

FOR LEASE

RETAIL, OFFICE & STORAGE

980 & 1000 NORTH STATE STREET | HEMET, CA



±200 SF SELF STORAGE UNITS AVAILABLE, CALL FOR INFO

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

FRANCISCO J. SANCHEZ
951.600.8634 x708
francisco.sanchez@svn.com
CalDRE #02180617



OFFERING SUMMARY

LEASE RATE:	\$1.00-\$1.30/SF/Month
BUILDING SIZE:	±81,396 SF
AVAILABILITIES:	BLDGS 1000, 100, 200 & 300 A, B, C, D, E
ZONING:	M1, Hemet
MARKET:	Inland Empire

PROPERTY HIGHLIGHTS

- Convenient location with easy access for automotive/industrial businesses
- Multiple office and retail spaces available for lease, providing options for businesses of different sizes
- Multiple units with roll-up doors for lease, offering flexible options for businesses with automotive/industrial needs
- Excellent visibility and on-site parking for customers and employees.



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TENANT ROSTER 980 N STATE

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TENANT ROSTER A		
SUITE	SF	TENANT
A-01	±1,078	AUTO REPAIR
A-02	±1,078	AUTO REPAIR
A-03	±1,078	STORAGE
A-04	±1,078	AUTO REPAIR
A-05	±1,078	AUTO REPAIR
A-06	±1,078	VACANT
A-07	±1,078	AUTO REPAIR
A-08	±1,078	AUTO REPAIR
A-09	±1,078	VACANT

TENANT ROSTER C		
SUITE	SF	TENANT
C-01	±1,078	SMOG SHOP
C-02	±1,078	VACANT
C-03	±1,078	VACANT
C-04	±1,078	VACANT
C-05	±1,078	VACANT
C-06	±1,078	VACANT
C-07	±1,078	VACANT
C-08	±1,078	AUTO REPAIR
C-09	±1,078	AUTO REPAIR

TENANT ROSTER D		
SUITE	SF	TENANT
D-01	±1,078	TIRE SALES
D-02	±1,078	AUTO REPAIR
D-03	±1,078	VACANT
D-04	±1,078	VACANT
D-05	±1,078	AUTO REPAIR
D-06	±1,078	CONTRACTOR
D-07	±1,078	VACANT
D-08	±1,078	VACANT



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TENANT ROSTER		
SUITE	SF	TENANT
101	±425	GG HAIR SALON
102	±425	GG HAIR SALON
103	±425	GG HAIR SALON
104	±425	MAKEUP STUDIO
105	±395	PLUMBING
106	±395	VACANT
107	±395	VACANT
108	±395	VACANT
109	±395	VACANT
110	±395	VACANT
111	±395	VACANT
112	±395	VACANT
113	±395	VACANT
114	±395	OFFICE
115	±395	VACANT

TENANT ROSTER		
SUITE	SF	TENANT
116	±395	VACANT
117	±395	VACANT
118	±395	THERAUPETIC SERVICES
119	±395	VACANT
201	±1,290	AMERICAN TIRE
202	±1,290	EMBROIDERY
203	±1,290	EMBROIDERY
204	±1,290	VACANT
205	±1,290	VACANT
206	±1,290	VACANT
207	±1,290	CERAMICS
208	±1,290	VACANT
209	±1,290	CABINETS
210	±1,320	AUTO REPAIR
211	±1,320	AUTO REPAIR

TENANT ROSTER		
SUITE	SF	TENANT
308	±1,577	MENDOZA
309	±1,577	VACANT
310	±1,577	VACANT
311	±1,577	VACANT



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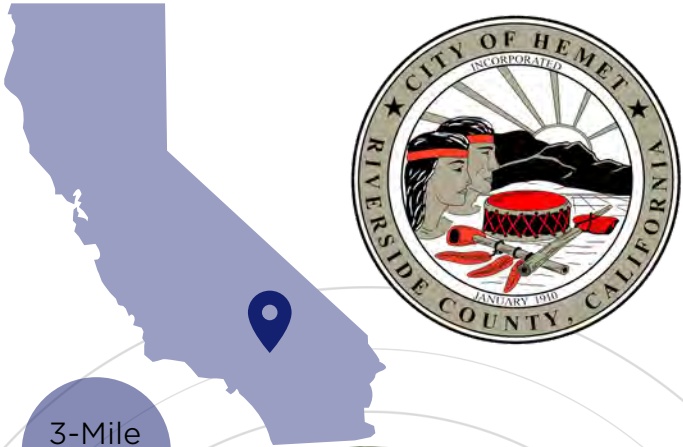
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DEMOGRAPHICS

980 & 1000 NORTH STATE STREET | HEMET CA



- State** California
- County** Riverside
- Mayor** Malcolm Lilienthal
- Website** hemetca.gov

POPULATION

Source: ESRI



129,009
POPULATION

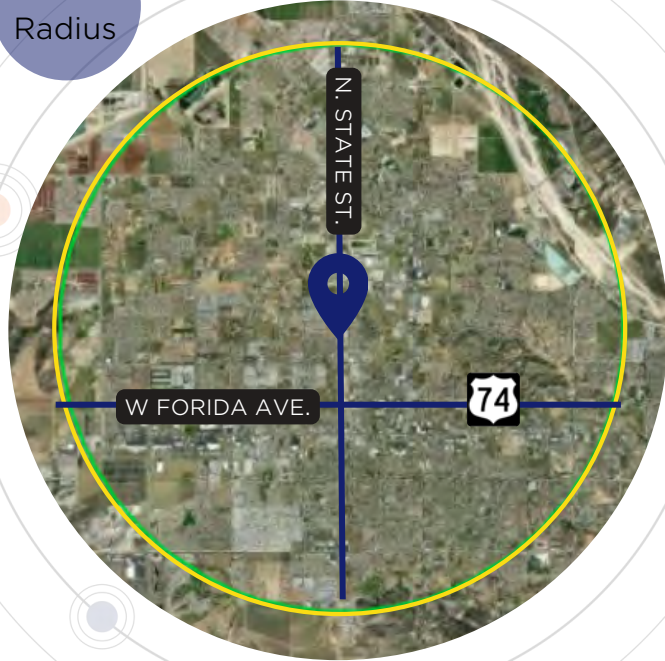


35.5
MEDIAN AGE



42,313
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



50%
WHITE COLLAR



33%
BLUE COLLAR



22%
SERVICES



±50,464
EMPLOYED CIVILIANS

EDUCATION



32%
HIGH SCHOOL
GRADUATE



34%
SOME COLLEGE



12%
BACHELORS/GRAD/
PROF DEGREE

INCOME



19%
>\$100,000
ANNUAL INCOME



30%
>\$50,000
ANNUAL INCOME



\$71,042
MEDIAN NET
WORTH



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