



FOR LEASE

41995 EAST FLORIDA AVENUE
HEMET, CA

INDUSTRIAL
RETAIL
LAND
OFFICE



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OFFERING SUMMARY

LEASE RATE:	\$1.25- \$1.50/SF/Month NNN
BUILDING SIZE:	±4,978 SF
AVAILABILITIES:	±1,050 SF Retail Suite
ZONING:	C1
MARKET:	Inland Empire

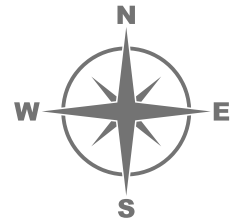
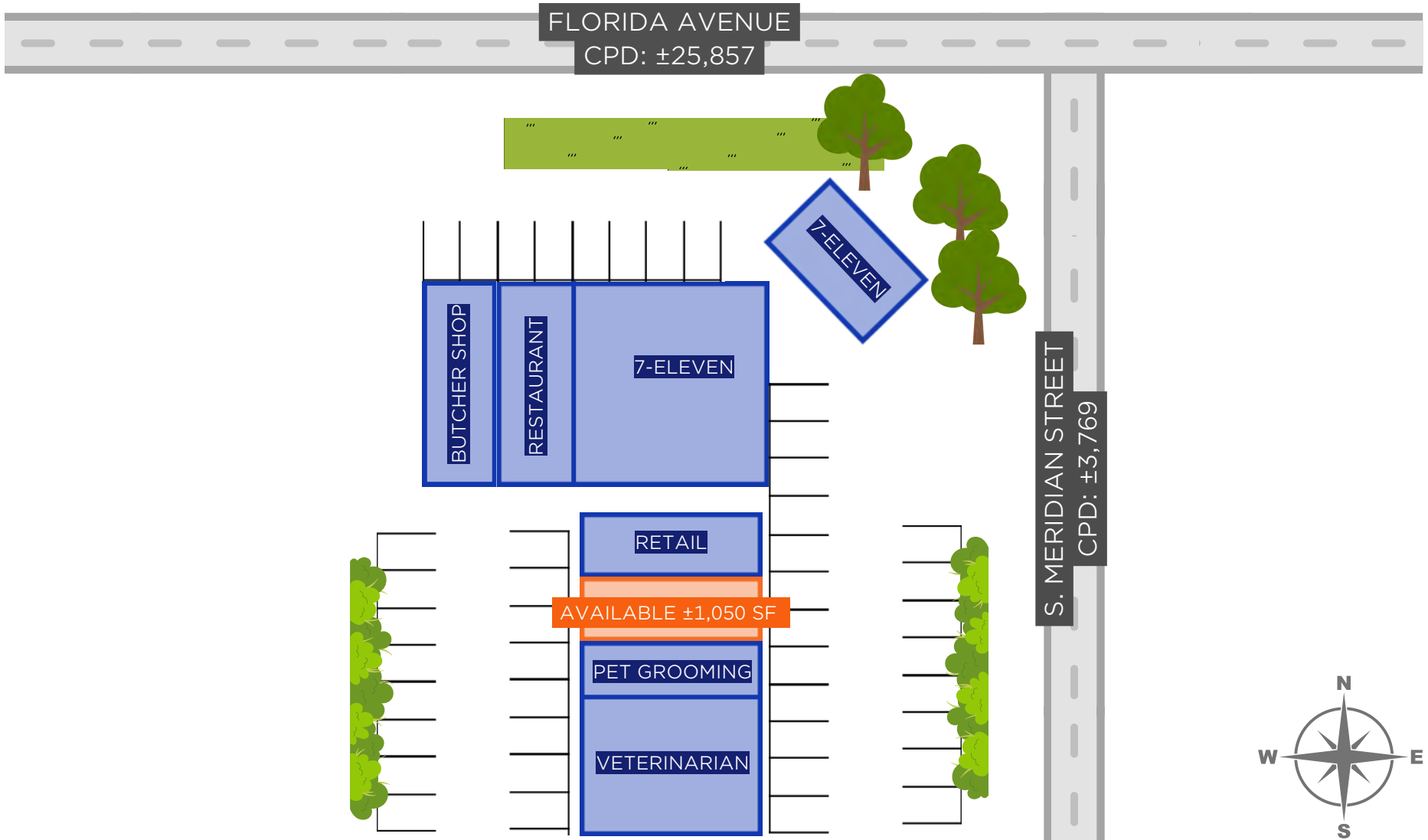
PROPERTY HIGHLIGHTS

- The property is on a spacious 2.6-acre lot, providing ample space for different uses and potential for expansion.
- The property is zoned CG-SP, allowing various commercial and mixed-use developments such as retail, office, and medical.
- The building is anchored by a 7-11 and has two spaces for lease, one of which is a partially built-out restaurant.
- The property offers multiple access points, ample parking spaces, and convenient proximity to major thoroughfares



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TENANT ROSTER		
SUITE	TENANT	SF
A	BUTCHER SHOP	±1,148
B	RESTAURANT	±1,148
C	7-ELEVEN	±3,024
D	RETAIL	±990
E	VACANT	±1,050
F	PET GROOMING	±1,050
G/H	VETERINARIAN	±2,000



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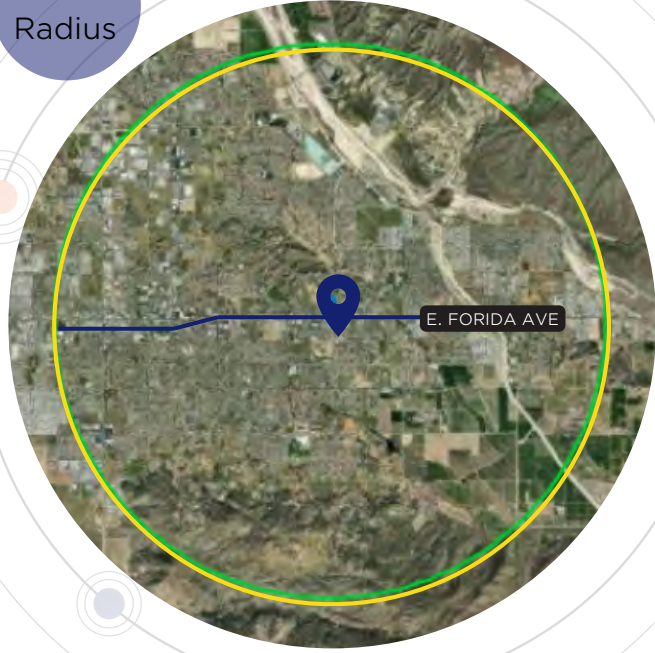
DEMOGRAPHICS

41995 EAST FLORIDA AVENUE | HEMET CA



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

3-Mile Radius



POPULATION

Source: ESRI



88,607
POPULATION



35.7
MEDIAN AGE



28,288
HOUSEHOLDS

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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