

FOR LEASE

MOUNTAIN VIEW PLAZA

43430 EAST FLORIDA AVENUE

HEMET, CA

HUGE INCENTIVES FOR QUALIFIED TENANTS AND BROKERS



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

STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CalDRE #01922901

PROPERTY SUMMARY

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



SUITE	SIZE	NOTES	AVAILABILITY
4	±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***

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

STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CaIDRE #01922901





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

SEE PAGE 4 TO VIEW INCENTIVES FOR QUALIFIED TENANTS



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

STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CaIDRE #01922901





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!

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

STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CaIDRE #01922901



SUITE 4 PHOTOS

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



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

STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CaIDRE #01922901



RETAILER MAP

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



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

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

STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CaIDRE #01922901



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

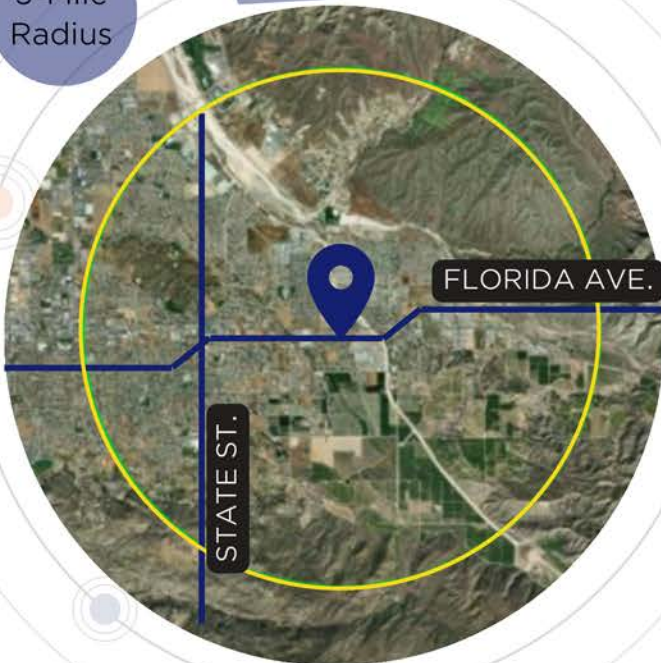


36.6
MEDIAN AGE



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

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

STEVE CASTELLANOS
951.600.8634 x703
stevec@svn.com
CaDRE #01922901

