

PROPOSED RETAIL FOR LEASE



Florida Promenade

4552-4892 WEST FLORIDA AVENUE | HEMET, CA

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PROPERTY SUMMARY

FLORIDA PROMENADE | 4552-4892 WEST FLORIDA AVENUE | HEMET, CA

- ±176,596 SF Regional Shopping Center
- Proposed Spaces AVAILABLE
- Towneplace Suites Hotel coming soon
- Monument Signage Available

Join: **WinCo FOODS** CHASE   **Sizzler**



| PAD ID | SIZE | LEASE RATE |
|---------------------------------|------------|--------------|
| Shops B LEASED OUT | ±16,850 SF | LEASED OUT |
| Existing Major 2B LEASED OUT | ±9,100 SF | LEASED OUT |
| Proposed Major 2A | ±10,000 SF | Negotiable |
| Proposed Shop A | ±13,744 SF | \$2.25 + NNN |
| Pad 1 | ±4,500 SF | \$75,000 AGR |
| Estimated NNNs are \$0.58 PSF | | |



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| SUITE | TENANT | SF |
|--------|------------------------------|--------|
| 4852 | Circle K Stores Inc. | ±5,881 |
| 4552 | Starbucks | ±2,200 |
| 101 | Hear USA | ±1,480 |
| 102 | Hertz | ±1,200 |
| 103 | Whipped Studios | ±1,200 |
| 104 | Nail It! | ±1,200 |
| 105 | Head Hunters Barbering Salon | ±1,200 |
| 106 | Schwarma Grill | ±1,470 |
| 4722-A | Tacos Las Palomas | ±3,563 |
| 4722-B | The Dancers' Studio | ±5,537 |

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RETAILER MAP

FLORIDA PROMENADE | 4552-4892 WEST FLORIDA AVENUE | HEMET, CA



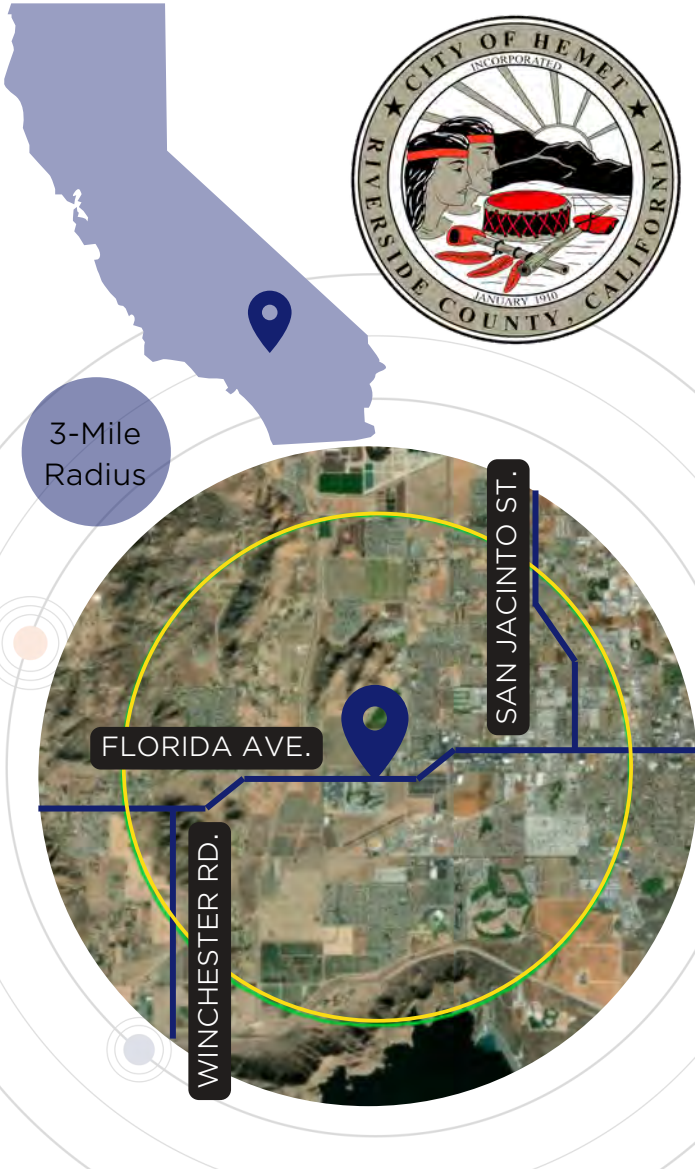
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DEMOGRAPHICS

FLORIDA PROMENADE | 4552-4892 WEST FLORIDA AVENUE | HEMET, CA



- State** California
- County** Riverside
- Mayor** Malcolm Lilienthal
- Website** hemetca.gov

POPULATION

Source: ESRI



90,555
POPULATION



40.4
MEDIAN AGE



33,112
HOUSEHOLDS

EMPLOYMENT



51%
WHITE COLLAR



32%
BLUE COLLAR



21%
SERVICES



10.2%
UNEMPLOYMENT RATE

EDUCATION



33%

HIGH SCHOOL
GRADUATE



36%

SOME COLLEGE



13%

BACHELORS/GRAD/
PROF DEGREE

INCOME



\$48,470

MEDIAN HOUSEHOLD
INCOME



\$24,961

PER CAPITA
INCOME



\$85,076

MEDIAN NET
WORTH

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