



# FOR LEASE

## DIAMOND VALLEY CENTER

1109-1287 SOUTH STATE STREET | HEMET, CA

OFFICE  
RETAIL  
LAND  
INDUSTRIAL

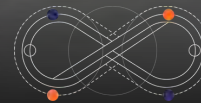
**YOUR NAME HERE**



JANET F. KRAMER, JD, CCIM  
951.600.8634 x702  
janetk@svn.com  
CaIDRE #01351570



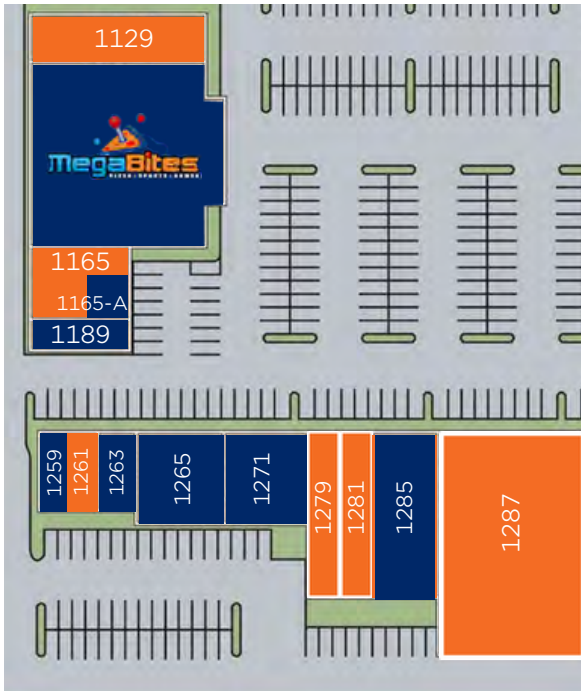
JOHN GOGA  
951.551.0793  
john.goga@svn.com  
CaIDRE #01156272



STEVE CASTELLANOS  
951.600.8634 x703  
stevec@svn.com  
CaIDRE #01922901

# PROPERTY SUMMARY

DIAMOND VALLEY CENTER | 1109-1287 SOUTH STATE STREET | HEMET, CA



Asking \$1.25-\$1.50 PSF NNN  
Nets Currently \$0.36

TENANT ROSTER								
SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1109	Watermill	±225	1189	Smoke Shop	±1,200	1271	Restaurant	±3,600
1129	VACANT	±3,600	1259	Cynthia's	±1,000	1279	VACANT	±3,082
1153	MegaBites	±15,400	1261	VACANT	±1,000	1281	VACANT	±2,160
1165	VACANT	±2,210	1263	Barber	±1,000	1285	Tri-Valley	±4,300
1165-A	Hair Salon	±790	1265	Eagles	±3,360	1287	VACANT	±15,000

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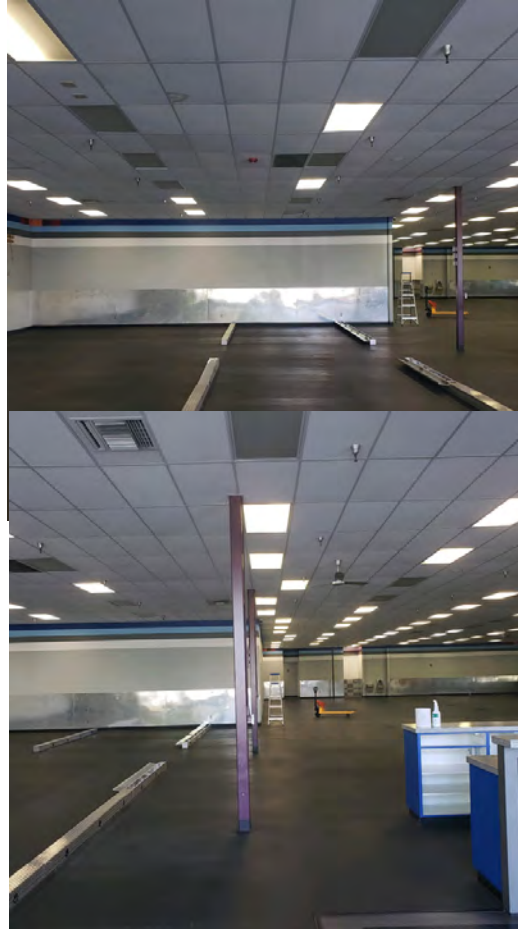
# SUITE INTERIOR PHOTOS

DIAMOND VALLEY CENTER | 1109-1287 SOUTH STATE STREET | HEMET, CA

SUITE 1261 - ±1,000 SF



SUITE 1287 - ±15,000 SF



SUITE 1165 - ±2,210 SF



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# RETAILER MAP

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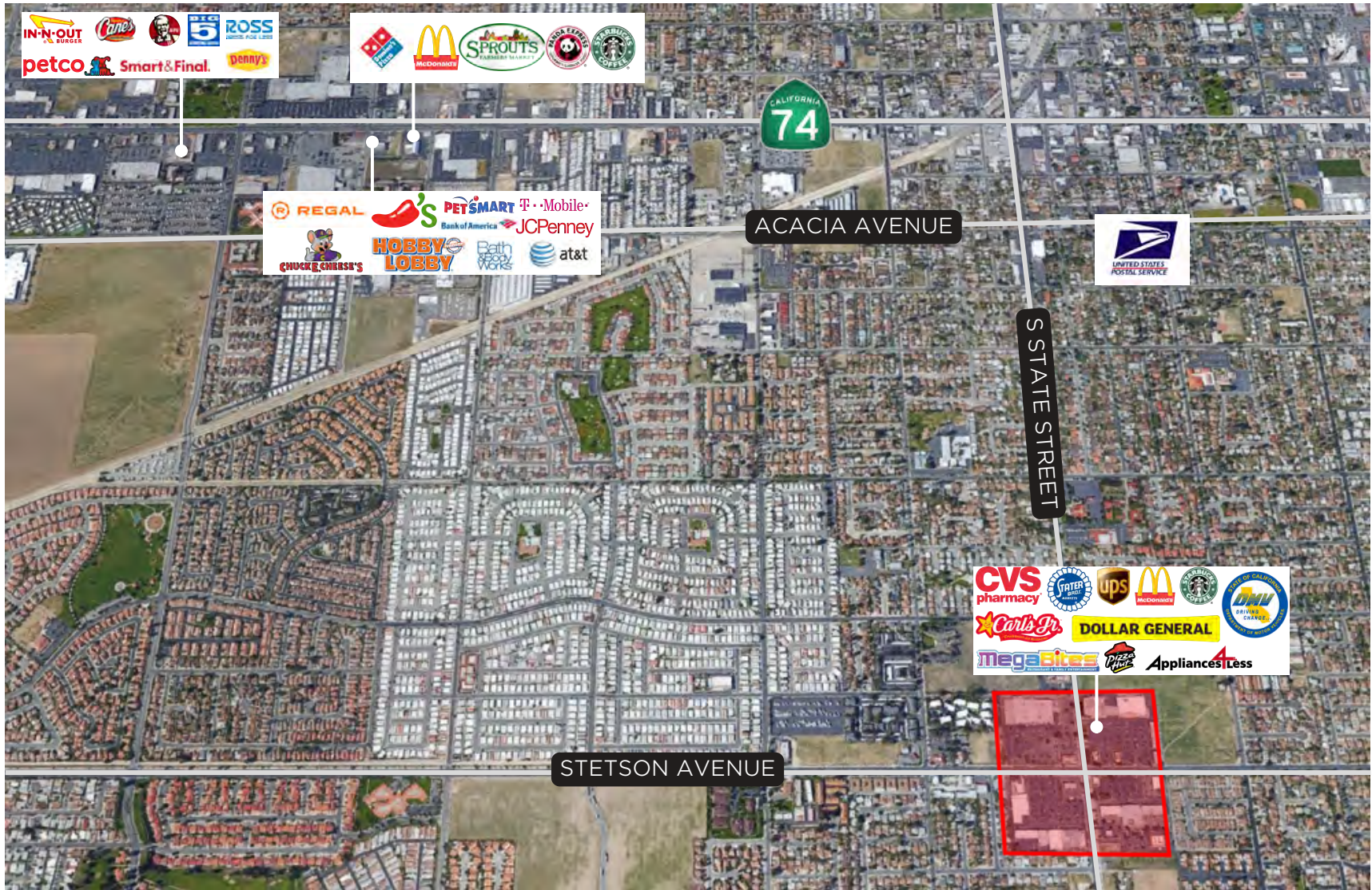
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# DEMOGRAPHICS

DIAMOND VALLEY CENTER | 1109-1287 SOUTH STATE STREET | HEMET, CA



- State California
- County Riverside
- Mayor Joe Males
- Website [hemetca.gov](http://hemetca.gov)

## POPULATION

Source: ESRI



96,600  
POPULATION



38.4  
MEDIAN AGE



33,375  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



50%  
WHITE COLLAR



33%  
BLUE COLLAR



22%  
SERVICES



10.2%  
UNEMPLOYMENT RATE

## EDUCATION



33%  
HIGH SCHOOL  
GRADUATE



36%  
SOME COLLEGE



12%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$47,110  
MEDIAN HOUSEHOLD  
INCOME



\$23,472  
PER CAPITA  
INCOME



\$71,969  
MEDIAN NET  
WORTH

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