



# FOR LEASE

## MOUNTAIN VIEW PLAZA

43430 EAST FLORIDA AVENUE

HEMET, CA

HUGE INCENTIVES FOR QUALIFIED TENANTS AND BROKERS

PROMOTIONAL  
LEASE RATE!

FIRST YEAR OF A  
NEW LEASE

JANET F. KRAMER, JD, CCIM  
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CaIDRE #01351570

# PROPERTY SUMMARY

MOUNTAIN VIEW PLAZA | 43372-43330 EAST FLORIDA AVENUE | HEMET, CA



SUITE	SIZE	NOTES	AVAILABILITY	LEASE RATE
PAD	+/- .20 AC	+/- .20 ACRES FOR GL OR BTS	NOW	PRICE NEGOTIABLE
G	±1,200 SF	FORMER BARBERSHOP	NOW	\$1.50/SF/MO. NNN

**\*SEE PAGE 5 TO VIEW INCENTIVES FOR QUALIFIED TENANTS\***

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# SUITE G PHOTOS

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SUITE	SIZE	NOTES	AVAILABILITY	Lease rate	NNN
G	±1,200 SF	Former Barbershop	NOW	\$1.50 psf NNN	\$0.95



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## OVERVIEW

- Anchored by Stater Bros, Co-Tenants Include CVS, Carl's Jr., Taco Bell, Dollar Tree, and Chevron
- One retail suite available

## LOCATION DESCRIPTION

- Along the highly-trafficked State Highway 74
- SWC of East Florida Avenue and Ramona Expressway
- Over 50,000 Residents Within a 3-Mile Radius
- Across the Street From Ridgeview Apartments



**\*SEE PAGE 5 TO VIEW INCENTIVES FOR QUALIFIED TENANTS\***

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Exciting Incentives for Qualified Tenants at Mountain View Plaza!

Broker Bonuses are also available when you bring a Qualified Tenant!

### SUITE G/Barber Space:

- Enjoy 2 Months of Rent-Free Occupancy
- 4-Month, 50% Reduction of Base Rent
- Earn a Broker Bonus of \$3,500



These limited-time offers are designed to make your business thrive in Mountain View Plaza's diverse retail community. Don't miss out—contact us today!

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# RETAILER MAP

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**GROCERY OUTLET**  
Bargain Market

Little Caesars  
Jack in the Box

RITE AID  
HER BLOCK  
BBVA

TACO BELL  
UNITED STATES POSTAL SERVICE

STARBUCKS  
DEL TACO  
SUBWAY

**MOUNTAIN VIEW PLAZA**

Water  
Carl's Jr.  
DOLLAR TREE  
CVS pharmacy  
TACO BELL  
Chevron

Traffic Counts	
East Florida Avenue	±15,700 CPD
Ramona Expressway	±4,000 CPD

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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2025

# DEMOGRAPHICS

MOUNTAIN VIEW PLAZA | 43372-43330 EAST FLORIDA AVENUE | HEMET, CA



- State California
- County Riverside
- Mayor Joe Males
- Website [hemetca.gov](http://hemetca.gov)

## POPULATION

Source: ESRI



54,980  
POPULATION

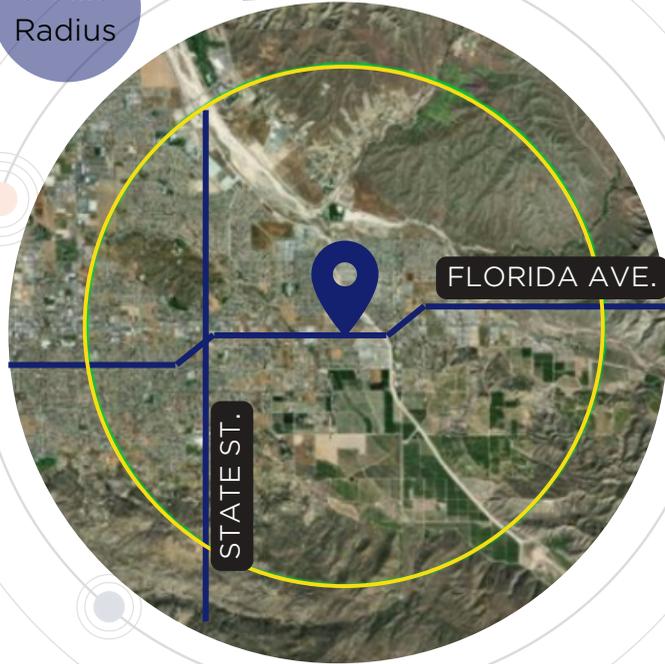


36.6  
MEDIAN AGE



17,406  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



53%  
WHITE COLLAR



31%  
BLUE COLLAR



21%  
SERVICES



8%  
UNEMPLOYMENT RATE

## EDUCATION



31%  
HIGH SCHOOL  
GRADUATE



36%  
SOME COLLEGE



16%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$63,339  
MEDIAN HOUSEHOLD  
INCOME



\$26,942  
PER CAPITA  
INCOME



\$126,797  
MEDIAN NET  
WORTH

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