

# HEMET VALLEY

## Center

3301 W. FLORIDA AVE., HEMET, CA 92545

- The property is anchored by Target and Staples. Other sub anchors include Lenscrafters, Verizon Wireless, Cosmoprof, See's Candies and many more regional and local tenants. This property is located the SWC of Sanderson Avenue and Florida Avenue or as they would say **"Main and Main"** for the city of Hemet, California.
- Newly renovated facades and parking areas.
- Hemet Valley Center is a proven retail location located at the corner of the busiest intersection in Hemet (W. Florida Avenue (40,081 CPD) and Sanderson Avenue (30,257 CPD)).
- Target expanded within this location and Verizon just made a major investment in relocating their store within the Hemet Valley Center.



900 – 15,000 SF Retail For Lease





# SITE PLAN

## & Availabilities



No.	Address	Tenant
1	3361	Olivera's Juice & Coffee Bar
2	3353/3357	Osaka House Ramen & Sushi
3	3349	1,260 SF AVAILABLE
4	3345	1,320 SF AVAILABLE
5	3341	Jackson-Hewitt
6	3337	Mail Depot Plus
7	3333	See's Candies
8	3373	ibrow Threading
9	3377	Livestream Blood Donation
10	3381	Staples
11	3385	Dollar Tree

No.	Address	Tenant
12	3415	1,560 SF AVAILABLE
13	3429	Bahn Mi
14	3443	Freeway Insurance
15	3457	Kary's Hair Salon
16	3485	Bologna Nail Salon
17	3527	Target Stores
18	3541	Dentistry 4 Kids
19	3629	15,000 SF AVAILABLE
20	3631	1,300 SF AVAILABLE
21	3633	1,300 SF AVAILABLE
22	3635	Avis Rent A Car

No.	Address	Tenant
23	3637	Hemet Smoke Shop
24	3639	Royal Foot Spa
25	3641	900 SF AVAILABLE
26	3643	CV Beauty School
27	3647	One Main Financial
28	3651-55-59	Cosmoprof
29	3663	Rare Tea
30	3667	Epic Wild Wings
31	3675	Pho Noodle House
32	3687	Yankee Doodle Donuts
33	3691-95	United States Government

No.	Address	Tenant
34	3615	Valvoline
35	3601	Lenscrafters
36/37	3603/3607	3,638 SF AVAILABLE
38	3513	Wiener Schnitzel
39	3413	Carl's Jr.
40	3317	Taco Bell
41	3301	Verizon Wireless
42	3327	Antonious Pizza
43	3323	Mia's Country Kitchen
44	3319	Pura Aqua
45	3329	3,000 SF AVAILABLE





# NEIGHBORING TENANTS

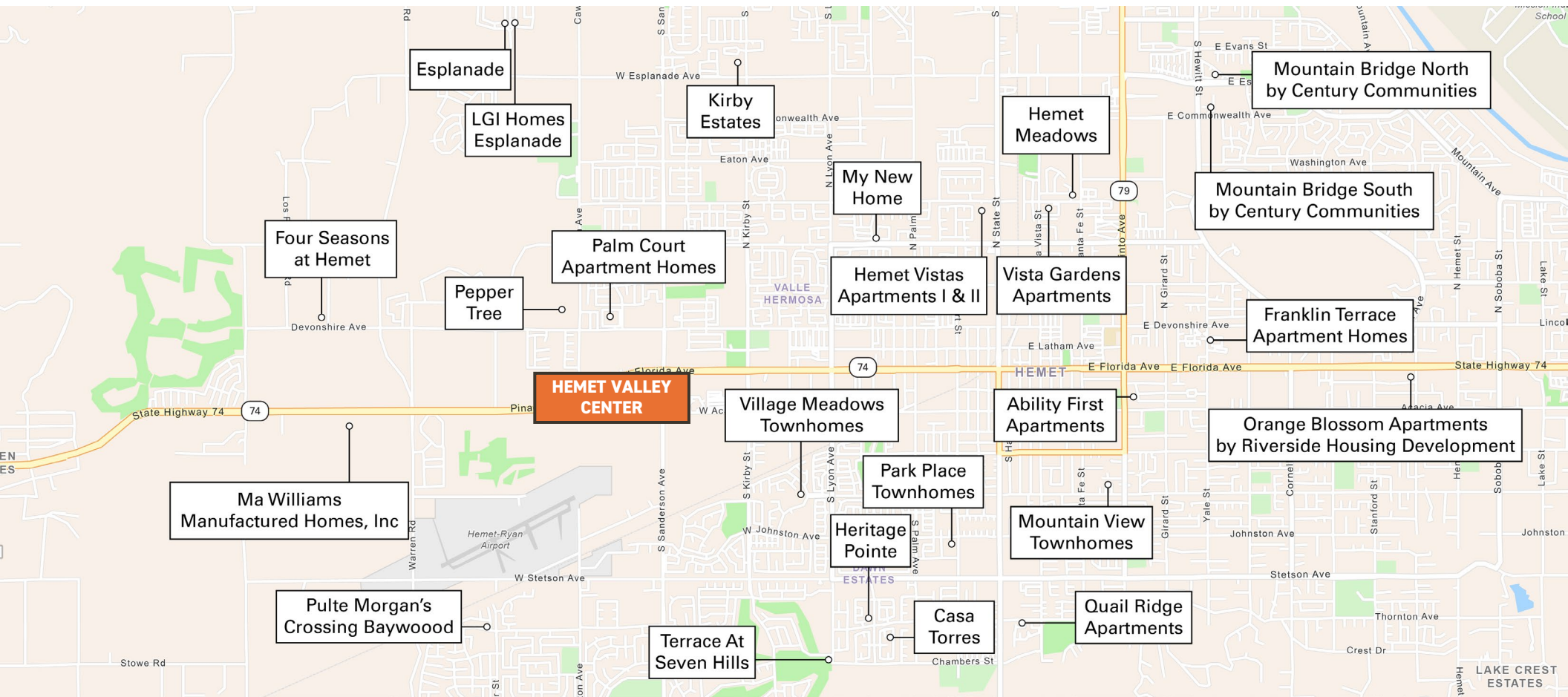
Include





# HOUSING & NEW HOUSING

## Developments



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	12,365	95,102	172,309
2025 Daytime Population	14,847	90,185	150,394
2025 Avg. Household Income	\$71,339	\$81,338	\$85,911

40,081 Cars Per Day on W. Florida Avenue  
30,257 Cars Per Day on S. Sanderson Avenue





**Dan Samulski**

Senior Managing Director

t 949-608-2064

dan.samulski@nrmk.com

CA RE License #01251771

**Bryan Norcott**

Executive Managing Director

t 213-298-3595

bryan.norcott@nrmk.com

CA RE License #01200077

**Corporate License #01796698**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NEWMARK | PACIFIC**

Managed by:



**Vestar**

