

JUNIOR ANCHOR SPACE FOR LEASE

Your Name Here

Property Highlights

- 16,217 SF Retail Space – former Fresh & Easy
- Prime location on Florida Avenue – Hemet's main retail corridor
- Strong traffic counts of over 42,000 cars per day
- \$1.15 NNN psf
- NNN's currently \$.20 psf
- Co-tenant with:



1709 W. Florida Avenue | Hemet | CA

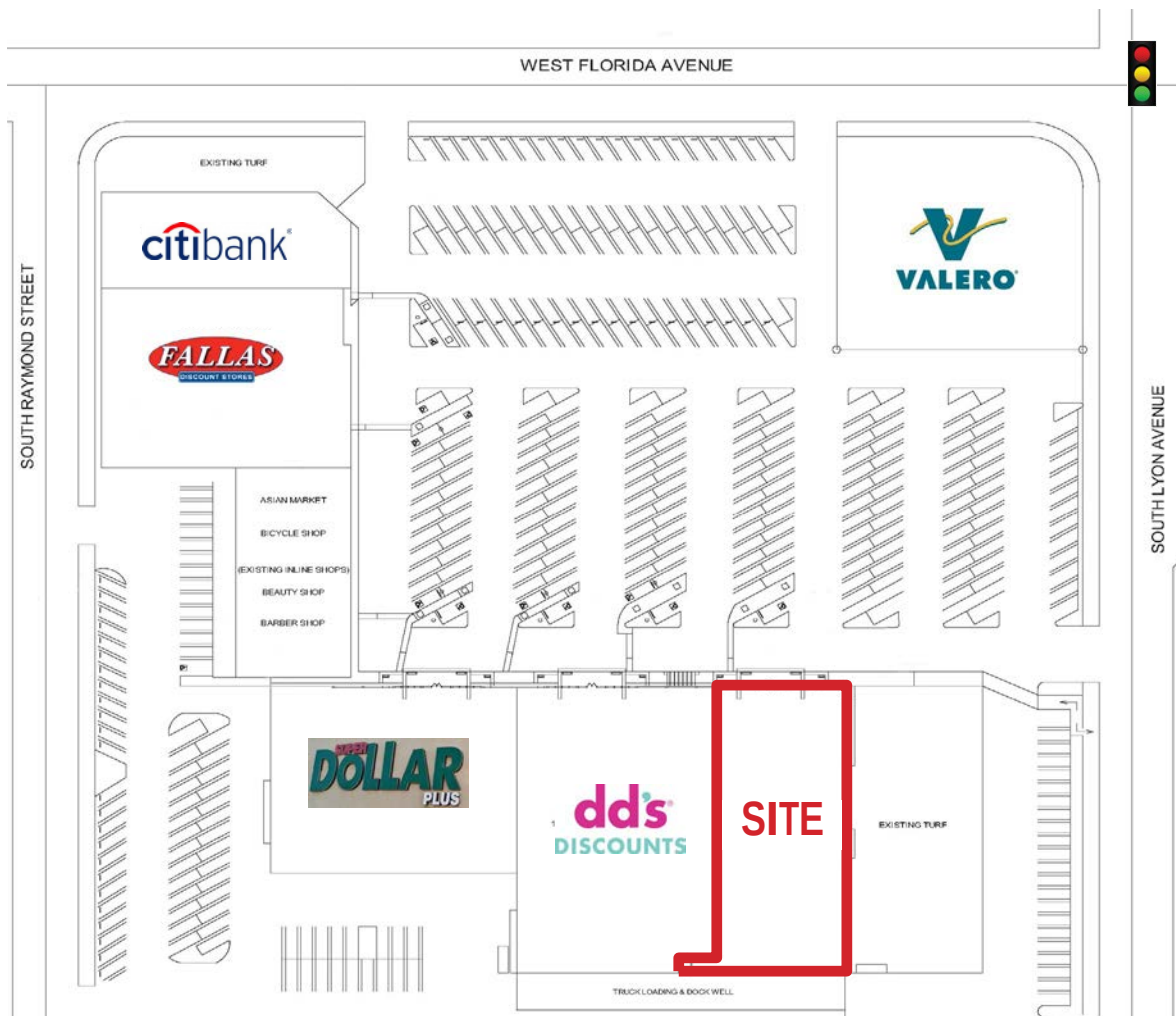
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1709 FLORIDA AVENUE, HEMET



Demographics

	1 Mile	3 Miles	5 Miles
Population 2018:	16,441	100,219	158,174
Population 2022 (Est):	17,028	105,828	167,257
Daytime Employee Population:	4,734	25,196	30,614
2018 Average HH Income:	\$36,014	\$50,223	\$54,701

Traffic Counts

Florida Avenue @ S. Gilmore Street 42,529 ADT (Est 2017)

Source: Esri March 2018





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Information for the City of Hemet

State	California
County	Riverside
Mayor	Michael Perciful
Incorporated	January 20, 1910
Website	www.cityofhemet.org

Source: wikipedia.org & cityofhemet.org



2018 Population

Total Population:	84,009
No. of Households:	31,174
No. of Families:	19,960
Median Age:	40
Average HH Size:	2.6
Average HH Income:	\$50,280

Source: ESRI

2018 Top Schools

Top School	API
Elementary: Harmony	853
Middle: Dartmouth	778
High: Hemet	758

High Schools	Grad %
Hemet High School	93%

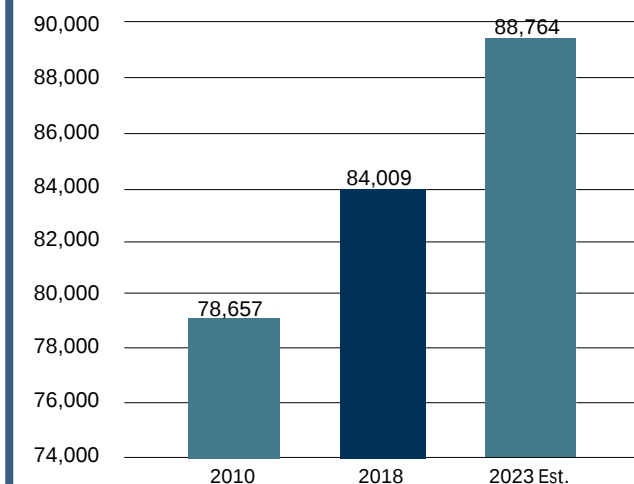
Source: greatschools.org & murrietak12.ca.us

2018 Weather

Average High	87°
Average Low	54°
Precipitation	9.8"

Source: weathercurrents.com

Total Population



Source: ESRI