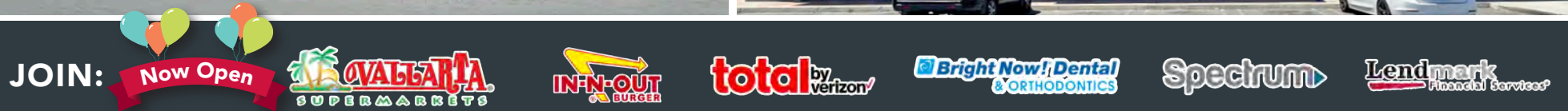
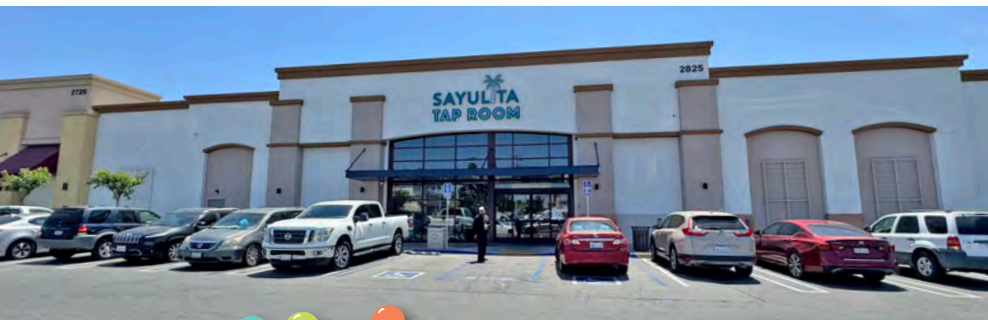


HEMET VILLAGE

SEQ FLORIDA AVE / HWY 74
& SANDERSON AVE
HEMET, CA

UP TO ±20,001 SF AVAILABLE
FOR LEASE



PROPERTY HIGHLIGHTS

- ±20,001 SF Anchor Space
- ±2,400 SF Fully Fixtured, 2nd Generation Restaurant with Patio Available for Lease
- Prominent Location With Tremendous Florida Avenue Exposure
- Highly Visible Pylon Signage
- Excellent Traffic Counts With Approximately 40,000 Cars Per Day At Intersection
- Excellent Co-Tenancy Offering Regional & Neighborhood Drawing Power
- Ideal location for Electronics, Sporting Goods, Gym, Apparel, Shoes, Furniture, Dollar / Discount Stores and many other retail uses

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population:	13,298	94,001	167,546
Daytime Population:	11,051	56,263	88,956
Avg. Household Income:	\$73,075	\$81,481	\$87,101

Source: Regis Online

TRAFFIC COUNTS

62,779 CPD

At Florida Ave. & Sanderson Ave.
Source: Regis Online

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