

FOR LEASE

**SEC Sanderson Ave.
& Stetson Ave.
Hemet, California**

- **LOCATION**

SEC Sanderson and Stetson Avenues in Hemet (Riverside County), California. Across the street from a Wal-Mart Supercenter, Bed Bath & Beyond, Walgreen's, Dollar Tree, Buffalo Wild Wings, Farmer Boy's, Sonic Drive Thru, and Unocal.

- **DESCRIPTION**

Planned 7-Eleven gas station and convenience store and shop space with a drive thru available for lease.

- **TRAFFIC FACTORS**

The estimated Average Daily Traffic Count at the intersection is 62,000 vehicles per day. Access from the 215 Freeway is provided via the Domingoni Parkway.

- **DEMOGRAPHICS**

	2 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	40,486	68,593	136,827
Average Household Income:	\$49,548	\$49,007	\$61,957

According to a recent Derrigo Demographics Report, the Hemet Valley has over 200,000 people. Nearly 40,000 new housing units are being processed which will add a projected 120,000 additional people to the trade area.

- **HIGHLIGHTS**

High traffic corner across the street from a Wal-Mart Supercenter with estimated sales of \$100 million a year.

High identity location in growing trade area

NEECE
COMMERCIAL

Bill Neece
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6965 El Camino Real, Suite 105 . Carlsbad, California 92009 . Phone: 619-920-4800 . Fax: 760-635-9164

The information herein was obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the information and make no guarantee, warranty or representation, express or implied, as to the accuracy of the information. References as to square footage or age are approximate. Any projects, opinions, assumptions or estimates are used for example only and do not represent the current or future of the Property.

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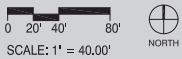
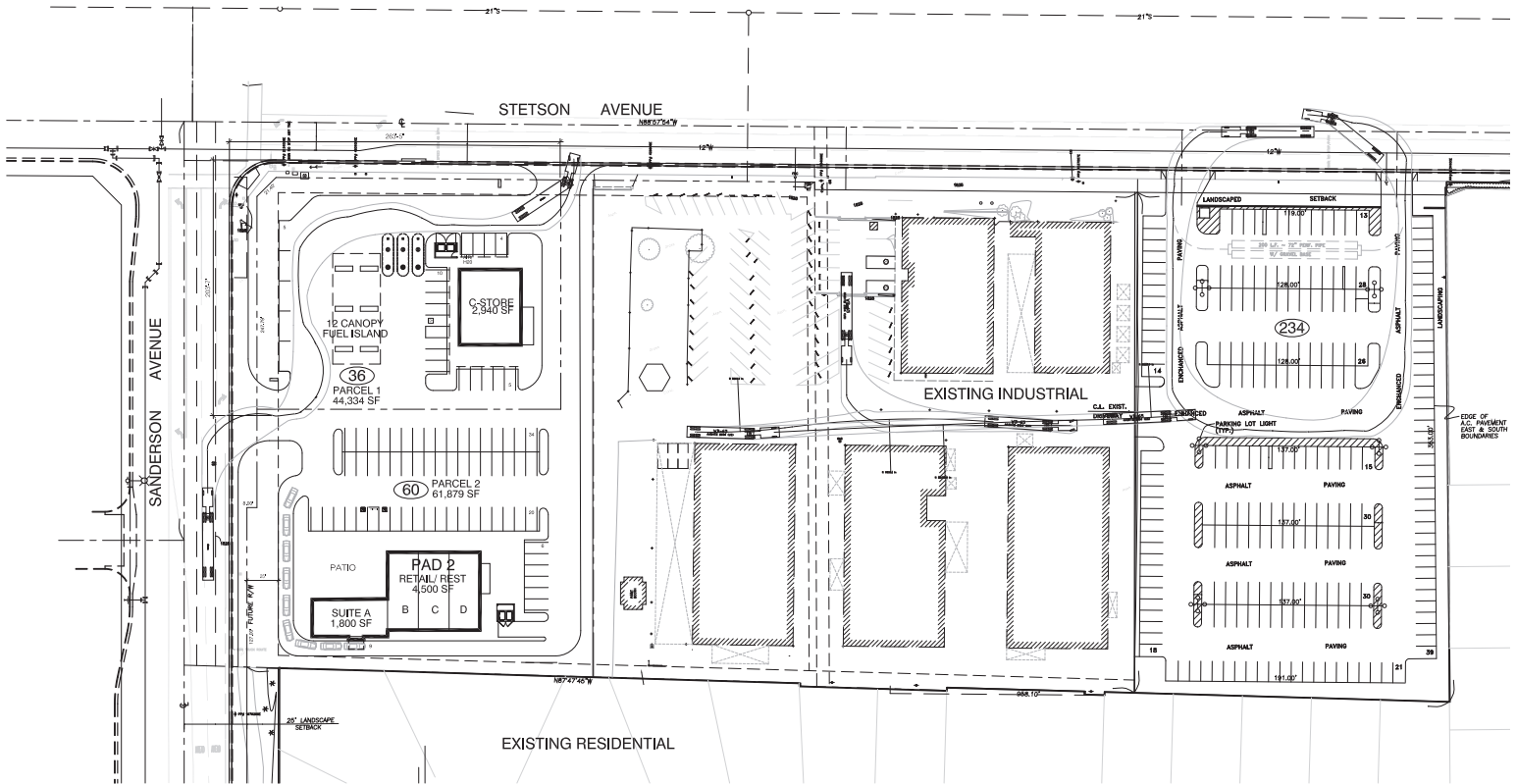
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McHOLLAND RETAIL
HEMET, CALIFORNIA

PAGE PLAZA PARTNERS, LLC
38011 STONE MEADOW DRIVE
MURRIETA, CA 92552
951.643.4711

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CITY OF HEMET

RIVERSIDE COUNTY, CALIFORNIA

- STUDY ELEMENTS**
- CITY OF HEMET BOUNDARIES
 - HEMET / SAN JACINTO VALLEY TRADE AREA
 - FREEWAY/EXPRESSWAY
 - UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
 - UNDER CONSTRUCTION WINCHESTER ROAD WIDENING
 - EXISTING MAJOR ARTERIAL
 - PROPOSED INTERCHANGE
 - PREFERRED ALIGNMENT OF EXPRESSWAY/FREEWAY
- ONE MILE SCALE

PREPARED FOR: CITY OF HEMET
www.cityofhemet.org
445 E. Florida Avenue
Hemet, CA 92543

PREPARED BY: DERRIGO STUDIES
www.derrigostudies.com / 760.310.9904

STUDY DATE: JUNE 2016
AERIAL FLOWN: JUNE 2014

SUBDIVISION ACTIVITY AERIAL ILLUSTRATION

- RECENTLY BUILT OUT
- UNDER CONSTRUCTION
- FINAL MAP APPROVED
- TENTATIVE MAP APPROVED
- DESIGN PLAN CHECK
- "OUTLINED IN WHITE" SPECIFIC PLANS

SUBDIVISION AERIAL ILLUSTRATION

PROJECTS RECENTLY BUILT:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
9	STANDARD PACIFIC	SF	98
151	CENTEX HOMES	SF	57

PROJECTS UNDER CONSTRUCTION:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
5	STANDARD PACIFIC	SF	97
7	STANDARD PACIFIC	SF	116
8	STANDARD PACIFIC	SF	110
11	LENNAR	SF	147
14	DR HORTON	SF	108
15	WOODSIDE HOMES	SF	116
36	LENNAR	SF	178
71	KB HOME	SF	450
94	FRONTIER COMMUNITIES	SF	151
127	BROSH SOCIAL PROPERTY	SF	69
128	SAN JACINTO 2	SF	223
138	DEL WEBB	SF	573
141	WOODSIDE HOMES / JOHN PAULSON & CO.	SF	1,640

VILLAGES OF LAKEVIEW
8725 UNITS PROPOSED

THE VILLAGES
1323 UNITS PROPOSED

THE COVE
565 UNITS PLANNED

ESPLANADE
613 UNITS PROPOSED

TRES CERRITOS EAST
754 UNITS PLANNED

RAMONA CREEK
1077 UNITS PROPOSED

MENIFEE VALLEY RANCH
HERITAGE LAKE
4359 UNITS PROPOSED

FLEMING RANCH
1588 UNITS PROPOSED

MENIFEE TOWN CENTER
1052 UNITS PROPOSED

LAKES @ MENIFEE
988 UNITS PLANNED

WINCHESTER HILLS
5991 UNITS PROPOSED

CROSSROADS AT WINCHESTER
900 UNITS PROPOSED

BSA
589 UNITS PROPOSED

HEMET ANNEXATION
1593 UNITS PROPOSED

MCSWEENEY RANCH
3200 UNITS PROPOSED

MCSWEENEY FARMS
1640 UNITS PROPOSED

MESA GRANDE
200 UNITS PROPOSED

THE VILLAGES OF SOBOBA SPRINGS
1315 UNITS PROPOSED

PROJECTS WITH FINAL MAP APPROVAL:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
6	STANDARD PACIFIC	SF	118
17	ELDORADO RIVERSIDE VENTURES, LLLP	SF	122
29	DRAKE DEVELOPMENT	SF	28
30	MENIFEE SUBDIVISION	APTS	221
41	WATERMARKE HOMES, LLC	SF	202
62	OSBORNE DEVELOPMENT	SF	216
64	DONALD BURGMAN	SF	35
73	RICHARD SHIREK	SF	16
82	MULBERRY INVESTMENTS	SF	126

PROJECTS WITH TENTATIVE MAP APPROVAL:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
84	WEST COAST DEVELOPMENT	SF	398
85	VICTOR ZHANG	MIX	458
89	COVENANT DEVELOPMENT	SF	116
90	RANCHO SAN JACINTO	SF	64
92	CITI VEST	SF	217
95	DISTINGUISHED HOMES	SF	91
96	46 ALMADEN	SF	88
97	BUIE COMMUNITIES	SF	146
99	WANHO, LLC	SF	164
101	LATHAM MANAGEMENT	SF	178
102	CENTEX HOMES	SF	193
104	DEVONSHIRE AVENUE PARTNERS	CONDOS	98
107	CONSTRUCTION, LLC	APTS	40

PROJECTS WITH TENTATIVE MAP APPROVAL:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
1	PIM / BLUECAP WINCHESTER	SF	379
2	WINCHESTER MEADOWS LLC	MIX	243
3	TTLIC TALavera, LLC - THE TRUE LIFE	SF	173
4	CV COMMUNITIES	SF	543
10	BROOKFIELD CALIFORNIA LAND CO. DIAMOND BROTHERS FIVE PART.	SF	1,700
12	LA VENTANA 242, LLC	SF	243
13	STRATA MCCALL, LLC	SF	258
16	STONE STAR RIVERSIDE, LLC	SF	91
18	RANCHOS PROPERTY LTD - RANCON	SF	422
19	BAYPORT NORTH LLC	APTS	240
21	FLEMING RANCH	SF	1,588
22	CHAPARRAL MENIFEE, LLLP	APTS	228
24	WSI LAND HOLDINGS - RICHLANDS	SF	762

25	MR 27 LLC	SF	172
26	RANCON WINCHESTER VALLEY 85 LLC	SF	180
27	WATSON 206, LLC - DIVERSIFIED PACIFIC	SF	54
28	MR-27, LLC	SF	153
31	ASHBY FINANCIAL	SF	114
32	MR 56, LLC	SF	52
33	ASHBY FINANCIAL	SF	55
34	PASSCO 2M, LLC	SF	44
35	WATSON 206, LLC - DIVERSIFIED PACIFIC	SF	152
37	SAGE COMMUNITIES	SF	576
38	COPPER SKYE, LLC	APTS	378
39	WOODS VENTURE, LLLP	MIX	613
40	RANCON WINCHESTER VALLEY 200 LLC	SF	194
43	TRANS PACIFIC CONSULTANTS	SF	325
44	STONE STAR RIVERSIDE, LLC	SF	127
45	RHEINGANS	SF	160
46	MIGHTY DEVELOPMENT, INC.	SF	124
47	MIGHTY DEVELOPMENT, INC.	SF	207
48	TAGHDIRI HUSHMAND TRUST	SF	62
49	MOUNTAIN VISTA HOMES	SF	128
50	BEELER GRAND, LLC	SF	140
52	RANCHO BRIDGES III LLC	SF	128
53	LANPHERE & ASSOCIATES	SF	35
54	RANCON WINCHESTER VALLEY 63 LLC	SF	123
55	CAPSTONE, PACIFIC COMMUNITIES, OOSTDAM	SF	393
57	MEADOW VISTA HOLDINGS	SF	72
59	STRATA EQUITY GROUP LLC	SF	340
60	JASMINE GARDENS LLC	APTS	124
61	OF 10, LLC.	SF	30

103	DIocese OF SAN BERNARDINO	SF	150
105	AUXANO LLC	SF	43
106	CONTINENTAL SOBOBA	SF	117
108	JCLIN INVESTMENTS	SF	78
110	SUNWOOD ASSOC.	SF	150
112	ROBERT NEWSOM	SF	44
113	DAVID ROSENBERG	SF	68
115	WARREN & ESPLANADE LLC	SF	613
116	AMERICAN SPECTRUM DUNHAM	SF	143
117	JMP BIXBY COTTONWOOD LLC	SF	161
118	BAUMKIRCHNER FAMILY TRUST	SF	140
119	SAN JACINTO USD	SF	131
120	MARY SWAIN	SF	49
121	ANTHONY SOUZA	SF	25
122	CURCI SAN JACINTO INV.	SF	98
123	BC EATON AVE, LLC.	SF	50
124	AMERICAN SPECTRUM DUNHAM	APTS	435
125	PETROSE AVETICSYAN	APTS	24
126	K. HOVNANIAN HOMES	CONDOS	237
129	SEAN REPKO	CONDO	62
130	D.R. HORTON	SF	1,323
131	BRYAN MENNE & ASSOC.	SF	147
132	JA BRAY	SF	100
134	EMWD	SF	37
135	REGAL DEVELOPMENT	SF	337
136	GBMF INVESTMENTS	SF	155
143	GW ENGINEERING	SF	30
144	MORNINGSIDE DEV., LLC	CONDO	26
145	OSBORNE DEVELOPMENT	SF	34
147	WINCHESTER MEADOWS, LLC	MIX	282
149	RANCON WINCHESTER VALLEY LLC	SF	285
152	RANCON 155	SF	242
154	STONESTAR RIVERSIDE LLC	SF	182
156	ROMOLAND RANCH LLC	SF	17
157	BENCHMARK PACIFIC	SF	702
158	CC&D	APTS	272
160	THOMAS THREE PROPERTIES LLC	SF	35
163	DFI PROPERTIES, LLC	SF	10
164	DESERT ICE HOLDINGS	SF	12

PROJECTS WITH TENTATIVE MAP APPROVAL:

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
23	TRIP HORD & ASSOC.	SF	44
42	EMPIRE LAND, LLC.	SF	726
51	SHEILA BORNEMAN	SF	36
56	SAN PEDRO FARMS RANCON LLC	SF	421
58	STONE STAR RIVERSIDE LLC	SF	224
68	KBS DEVELOPMENT	SF	98
69	SUNCAL COMPANIES	SF	197
75	WINCHESTER HOMES, LLC	SF	44
76	STONE STAR RIVERSIDE LLC	CONDO	288
77	JBL INVESTMENTS INC.	SF	384
79	STONE STAR RIVERSIDE LLC	SF	562
86	PEAK EMERALD ACRES LLC	SF	432
140	SMITH & BUTLER, LLC.	SF	25
142	LEE ENTITLEMENTS, INC.	SF	28
146	G8 DEVELOPMENT	TH	48
150	RANCON CROSSROADS LLC	SF	640
153	SUNCAL COMPANIES	SF	396
155	EVAN & ELLEN MAI	SF	27
159	CAROLE KENDRICK	SF	20
161	RIVER OAKS RANCH LLC	SF	169
162	HEMET SUBDIVISION	SF	21

MAJOR ANCHOR RETAILERS

- WINCO
- TARGET, STAPLES, 99c ONLY, PARTY CITY
- HOME DEPOT, (RITE AID ACROSS SANDERSON)
- STATER BROS, MARSHALLS, PETSMAAT, ROSS, SALLY BEAUTY SUPPLY, MICHAELS, CVS, PIER 1 IMPORTS
- LOWE'S
- SMART & FINAL EXTRA, PETCO
- HEMET VALLEY MALL: JC PENNEY, SEARS, HOBBY LOBBY
- REGAL CINEMA 12, PROPOSED SPROUTS, (PRELIMINARY PROPOSED BURLINGTON, ULTA, FIVE BELOW)
- WALGREENS, DD'S DISCOUNT, SUPER DOLLAR PLUS, FALLAS, DOLLAR TREE (AUTO ZONE, PEP BOYS, WALGREENS, FAMILY DOLLAR ACROSS STREET)
- O'REILLY AUTO PARTS, WALMART NEIGHBORHOOD MARKET
- WALMART SUPERCENTER, DOLLAR TREE, FAMOUS FOOTWEAR, BED BATH & BEYOND, RUE 21, WALGREENS
- PROPOSED STATER BROS, (ACROSS RITE AID ACROSS MENIFEE)
- SPROUTS (RELOCATING TO #8)
- STATER BROS, CVS
- DOLLAR GENERAL
- GROCERY OUTLET, DOLLAR TREE, AARON'S, (WALGREENS ACROSS STREET)
- BIG LOTS, FAMILY DOLLAR, JOANN CRAFTS, (AUTO ZONE JUST EAST)
- STATER BROS, (RITE AID JUST EAST)
- STATER BROS, CVS, (WALGREENS ACROSS STREET)
- STATER BROS, (RITE AID ACROSS STREET)
- CARDENAS, FAMILY DOLLAR, (O'REILLY AUTO PARTS ACROSS STREET)
- STATER BROS, RITE AID, REGAL 12 CINEMA, (AUTO ZONE ACROSS STREET)
- WALMART SUPERCENTER, WALGREENS
- WALGREENS
- CVS
- WINCO, HOME DEPOT
- VONS, STATER BROS, RITE AID, WALGREENS
- COUNTRYSIDE: LOWE'S, SUPER TARGET, KOHL'S, BEST BUY, BEVMO, STAPLES, FAMOUS FOOTWEAR, LANE BRYANT, TJ MAXX, MICHAELS, PETCO, TILLY'S, GAME STOP, SLEEP TRAIN, ULTA, HOME GOODS, FOREVER 21 RED
- RALPHS, ROSS, DOLLAR TREE, LIVING SPACES, AUTO ZONE
- DOLLAR GENERAL
- PROPOSED RAMONA CREEK POWER RETAIL CENTER
- PROPOSED POWER RETAIL CENTER
- WALMART OWNS PROPERTY (POSSIBLE SUPERCENTER)
- PROPOSED KIRKORIAN & 16 LANE BOWLING ALLEY, PETSMAAT, KIRKLANDS, PARTY CITY, ALDI
- CVS