

FOR LEASE

MOUNTAIN VIEW PLAZA
43430 EAST FLORIDA AVENUE
HEMET, CA

HUGE INCENTIVES FOR QUALIFIED TENANTS AND BROKERS



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PROPERTY SUMMARY

MOUNTAIN VIEW PLAZA | 43372-43330 EAST FLORIDA AVENUE | HEMET, CA



SUITE	SIZE	NOTES	AVAILABILITY
E	±1,408 SF	Former Delicatessen	30 Day Notice
G	±1,200 SF	Former Barbershop	NOW

Lease Rates: **NEGOTIABLE**
 NNNs: **\$0.85**

SEE PAGE 4 TO VIEW INCENTIVES FOR QUALIFIED TENANTS

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OVERVIEW

- Anchored by Stater Bros, Co-Tenants Include CVS, Carl’s Jr., Taco Bell, Dollar Tree, and Chevron
- Two retail suites available

LOCATION DESCRIPTION

- Along the highly-trafficked State Highway 74
- SWC of East Florida Avenue and Ramona Expressway
- Over 50,000 Residents Within a 3-Mile Radius
- Across the Street From Ridgeview Apartments



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 **Exciting Incentives for Qualified Tenants at Mountain View Plaza!** 

 **Broker Bonuses are also available when you bring a Qualified Tenant!** 

SUITE G/Barber Space:

- Enjoy 2 Months of Rent-Free Occupancy
- 4-Month, 50% Reduction of Base Rent
- Earn a Broker Bonus of \$3,500



These limited-time offers are designed to make your business thrive in Mountain View's diverse retail community. Don't miss out—contact us today!

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RETAILER MAP

MOUNTAIN VIEW PLAZA | 43372-43330 EAST FLORIDA AVENUE | HEMET, CA



GROCERY OUTLET
Bargain Market

Little Caesars Jack in the Box

TACO BELL UNITED STATES POSTAL SERVICE

RITE AID HERBLOCC BBVA

STARBUCKS DEL TACO SUBWAY

MOUNTAIN VIEW PLAZA

Water Carl's Jr. DOLLAR TREE CVS pharmacy TACO BELL Chevron

Traffic Counts	
East Florida Avenue	±15,700 CPD
Ramona Expressway	±4,000 CPD

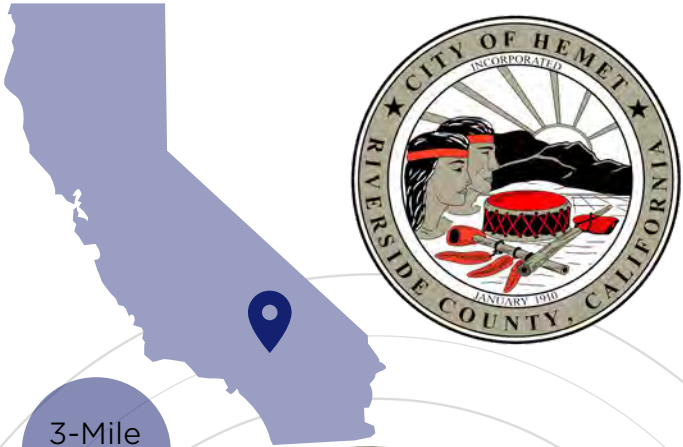
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DEMOGRAPHICS

MOUNTAIN VIEW PLAZA | 43372-43330 EAST FLORIDA AVENUE | HEMET, CA



- State California
- County Riverside
- Mayor Joe Males
- Website hemetca.gov

POPULATION

Source: ESRI



54,980
POPULATION

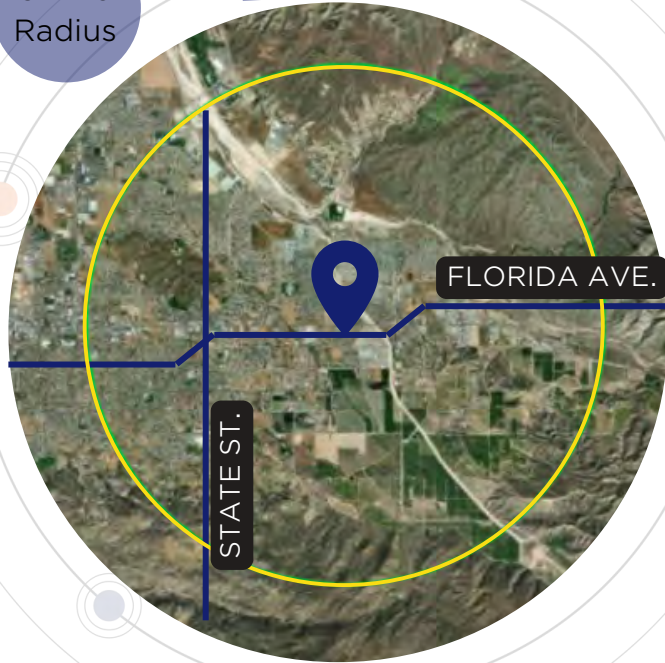


36.6
MEDIAN AGE



17,406
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



53%
WHITE COLLAR



31%
BLUE COLLAR



21%
SERVICES



8%
UNEMPLOYMENT RATE

EDUCATION



31%
HIGH SCHOOL
GRADUATE



36%
SOME COLLEGE



16%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$63,339
MEDIAN HOUSEHOLD
INCOME



\$26,942
PER CAPITA
INCOME



\$126,797
MEDIAN NET
WORTH

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