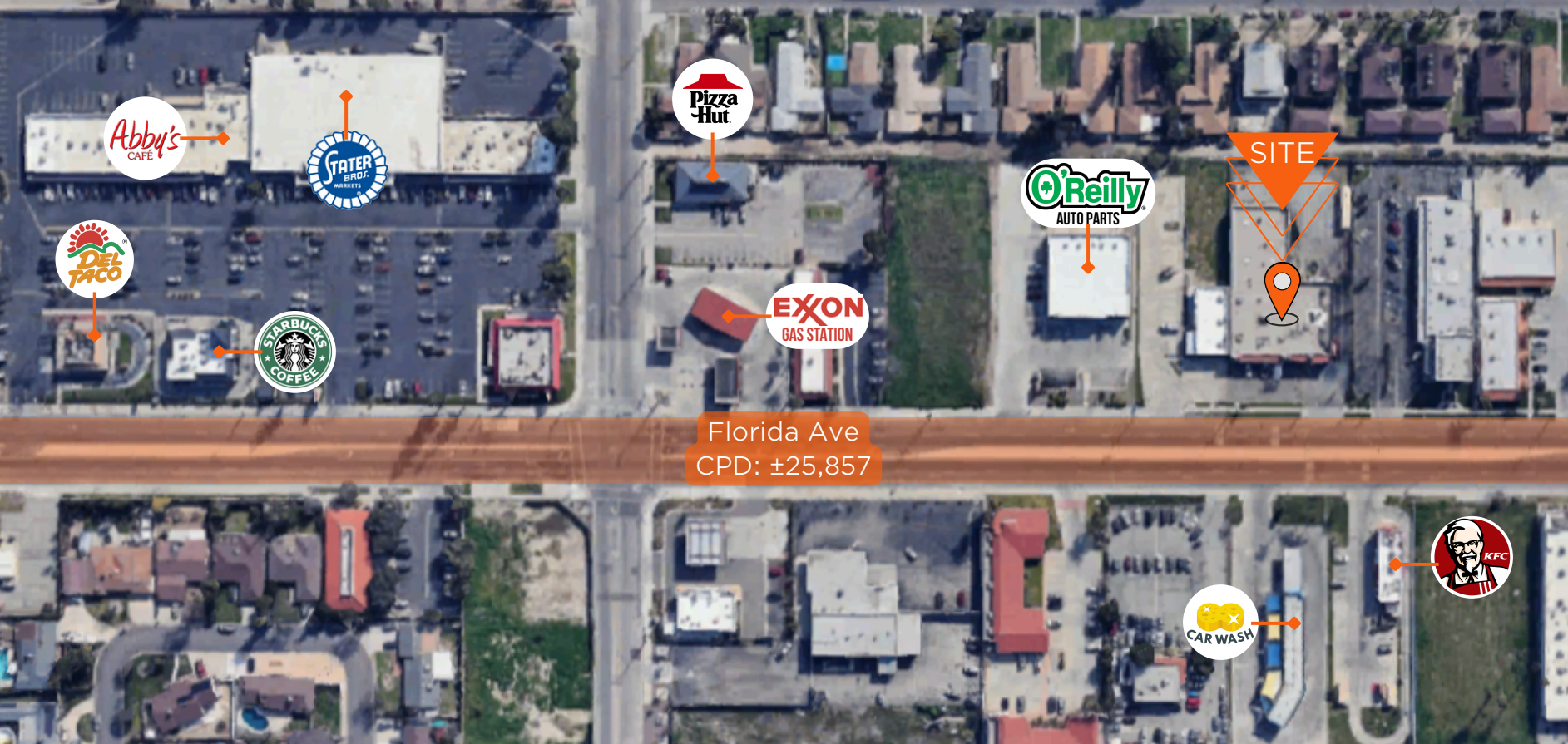
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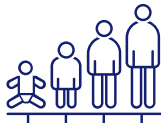
- State California
- County Riverside
- Mayor Jackie Peterson
- Website hemetca.gov

POPULATION

Source: ESRI



88,607
POPULATION

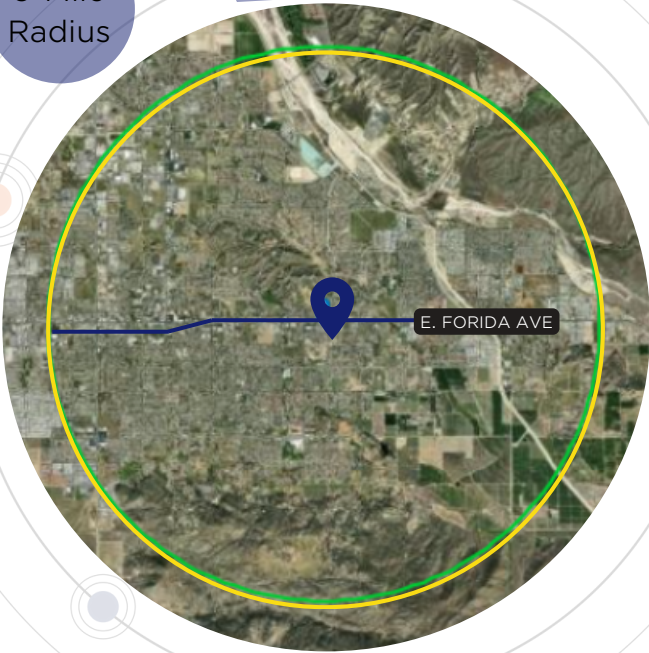


35.7
MEDIAN AGE



28,288
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



50%
WHITE COLLAR



33%
BLUE COLLAR



23%
SERVICES



±38,632
EMPLOYED CIVILIANS

EDUCATION



33%
HIGH SCHOOL
GRADUATE



33%
SOME COLLEGE



15%
BACHELORS/GRAD/
PROF DEGREE

INCOME



23%
>\$100,000
ANNUAL INCOME



31%
>\$50,000
ANNUAL INCOME



\$128,896
MEDIAN NET
WORTH



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