

Florida Promenade Pad

4602 W. Florida Avenue, Hemet, CA 92545

**FOR GROUND LEASE
OR BUILD-TO-SUIT**



IMPROVED PAD
APPROVED FOR UP TO
3,500± SF DRIVE-THRU
RESTAURANT OR
FREESTANDING BUILDING



\$75,000/YEAR NNN
GROUND RENT
LEASE RATE



WinCo FOODS ANCHORED 176,596± SF REGIONAL SHOPPING CENTER

- APN: 448-140-035
- .39± Acres parcel with common area driveways and parking. Site improvements complete
- Ready to build
- Owner will consider build-to-suit (call Broker for details)
- Located across the street from planned 500K± SF Power Center, a recently approved 60± acres "Hemet Logistics West Project" industrial complex and the 208± acre proposed Ramona Creek Master Planned Community (planned for 1,077± residential units as well as retail and entertainment components)
- 86 room TownePlace Suites by Marriott planned to start construction in 2025
- Easy access via two signalized entrances

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Demographics

Source: CoStar 2023	1 mile	3 mile	5 mile
2023 Population (Estimated)	4,644	69,714	143,045
2028 Population (Projected)	4,659	70,491	144,918
Daytime Employee Population	2,116	11,780	28,354
Average Household Income	\$71,577	\$67,378	\$66,219

Traffic Counts

Source: CoStar 2022	ADT
Florida Avenue East of Myers Street	30,375

JOIN:



Fantastic Sams

metroPCS.



CHASE



Exclusively Marketed By:



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | 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.

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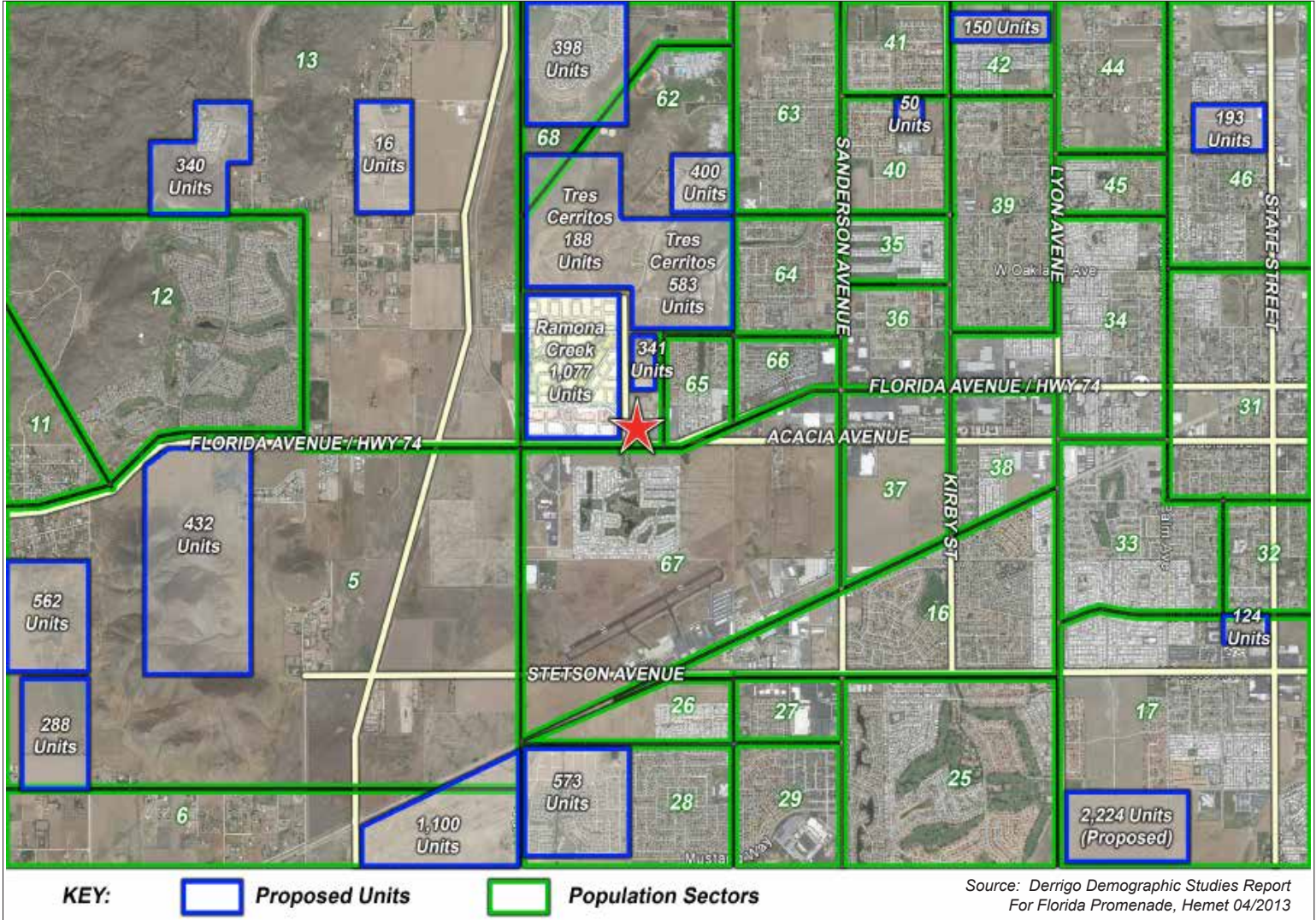
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Sector	Pop.	Units	Per Unit
5	821	225	3.6
6	444	120	3.7
11	683	195	3.5
12	2,212	1,106	2
13	648	180	3.6
16	5,558	1,950	2.8
17	7,473	3,050	2.4
25	4,198	1,825	2.3
26	1,112	585	1.9
27	299	88	3.4
28	3,885	1,295	3
29	1,558	445	3.5

Sector	Pop.	Units	Per Unit
31	6,820	2,200	3.1
32	3,630	1,100	3.3
33	3,071	1,588	1.9
34	5,348	2,325	2.3
35	912	480	1.9
36	1,421	490	2.9
37	1,330	700	1.9
38	1,449	690	2.1
39	3,738	1,625	2.3
40	1,920	600	3.2
41	2,931	875	3.3
42	1,431	540	2.6

Sector	Pop.	Units	Per Unit
44	357	105	3.4
45	1,121	380	2.9
46	6,825	2,275	3
61	3	1	3.3
62	132	40	3.3
63	2,065	590	3.5
64	1,950	650	3
65	810	300	2.7
66	1,512	840	1.8
67	1,431	795	1.8
68	1,047	308	3.4
Total	80,091	30,561	2.8



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