

# Hemet Shopping Center

2275 E. Florida Avenue, Hemet, CA 92544

**FOR LEASE**



**20,800± SF**  
**JUNIOR ANCHOR**  
**AVAILABLE**



**\$.75 PSF NNN**  
**STARTING MONTHLY**  
**LEASE RATE**



## FORMER JOANN'S FABRIC BUILDING

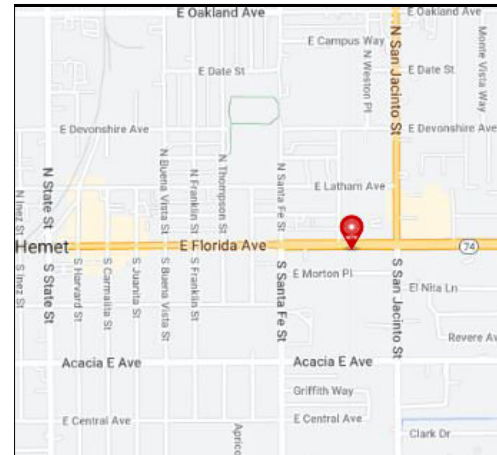
- Located in Family Dollar Anchored Shopping Center
- At signalized intersection of Florida Avenue and Yale Street
- Excellent Florida Avenue visibility and access
- Lease incentives available

### Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	20,608	123,533	181,580
2029 Population (Projected)	21,756	130,602	191,901
Daytime Employee Population	8,355	24,811	33,191
Average Household Income	\$57,591	\$68,328	\$74,038

### Traffic Counts

Source: CoStar 2022	ADT
E. Florida Avenue & Laursen Street	29,501
74 & E. Latham Street	29,500



**Exclusively Marketed By:**

**Scott Forest**

Senior Vice President  
CA License # 01396577  
(951) 491-6300



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | [www.WestMarCRE.com](http://www.WestMarCRE.com)  
The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.



# Hemet Shopping Center

2275 E. Florida Avenue, Hemet, CA 92544

**FOR LEASE**

