

# PAGE PLAZA

Prime Leasing Opportunities Available Now



3503-3527 W Stetson & 1115-1135 S Sanderson  
Hemet, CA 92545



**IZAELA SANCHEZ**

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**BLUE SANDS  
MANAGEMENT**



# PLAZA INFORMATION

## PAGE PLAZA

Welcome to Page Plaza, strategically located at the busy corner of Sanderson Avenue and Stetson Avenue. This high-visibility shopping destination is anchored by well-known and established retailers, driving significant foot traffic and enhancing exposure for all tenants.

Page Plaza features a curated mix of popular dining options, contributing to consistent customer activity throughout the day and creating a vibrant shopping environment.

For additional information or to schedule a private tour, please contact **Izabela Sanchez at Blue Sands Management at (714) 340-7849 Ext. 1**. Our team is ready to answer any questions and assist with your leasing needs.

This location offers an exceptional opportunity to join a thriving retail community in a highly trafficked area.



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# SUITE INFORMATION

## 3527 W STETSON AVE

This adaptable retail suite presents an exceptional opportunity for a business seeking both functionality and flexibility. Previously occupied by T-Mobile, the space can be easily reconfigured to accommodate a variety of retail, service, or office uses, allowing you to tailor the layout to meet your specific business needs. With its prime location and versatile design, this suite is ideal for businesses ready to establish or expand their presence in a high-traffic environment. The potential to create a unique and impactful space is at your fingertips, offering an opportunity to thrive in a dynamic commercial setting. For additional information or to schedule a private tour, please **contact Izaela Sanchez at Blue Sands Management at (714) 340-7849 Ext. 1**. Our team is available to answer questions and assist with your leasing needs.



Sq Ft:	1,600 (Approx.)
Rental Rate Year:	Negotiable
Space Use:	Office/Retail
Lease Terms:	Negotiable



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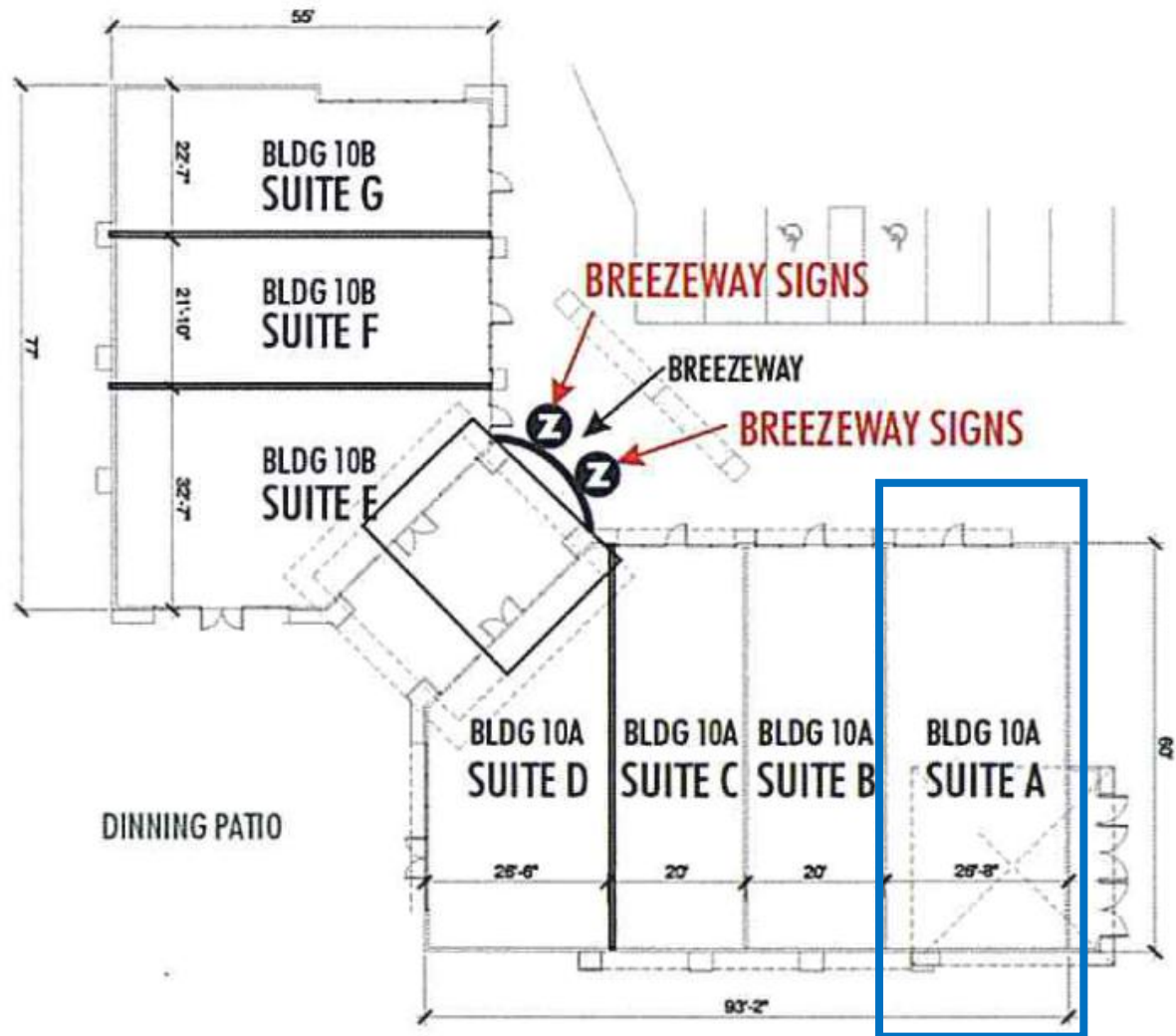
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# BUILDING PLAN



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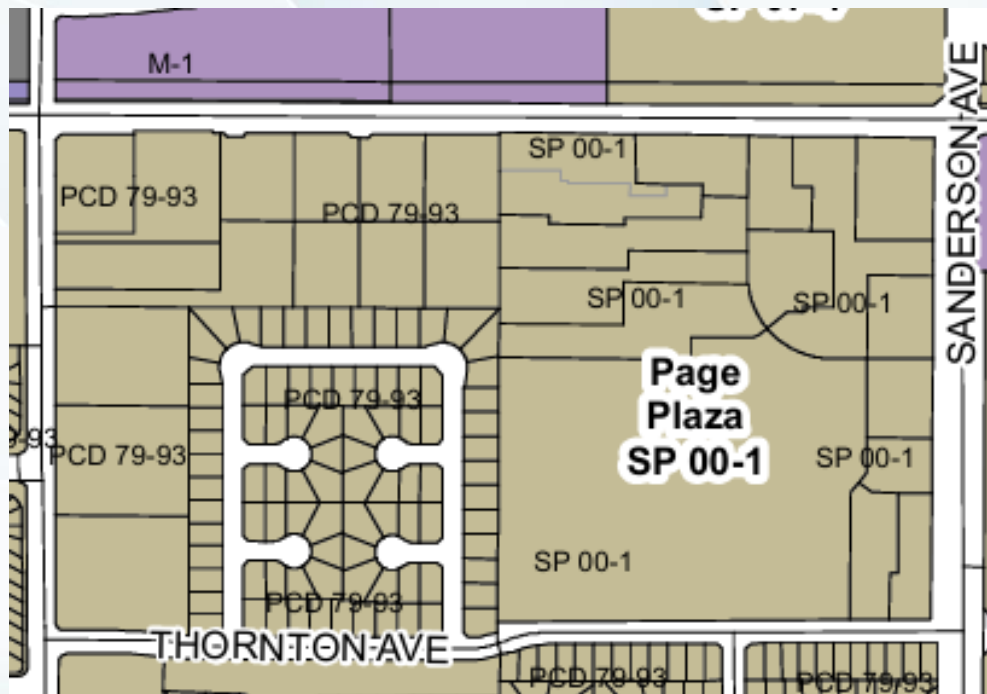
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# ZONING INFORMATION

## PAGE PLAZA

Zoning: Page Plaza SP 00-1

Zones List of Permitted Uses



\*The zoning information and prohibited uses are being provided as a courtesy. While we strive to ensure the accuracy of this information, it is highly recommended that all potential tenants independently verify zoning details, permitted uses, and any other relevant regulations with the local authorities or appropriate governing bodies prior to proceeding with a lease agreement. The property owner and management make no representations or warranties regarding the accuracy or completeness of this information and shall not be held liable for any discrepancies or omissions.



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# DEMOGRAPHICS

Radius	2 miles	5 miles	10 miles
<b>Population</b>			
2020 Population	40,048	146,599	267,038
2024 Population	41,921	150,425	273,730
2029 Population Projection	44,477	159,051	289,374
Annual Growth 2020-2024	1.2%	0.7%	0.6%
Annual Growth 2024-2029	1.2%	1.1%	1.1%
<b>Households</b>			
2020 Households	15,635	48,898	85,874
2024 Households	16,033	49,345	86,403
2029 Household Projection	16,948	52,018	91,037
Annual Growth 2020-2024	1.3%	0.9%	0.9%
Annual Growth 2024-2029	1.1%	1.1%	1.1%
Avg Household Size	2.50	2.90	3.00
Avg Household Vehicles	2.00	2.00	2.00
<b>Household Income</b>			
< \$25,000	3,522	10,695	15,007
\$25,000 - 50,000	4,654	12,537	18,500
\$50,000 - 75,000	2,557	8,590	14,989
\$75,000 - 100,000	1,950	6,370	11,321
\$100,000 - 125,000	1,386	4,271	9,219
\$125,000 - 150,000	685	2,456	6,054
\$150,000 - 200,000	685	2,370	6,021
\$200,000+	595	2,055	5,292
Avg Household Income	\$69,234	\$72,680	\$85,605
Median Household Income	\$49,174	\$53,816	\$65,737

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Sanderson Ave	W Thornton Ave S	28,990	2025	0.12 mi
Stetson Ave	W Stetson Ave E	9,428	2018	0.13 mi
W Stetson Ave	Stetson Ave W	27,211	2025	0.17 mi
Tanya Ave	Jodi Ave W	2,317	2025	0.23 mi
W Thornton Ave	Sanderson Ave E	1,618	2025	0.26 mi
Sanderson Ave	W Thornton Ave N	18,449	2025	0.37 mi
Sanderson Ave	Wentworth Dr N	24,960	2025	0.38 mi
W Thornton Ave	Shenandoah Dr W	1,654	2025	0.40 mi
Wentworth Dr	Scaramella Cir SW	1,593	2018	0.40 mi
S Cawston Ave	Industrial Ave S	3,369	2018	0.45 mi

\*The demographic information is provided as a courtesy and is not intended to be relied upon as definitive or guaranteed. No representation or warranty, express or implied, is made by the property owner or management regarding the accuracy, completeness, or suitability of this information for any purpose. Prospective tenants must conduct their own independent investigation and due diligence. The property owner and management shall not be liable for any errors, omissions, or reliance placed upon this information.



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# PROPERTY PHOTOS

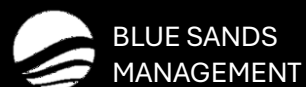


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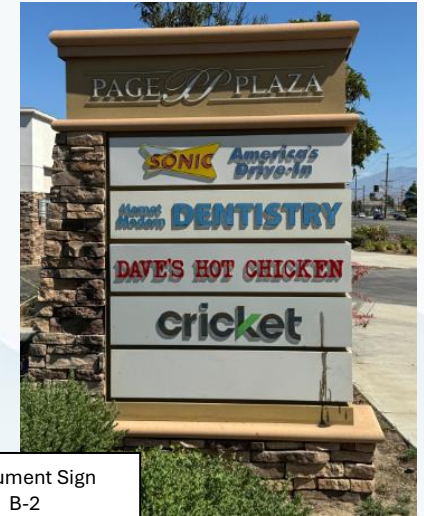
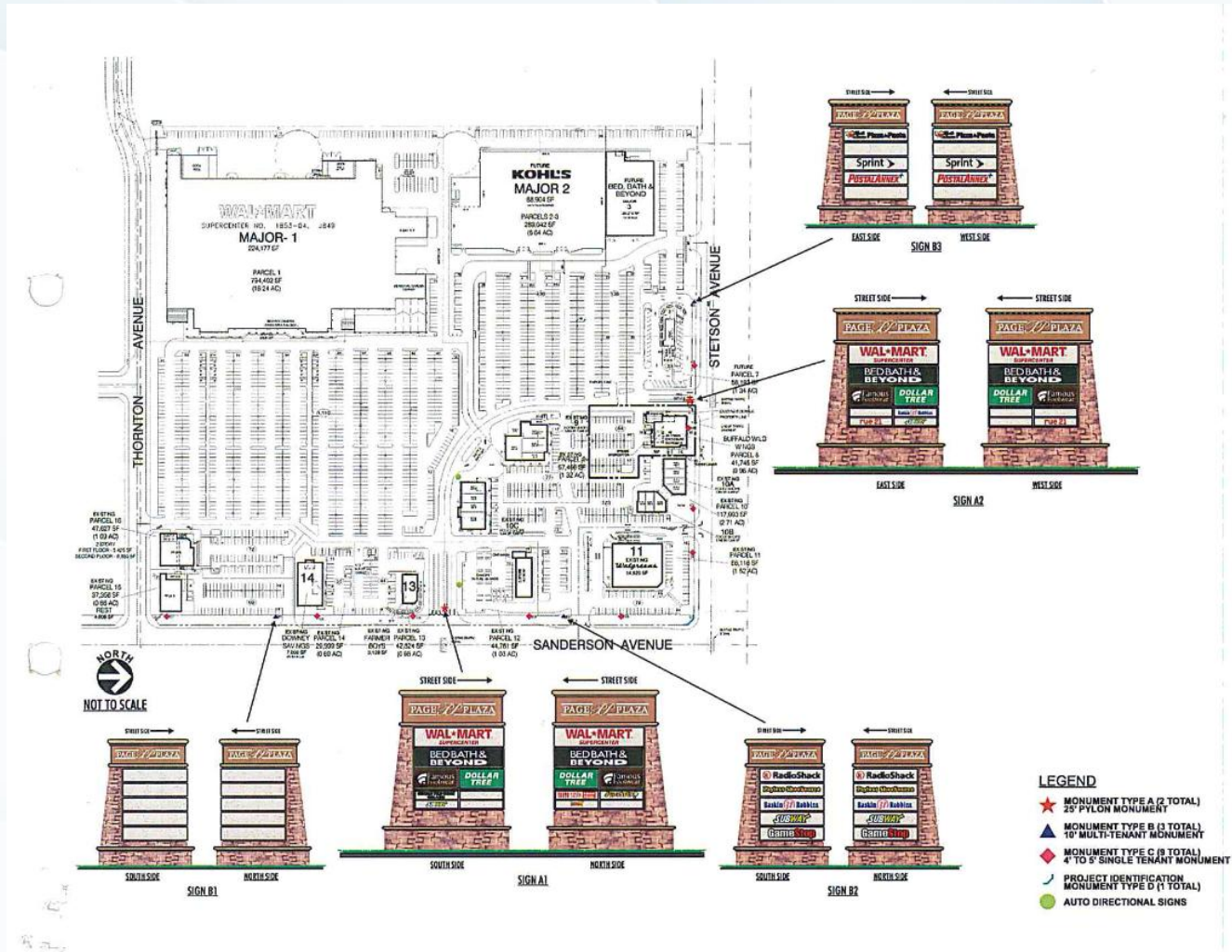
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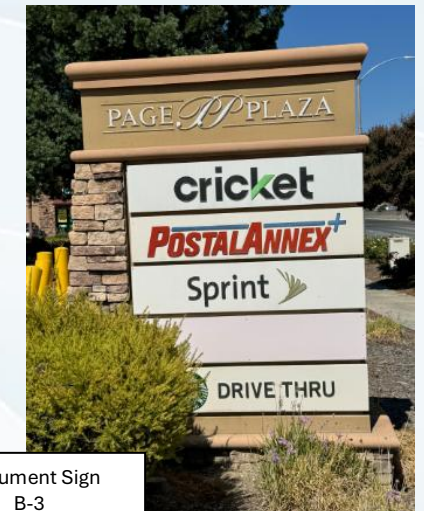




# SIGNAGE MAP



Monument Sign  
B-2



Monument Sign  
B-3



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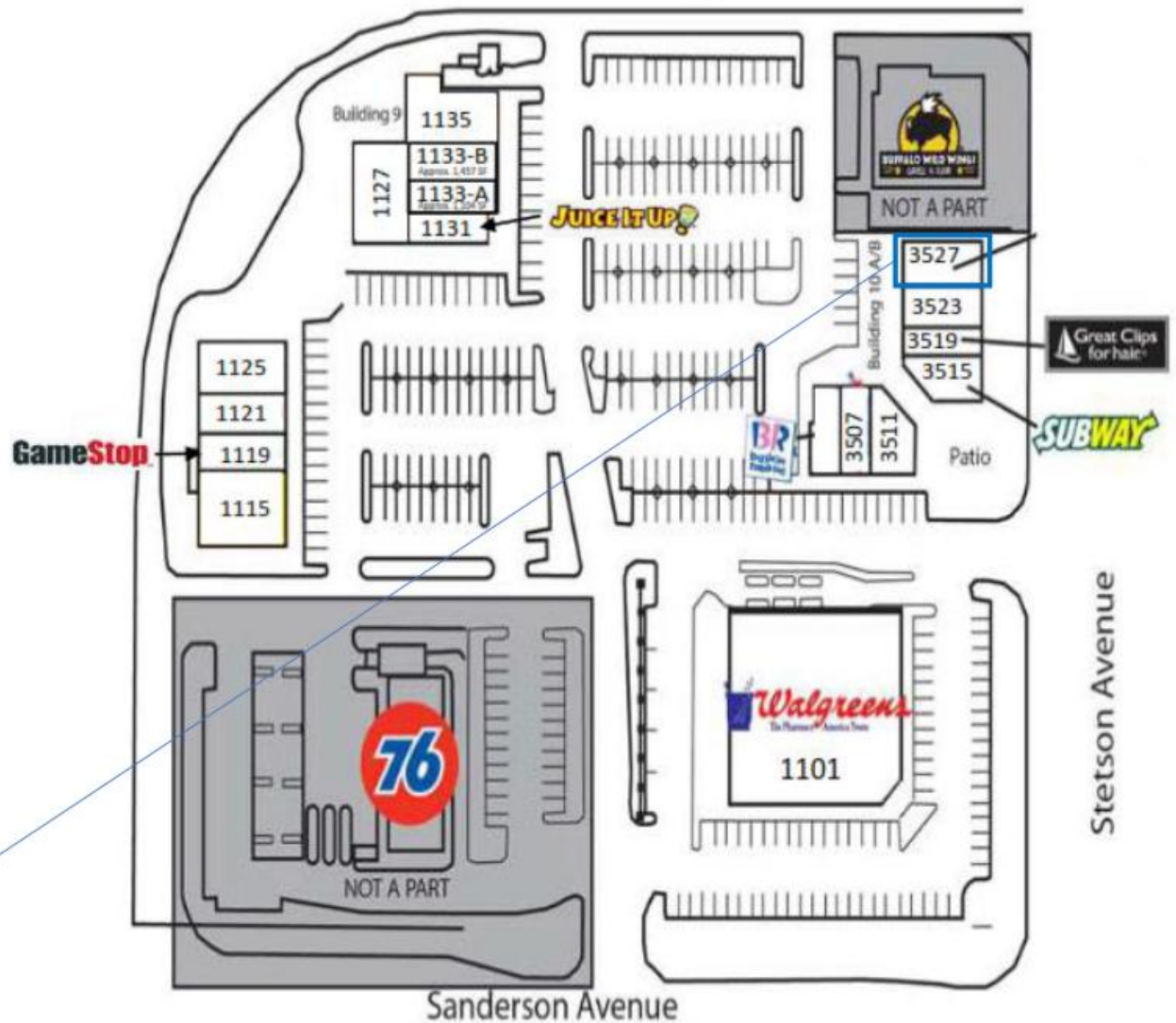


# SITE MAP

## Page Plaza

1101-1135 S. Sanderson Ave &  
3503-3527 W. Stetson Ave, Hemet CA 92545

Unit	Sq. Ft	Tenant
1101	14,820	Walgreens #1081
1115	3,000	Pacific Dental Services
1119	1,500	Game Stop
1121	1,500	Oyishi Ramen & Sushi
1125	2,000	Good China Express
1127	2,800	Alberto's Mexican Food
1131	1,241	Juice It Up!
1133-A	1,104	Nitiki Bista Basnet
1133-B	1,457	Stylz
1135	2,448	Liquor Store
3503	1,200	Baskin Robbins
3507	1,200	Postal Annex
3511	1,500	Cricket Wireless
3515	1,300	Subway #47495-0
3519	1,000	Great Clips
3523	1,400	Professional Nail
3527	1,600	Available Suite



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