

RETAIL SPACES FOR LEASE

# HEMET VALLEY CENTER

3301 W. FLORIDA AVE | HEMET, CA 92545



## JOIN NEIGHBORHOOD TENANTS:



LA | FITNESS



## PROPERTY HIGHLIGHTS

- > The property is anchored by Target, Staples, 99 Cent Only store and Party City. Other sub anchors include Lenscrafters, Verizon Wireless, Payless Shoes, See's Candies and many more regional and local tenants. This property is located the SWC of Sanderson Avenue and Florida Avenue or as they would say "Main and Main" for the city of Hemet, Ca.
- > Newly renovated facades and parking areas.
- > Hemet Valley Center is a proven retail location located at the corner of the busiest intersection in Hemet (W. Florida Avenue and Sanderson Avenue).
- > Target expanded within this location and Verizon just made a major investment in relocating their store within the Hemet Valley Center.
- > The property is professionally managed and the current operating expenses are \$0.34/SF.

### 2013 Demographics

|                     | 1-Mile   | 3-Miles  | 5-Miles  |
|---------------------|----------|----------|----------|
| Est. Population:    | 13,443   | 85,622   | 251,846  |
| Daytime Population: | 8,146    | 58,964   | 157,717  |
| Avg. HH Income:     | \$85,989 | \$93,000 | \$80,010 |

Source: Pitney Bowes

### Traffic Counts

Florida Ave & Sanderson Ave:

### Cars Per Day

62,891 (combined)

Source: CoStar



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

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## SITE PLAN



| NO. | ADDRESS     | TENANT                       |
|-----|-------------|------------------------------|
| 1   | 3361        | Olivera's Juice & Coffee Bar |
| 2   | 3353 & 3357 | Spicy Sushi & Grill          |
| 3   | 3349        | Inland Valley Pharmacy       |
| 4   | 3345        | James Snider, DDS.           |
| 5   | 3341        | Jackson-Hewitt               |
| 6   | 3337        | Mail Depot Plus              |
| 7   | 3333        | See's Candy                  |
| 8   | 3373        | City Florist                 |
| 9   | 3377        | Vacant (2,000 sq. ft.)       |
| 10  | 3381        | Staples                      |
| 11  | 3385        | 99 Cents Only                |
| 12A | 3415        | Vacant (1,560 sq. ft.)       |
| 12B | 3429        | I ♥ Bahn Mi                  |
| 13  | 3443        | Ludi Boutique                |
| 14  | 3457        | Jahz's Hair Salon            |
| 15  | 3485        | Vacant (2,160 sq. ft.)       |
| 16  | 3527        | Target Stores                |

| No. | ADDRESS     | TENANT                  |
|-----|-------------|-------------------------|
| 17  | 3527        | Target Stores           |
| 18  | 3549        | Payless Shoe Stores     |
| 19  | 3557        | Continental Cleaners    |
| 20  | 3629        | Party City              |
| 21A | 3631        | Tutoring Center         |
| 21B | 3633        | Vacant (1,300 sq. ft.)  |
| 22  | 3635        | Vacant (975 sq. ft.)    |
| 23  | 3637        | Smoke Shop              |
| 24  | 3639        | Royal Foot Spa          |
| 25  | 3641        | Sub Station II          |
| 26  | 3643        | Vacant (4,000 sq. ft.)  |
| 27  | 3647        | Vacant (1,500 sq. ft.)  |
| 28  | 3651 & 3655 | Cosmoprof               |
| 29  | 3659        | Vacant (1,180 sq. ft.)  |
| 30  | 3663        | Hemet Police Substation |
| 31  | 3667        | Avis Rent A Car         |
| 32  | 3671        | Check'N Go              |

| No. | ADDRESS | TENANT                   |
|-----|---------|--------------------------|
| 33  | 3675    | Hong Kong Restaurant     |
| 34  | 3687    | Yankee Doodle Donuts     |
| 35  | 3691    | Tangles Hair Salon       |
| 36  | 3695    | Rent A Center            |
| 37  | 3615    | Masterlube               |
| 38  | 3601    | Lenscrafters             |
| 39  | 3603    | Miracle Ear              |
| 40  | 3607    | Vacant (2,300 sq. ft.)   |
| 41  | 3513    | Wienerschnitzel          |
| 42  | 3413    | Carl's JR.               |
| 43  | 3317    | Taco Bell                |
| 44  | 3301    | Verizon Wireless         |
| 45  | 3327    | Antonious Pizza          |
| 46  | 3323    | Mia's Country Kitchen    |
| 47  | 3319    | Nails 2000               |
| 48  | 3329    | United States Government |



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