

For Sale or Lease  
Former Big Lots  
28,017 SF

2093 East Florida Avenue  
Hemet, CA 92544



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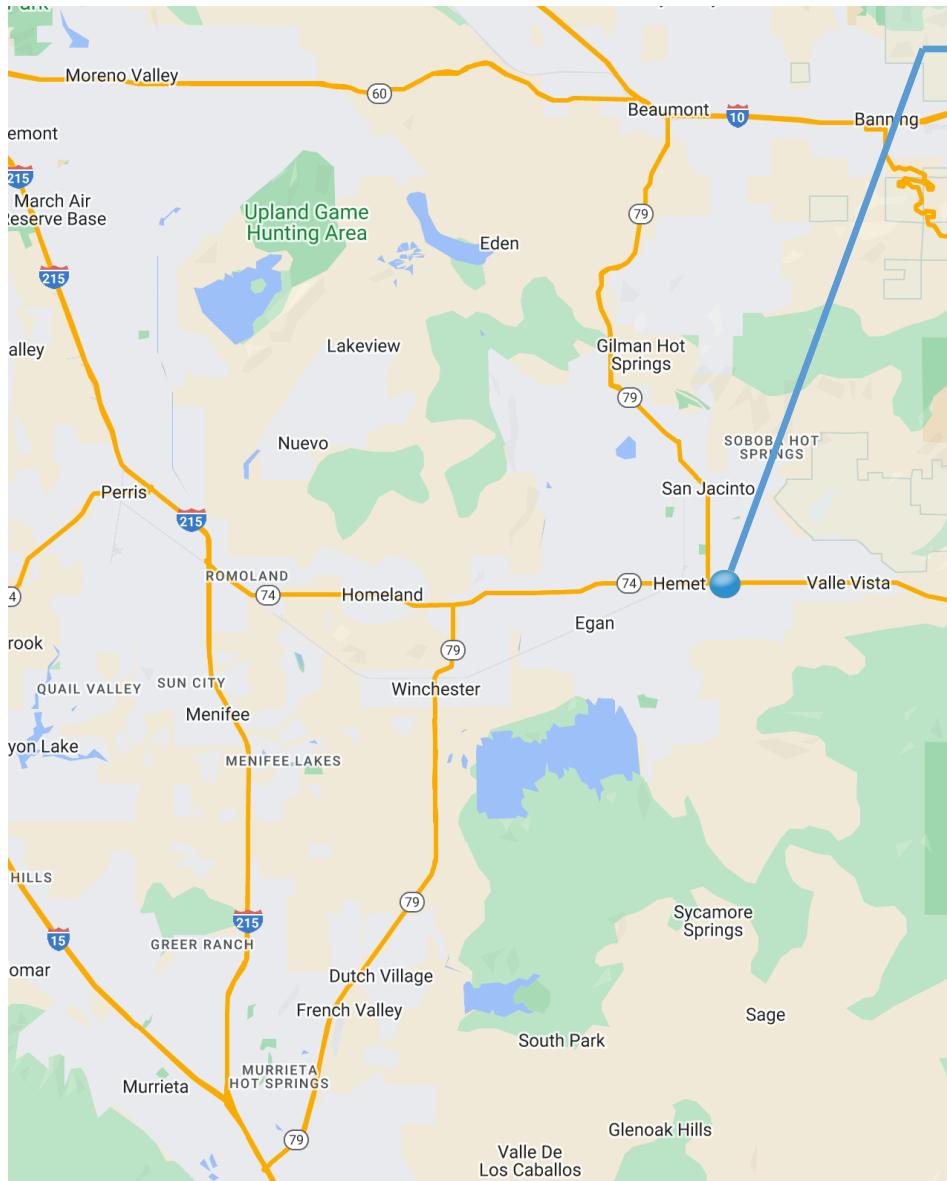


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## Property Highlights:

- Located on Florida Ave, Hemet's busiest retail corridor
- Signalized intersection
- Loading dock in the rear of the Premises
- Hemet and surrounding communities have seen a 22% population increase since 2010
- Hemet Valley Medical Center (320 beds) is approximately 1 mile away
- Prominent pylon signage available

## Demographics:

2022 Estimates	1 MILE	3 MILE	5 MILE
Population	19,554	115,445	180,754
AHH Income	\$44,993	\$55,075	\$59,969
Daytime Population	4,537	22,874	32,582

2022 Traffic Counts	
Florida Avenue	29,271 CPD



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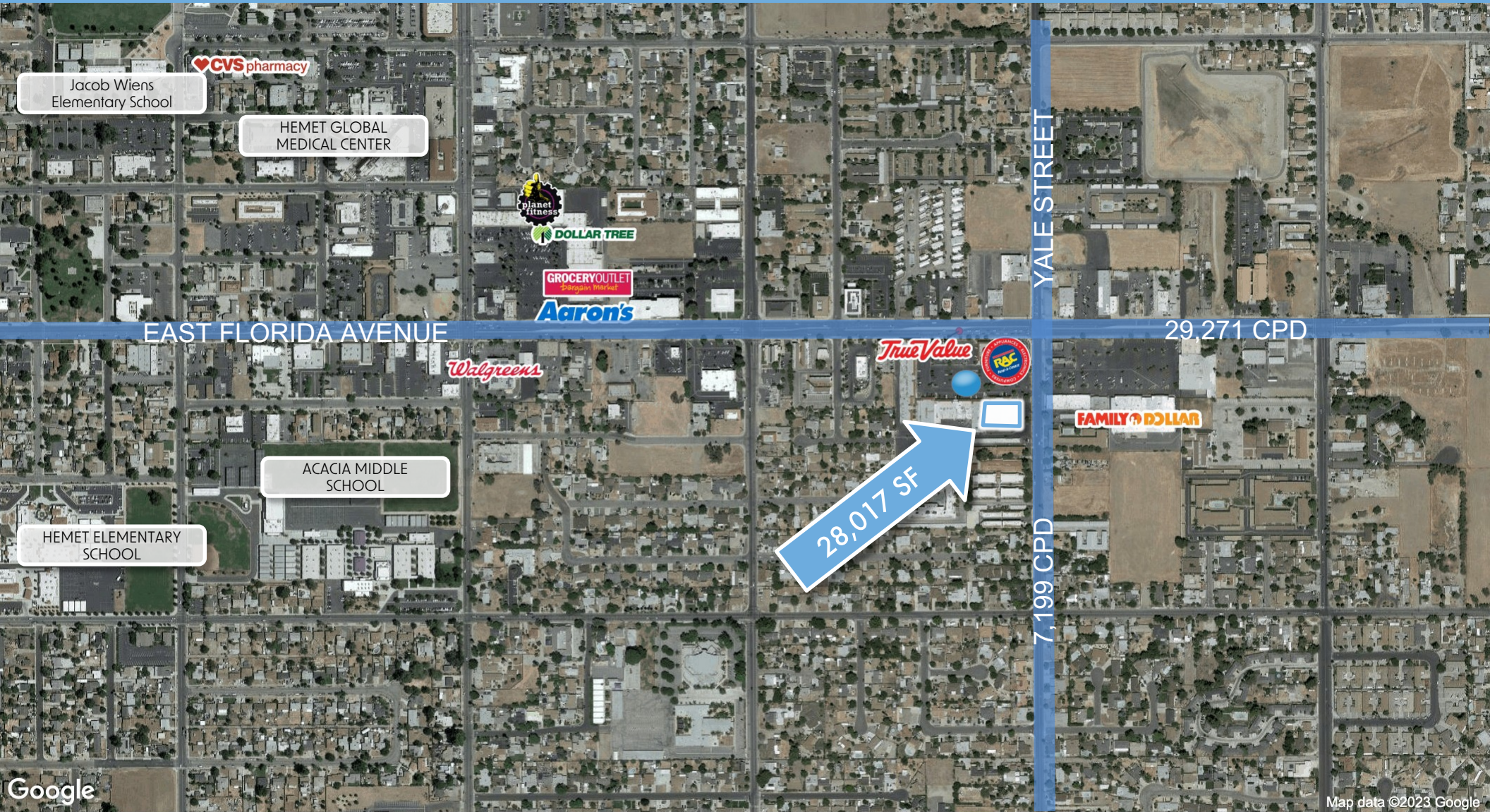
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