



FOR LEASE

4000 EAST FLORIDA AVENUE
HEMET, CA

INDUSTRIAL
RETAIL
LAND
OFFICE



JANET F. KRAMER, JD, CCIM
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CalDRE #01351570

FRANCISCO J. SANCHEZ
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CalDRE #02180617



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OFFERING SUMMARY

LEASE RATE:	\$1.25/SF/Month NNN
BUILDING SIZE:	±24,942 SF
AVAILABLE SF:	±9,946 SF
ZONING:	CP
MARKET:	Inland Empire

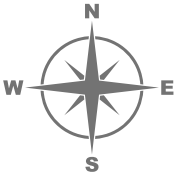
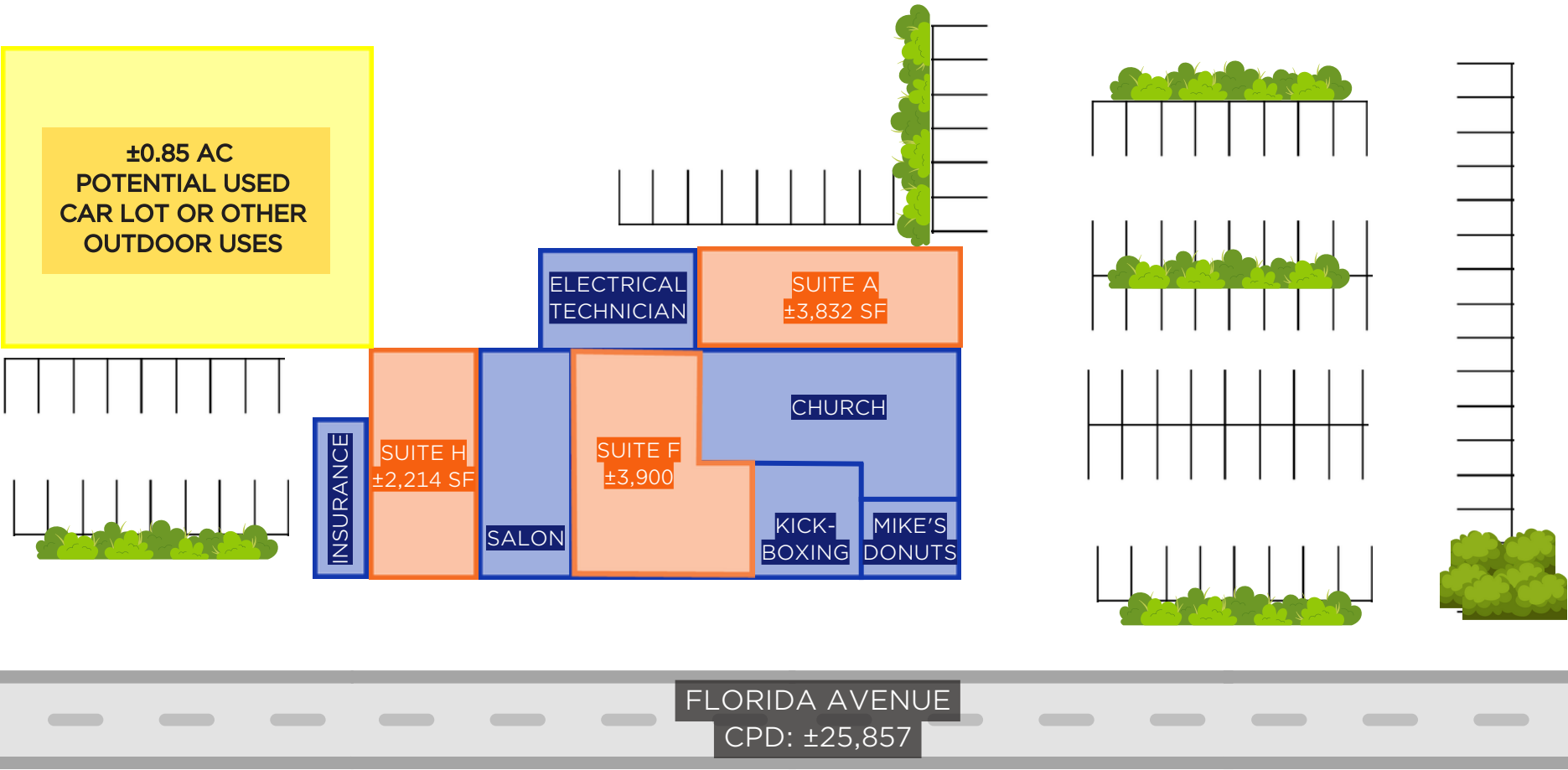
PROPERTY HIGHLIGHTS

- Prime location on a busy street with high visibility and easy access to major highways and roads.
- Large lot size provides ample parking and potential for expansion.
- Versatile building with customizable layout to fit various business needs.
- Investment opportunity in a growing business sector.



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TENANT ROSTER		
SUITE	SF	TENANT
A	±3,832	VACANT
B	±4,670	Church
C	±700	Church
D	±1,344	Donut Shop
E	±1,440	Kickboxing
F	±3,900	VACANT
G	±1,440	Insurance
H	±2,214	VACANT
I	±2,633	Hair Salon
J	±2,119	PROPOSED
K	±1,216	Electrician
L	±1,072	PROPOSED



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TENANT ROSTER		
SUITE	SF	TENANT
A	±3,832	VACANT
B/C	±5,370	Church
D	±1,344	Donut Shop
E	±1,440	Kickboxing
F	±3,900	VACANT
G	±1,440	Insurance
H	±2,214	VACANT
I	±2,633	Hair Salon
J	±2,119	PROPOSED
K	±1,216	Electrician
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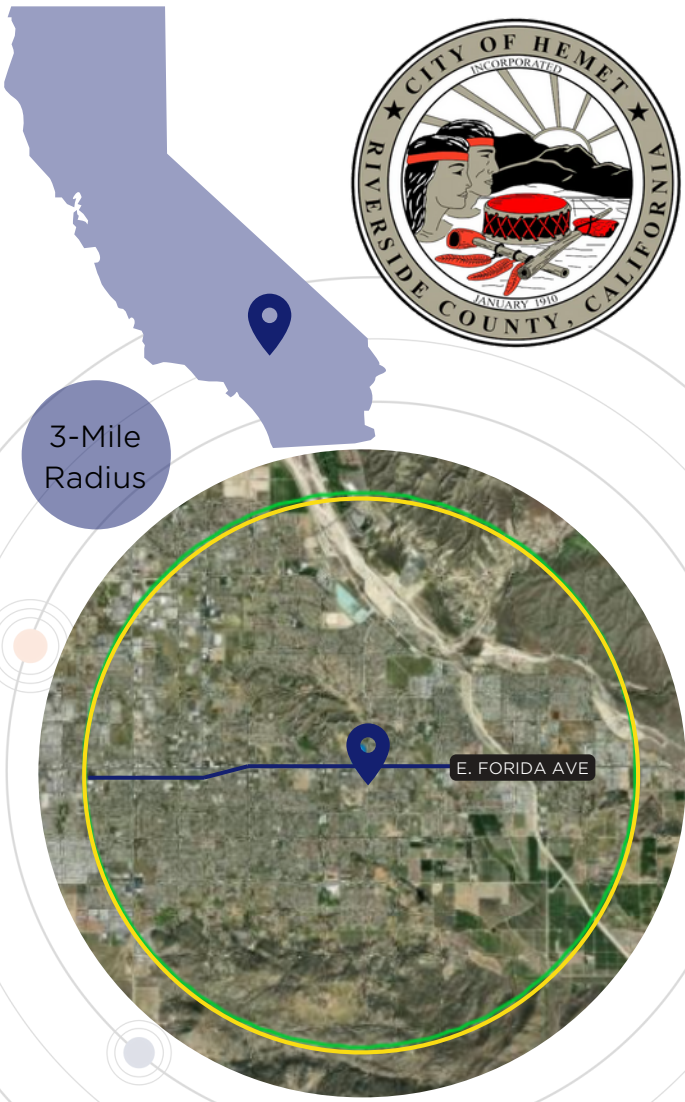
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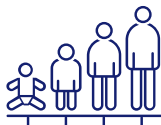


- State California
- County Riverside
- Mayor Joe Males
- Website hemetca.gov

POPULATION



90,267
POPULATION



35
MEDIAN AGE



28,586
HOUSEHOLDS

Source: ESRI

EMPLOYMENT



50%
WHITE COLLAR



34%
BLUE COLLAR



21%
SERVICES



±38,632
EMPLOYED CIVILIANS

EDUCATION



32%
HIGH SCHOOL
GRADUATE



35%
SOME COLLEGE



13%
BACHELORS/GRAD/
PROF DEGREE

INCOME



23%
>\$100,000
ANNUAL INCOME



31%
>\$50,000
ANNUAL INCOME



\$78,361
MEDIAN NET
WORTH



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