

PAGE PLAZA

RETAIL SPACE FOR LEASE

1135 SOUTH SANDERSON AVENUE | HEMET, CA 92545



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1135 SOUTH SANDERSON AVENUE | HEMET, CA 92545

Nick Earle

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DRE# 01916982

Nick Corbell

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DRE# 01932821



CATALYST
RETAIL

(951) 395-0000

www.catalystretail.com



38605 Calistoga Dr, Suite 150
Murrieta, CA 92563

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



PROPERTY HIGHLIGHTS

- JOIN: WALMART SEPERCENTER, BUFFALO WILD WINGS, BED BATH & BEYOND, JUICE IT UP!, GAME STOP, DOLLAR TREE, RUE 21, GO WIRELESS
- STRONG TRAFFIC COUNTS AT SIGNALIZED INTERSECTION
- COMMUNITY CENTER AT BUSY INTERSECTION

TRAFFIC COUNTS

28,000 CPD
South Sanderson Ave.

26,000 CPD
West Stetson Ave.

*Source: Regis Online

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 POPULATION	14,168	67,956	138,434
2025 EST. POPULATION	15,098	73,559	148,689
AVERAGE HOUSEHOLD INCOME	\$74,315	\$55,171	\$59,425

	UNIT #	SIZE
AVAILABILITY	1135	2,448 SF

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	21,333	123,791	179,171
 MEDIAN HOUSEHOLD INCOME	\$32,394	\$45,287	\$50,196
 HIGH SCHOOL DEGREE OR HIGHER	2,748	10,108	24,215
 GRADUATE DEGREE OR HIGHER	2,901	14,744	38,199
 TOTAL EMPLOYEES	15,676	44,932	67,749
 TOTAL BUSINESSES	1,896	5,227	8,610

