

STANFORD PLAZA

Prime Leasing Opportunities Available Now



41815-41871 E Florida Ave
Hemet, CA 92544



IZAELA SANCHEZ

Leasing Specialist

(714) 340-7849 | EXT 1

IzaelaSanchez@BlueSandsManagement.com



**BLUE SANDS
MANAGEMENT**

PLAZA INFORMATION

STANFORD PLAZA

Stanford Plaza is a well-established, high-performing neighborhood shopping center strategically positioned along E. Florida Ave, offering excellent visibility and consistent daily traffic. The plaza is anchored by a Stater Bros. Blue Ribbon store, drawing strong repeat visitation and serving as a key driver of foot traffic for the center. Stanford Plaza is also home to one of the highest-performing Del Taco locations in the region, a popular Starbucks, and a complementary mix of service-oriented and retail tenants, making it a convenient and reliable destination for both residents and commuters. This dynamic tenant lineup creates a steady flow of customers throughout the day and supports long-term business success. Whether you are an expanding brand or an established business seeking a proven retail environment, Stanford Plaza offers an exceptional opportunity to thrive within a strong, community-focused shopping center. With its prime location, recognizable national tenants, and consistent traffic, Stanford Plaza is an ideal setting to grow your presence and capture demand. 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.



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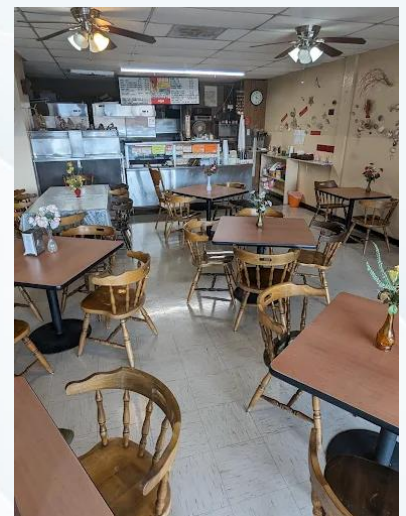
SUITE INFORMATION

41869 E FLORIDA AVE, SUITE A

This former Simon's Fish & Chips restaurant offers a turnkey opportunity for an operator looking to open quickly. The space is available with all kitchen equipment and furniture in place, significantly reducing startup costs and time to opening. Featuring a functional restaurant layout and strong visibility, the location is ideal for a variety of food and beverage concepts and can be easily rebranded to fit your vision. Positioned to lease immediately, this is a rare chance to secure a fully built-out restaurant space. For more information or to schedule a tour, contact **Izaela Sanchez at Blue Sands Management at (714) 340-7849 EXT 1 today.**



Sq Ft:	1,140 (Approx.)
Rental Rate Year:	Negotiable
Space Use:	Restaurant
Lease Terms:	Negotiable



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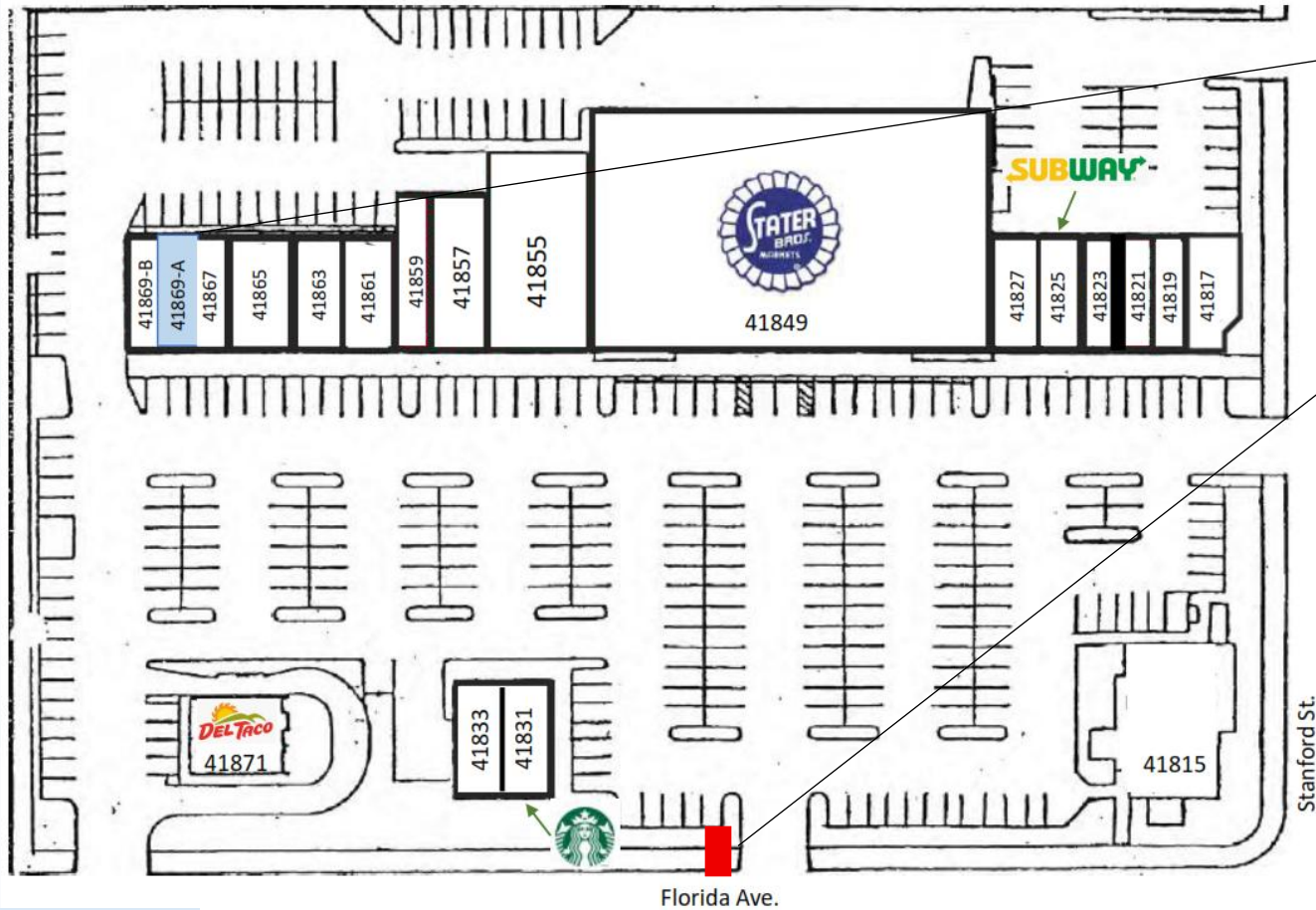


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SITE MAP

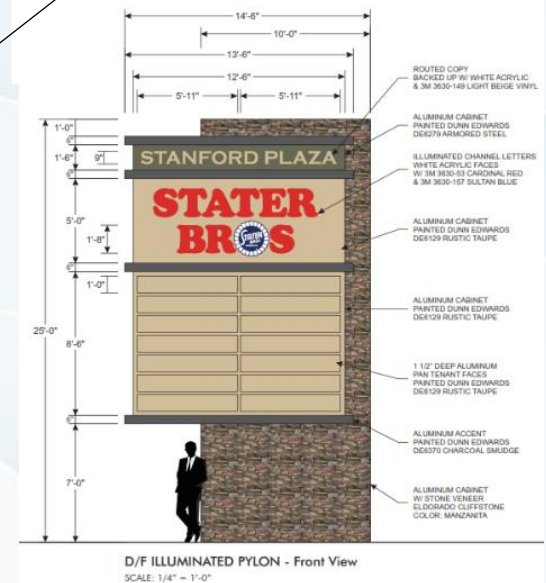
Stanford Plaza

41815-41871 E. Florida Ave, Hemet CA 92544



41869 E Florida Ave, Suite A
Approx. 1.140 sf

PYLON SIGN



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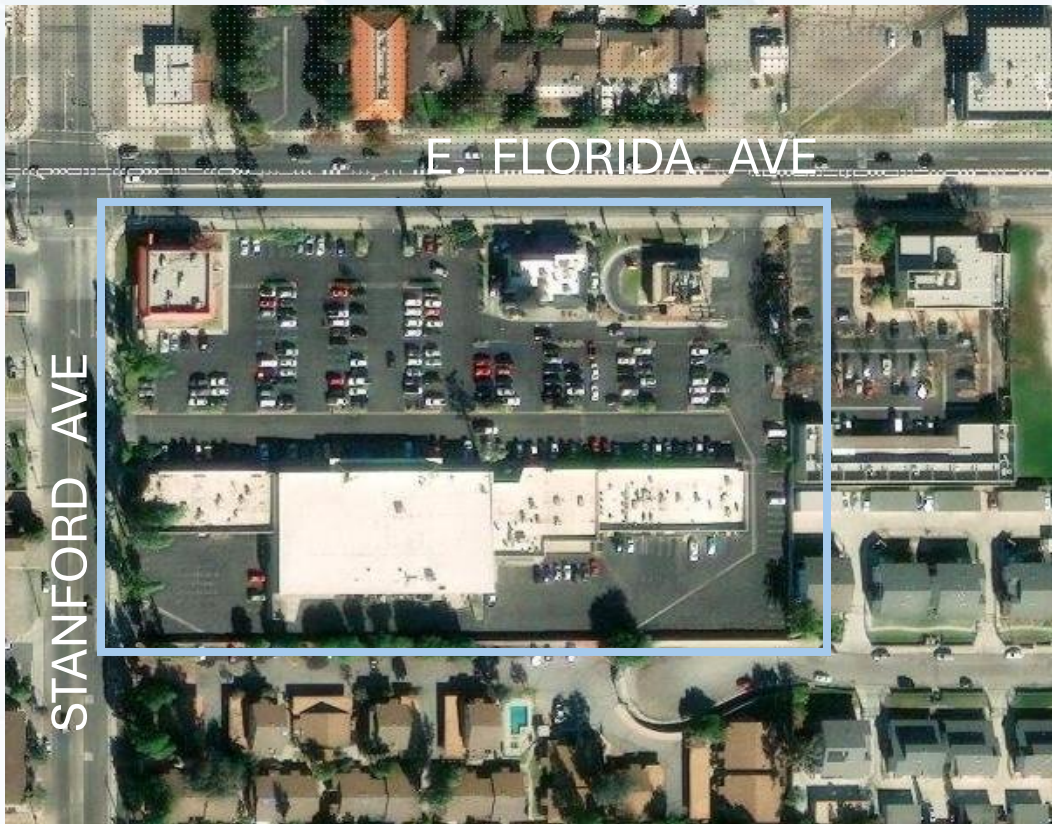
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ZONING INFORMATION

STANFORD PLAZA

Zoning: C-P-S

Commercial Zones List of Permitted Uses



*The zoning information and prohibited uses are 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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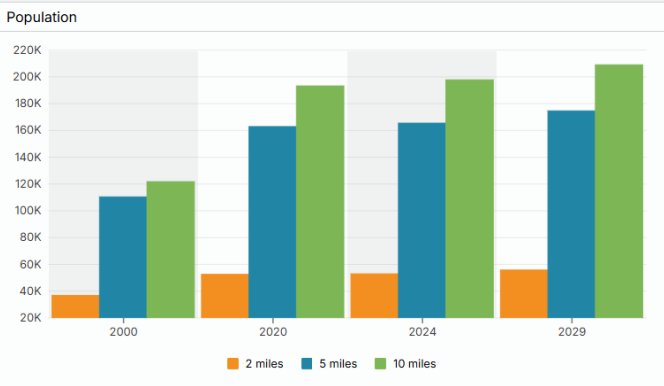
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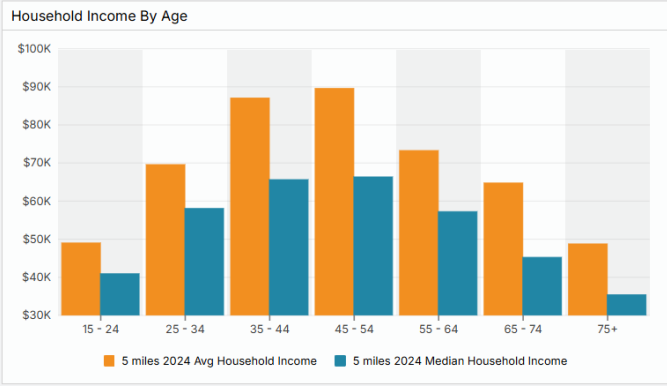
DEMOGRAPHICS



Population	2 miles	5 miles	10 miles
2020 Population	52,387	162,640	192,986
2024 Population	52,747	165,213	197,523
2029 Population Projection	55,588	174,376	208,755
Annual Growth 2020-2024	0.2%	0.4%	0.6%
Annual Growth 2024-2029	1.1%	1.1%	1.1%
Median Age	34.5	36.1	36.6
Bachelor's Degree or Higher	13%	13%	13%
U.S. Armed Forces	46	190	336

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Florida Ave	Stanford St E	21,825	2018	0.10 mi
Stanford St	Walnut PkWay S	2,739	2025	0.13 mi
Florida Ave	Meridian St E	18,893	2024	0.16 mi
E Acacia Ave	Stanford St E	4,157	2025	0.24 mi
Park Ave	Grove Ln E	9,069	2025	0.25 mi
Park Ave	Via Parque Loma NE	9,257	2025	0.26 mi
Meridian St	Briarwood Ave N	3,809	2025	0.30 mi
74	Meridian St W	26,522	2025	0.32 mi
Florida Ave	Meridian St W	26,650	2024	0.32 mi
Stanford St	Van Linden Ct S	3,777	2025	0.36 mi

Income	2 miles	5 miles	10 miles
Avg Household Income	\$78,644	\$71,819	\$74,905
Median Household Income	\$60,758	\$52,941	\$55,995
< \$25,000	3,421	11,942	13,264
\$25,000 - 50,000	3,360	13,795	15,930
\$50,000 - 75,000	2,905	9,404	11,441
\$75,000 - 100,000	1,912	6,680	8,218
\$100,000 - 125,000	1,757	4,460	5,794
\$125,000 - 150,000	980	2,826	3,421
\$150,000 - 200,000	954	2,588	3,340
\$200,000+	777	2,156	2,878



*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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