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DRE # 01422904



Saint George Plaza

2920 E. Florida Avenue, Hemet, CA 92544

2,094 SF END CAP UNIT LEASE OPPORTUNITY

FOR LEASE



**Saint George
PLAZA**

NAILS & SPA HENET TEACHER
COCINA **PIZZA**
MEXICAN FOOD
ARCADE GAMES
FAMILY ENTERTAINMENT
CAMERON BOOKS *Sheen Class*
TAE KWON DO **TAXES**
Chairs & Sofas

2920

ENROLL NOW
K4 - 9th
DWELLING PLACE
LEARNING ACADEMY
2700 GIBBARD ST. HENET

Introduction

KW Commercial Real Estate is proud to offer for lease the 2,094 square foot End CAP Unit (Unit 112). Part of a larger 15,250 square foot multi-tenant retail building located at 2920 East Florida Avenue in the city of Hemet, California. This thirteen unit property has a diverse tenant mix and is available for immediate occupancy..

Saint George Plaza is located on the main thoroughfare of Florida Avenue/ Highway 74 at the intersection of East Florida Avenue and Cornell Street.

Property Overview

Asking Lease Rate:	\$1.50 PSF
Space Available:	2,094 SF
Building Size:	15,260 SF
Zoning:	General Commercial
Year Built:	2007
Lot Size:	1.04 Acres



Property Description

LOCATION DESCRIPTION

The Property is located at the corner of East Florida Avenue/Highway 74 and Cornell Street in the city of Hemet.

BUILDING AREA

A freestanding multi-tenant building totaling $\pm 15,250$ square feet of rentable space.

PARCEL

The property consists of a single parcel containing approximately 45,302 square feet of land area.

Address	Parcel	Land Size
2920 E. Florida Avenue, Hemet, CA 92544	438-191-032	± 1.04 Acres

PARKING

3.96 per 1,000 square feet

ACCESS

Access via East Florida Avenue and Cornell Street

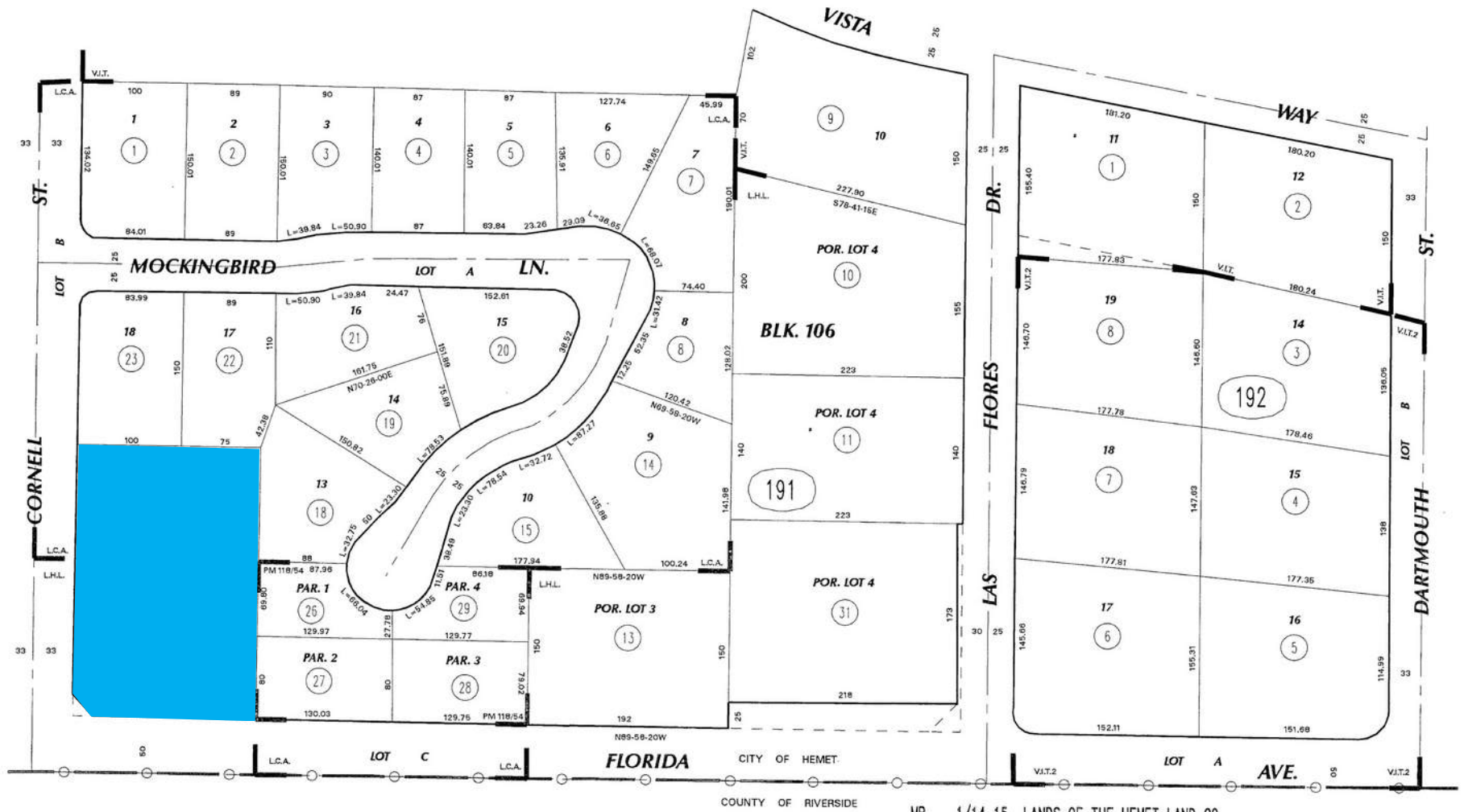
TRAFFIC COUNTS

East Florida Avenue at Cornell Street (2012)

25,000 (ADT)



Parcel Map



ASSESSOR'S MAP BK438 PG.19
Riverside County, Calif.

BCB

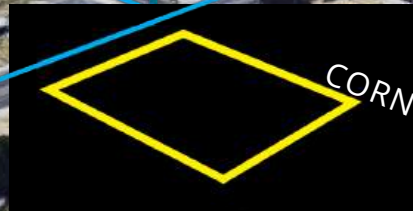
MB 1/14-15 LANDS OF THE HEMET LAND CO.
MB 23/25 VALLEY IMPROVEMENT TRACT
MB 26/52 VALLEY IMPROVEMENT TRACT NO. 2
MB 32/1 LARSON'S CORNELL ACRES
PM 118/54 PARCEL MAP NO. 17117

Mar 2007

04/1
12/2
12/2
12/2
05/8
07/9
03/0



SAINT
GEORGE
PLAZA



City of Hemet

The city of Hemet is located in Riverside County's San Jacinto Valley, about 45 miles west of Palm Springs. Situated at the junction of California State Highways 74 and 79, Hemet is easily accessible to Interstates I-10 and I-215. Nearby communities include San Jacinto (to the north), Winchester (to the west), and Mountain Center (to the east).

Founded in 1887 on land first inhabited by members of the Cahuilla Indian tribe, Hemet was incorporated in January 1910. At that time, the city's population was under 1,000 but growth ensued as Hemet evolved into a prime trading center

for the valley's agricultural produce. The city's character underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Hemet today retains its status as a retirement community, but is also becoming home to a growing number of younger working-class families owing to its rural character and proximity to major employment centers such as Corona, Riverside and San Bernardino.

Since 1923, one of the area's premiere events has been the annual Ramona Pageant. Based on the novel ("Ramona") by Helen Hunt Jackson, the pageant brings together the people of Hemet and San Jacinto who stage America's longest running outdoor drama each spring at the Ramona Bowl Amphitheatre. The Amphitheatre is also the venue of many theatrical events including the Shakespeare Festival, the Courtyard Dinner Theatre Summer series, and the Ramona Bowl Repertory Theatre fall musical. Museums in Hemet include the Hemet Museum, which features agricultural displays, Native American artifacts, railroading relics, and other artifacts showcasing the area's colorful history; and the KidZone Museum, an interactive children's museum housing over 20 interactive learning exhibits.



A regional map of Southern California, specifically the Inland Empire and surrounding areas. The map shows major cities including Palmdale, Victorville, Los Angeles, Santa Monica, Ontario, San Bernardino, Riverside, Anaheim, Irvine, Hemet, Temecula, Carlsbad, Escondido, and Palm Springs. Major highways are depicted with their respective shields: Interstate 5 (I-5), Interstate 10 (I-10), Interstate 15 (I-15), Interstate 210 (I-210), Interstate 215 (I-215), Interstate 405 (I-405), Interstate 580 (I-580), Interstate 605 (I-605), Interstate 78 (I-78), Interstate 805 (I-805), Interstate 905 (I-905), Interstate 94 (I-94), Interstate 101 (I-101), Interstate 15N (I-15N), Interstate 205 (I-205), Interstate 210N (I-210N), Interstate 215N (I-215N), Interstate 405N (I-405N), Interstate 580N (I-580N), Interstate 605N (I-605N), Interstate 78N (I-78N), Interstate 805N (I-805N), Interstate 905N (I-905N), Interstate 94N (I-94N), Interstate 101N (I-101N), Interstate 15NN (I-15NN), Interstate 205N (I-205N), Interstate 210NN (I-210NN), Interstate 215NN (I-215NN), Interstate 405NN (I-405NN), Interstate 580NN (I-580NN), Interstate 605NN (I-605NN), Interstate 78NN (I-78NN), Interstate 805NN (I-805NN), Interstate 905NN (I-905NN), Interstate 94NN (I-94NN), Interstate 101NN (I-101NN), 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Demographics



Population

	1 Mile	3 Mile	5 Mile
2021 Projection	15,176	99,523	165,390
2016 Estimate	14,556	95,327	157,330
2010 Census	14,004	91,510	148,821



Households

2021 Projection	3,416	34,216	50,432
2016 Estimate	3,306	33,008	53,917
2010 Census	3,238	32,169	52,281



2016 Est. Population by Single-Classification Race

White Alone	9,385	60,722	98,862
Black Alone	877	4,911	8,416
American Indian Alone	277	1,870	2,933
Asian Alone	196	1,701	3,762
Pacific Islander Alone	22	242	455
Some Other Race	2,489	17,304	26,651
Two or More Races	757	4,760	7,741
Hispanic Origin (Any Race)	5,771	37,907	59,244



2016 Average Household Income

\$53,019	\$51,468	\$54,339
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