

GATEWAY PLAZA

1,019 SF - 5,015 SF RETAIL SPACES FOR LEASE

3980 W. FLORIDA AVENUE | HEMET, CA 92545

REDUCED LEASE RATE!



JOIN NEIGHBORHOOD TENANTS:



PROPERTY HIGHLIGHTS

- > Well maintained and professionally managed retail strip center, located in the west side of Hemet.
- > Various suite sizes available (1,019 SF - 5,015 SF)
- > Major blvd exposure: on California State Hwy 74/W. Florida Ave and the NEC of Cawston Ave.
- > 36,000+ daily traffic counts
- > Ample Parking
- > Monument signage available
- > Nearby major tenants include Target, Tractor Supply, Les Schwab Tires, Winco and Starbucks.

2024 Demographics	1-Mile	3-Miles	5-Miles
Est. Population:	8,737	82,232	159,733
Daytime Population:	3,906	16,428	26,158
Avg. HH Income:	\$72,625	\$79,309	\$82,643

Source: Regis

Traffic Counts

W. Florida Ave & Cawston Ave:

Cars Per Day

36,977 (combined)

Source: CoStar



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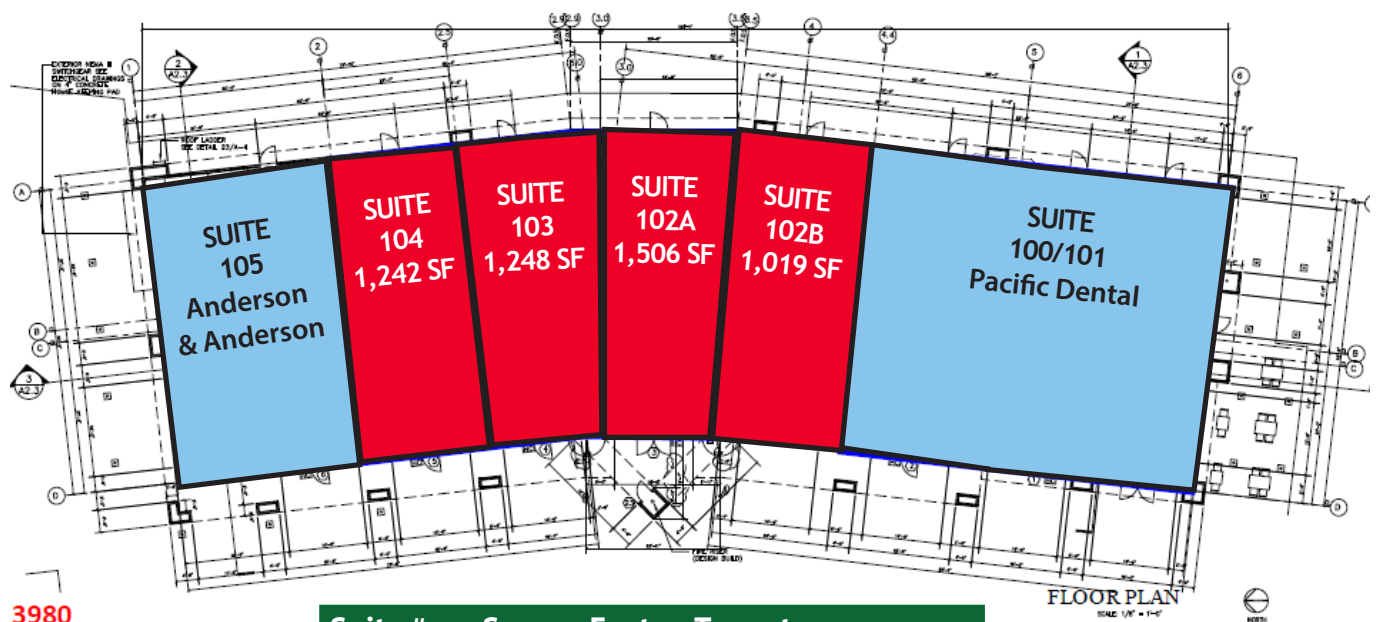
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

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3980

Suite #	Square Feet	Tenant
100	--	Pacific Dental
101	--	Pacific Dental
102B	1,019 SF	Available
102A	1,506 SF	Available
103	1,248 SF	Available
104	1,242 SF	Available
105	--	Anderson & Anderson



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3980 W Florida Ave Hemet, CA 92545	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,737	82,232	159,733
2029 Projected Population	8,798	82,453	160,915
2020 Census Population	7,767	82,253	157,969
2010 Census Population	7,516	71,101	135,890
Projected Annual Growth 2024 to 2029	0.1%	-	0.1%
Historical Annual Growth 2010 to 2024	1.2%	1.1%	1.3%
2024 Median Age	42.3	39.6	36.5
Households			
2024 Estimated Households	3,638	29,979	52,812
2029 Projected Households	3,719	30,463	53,901
2020 Census Households	3,281	29,587	52,188
2010 Census Households	3,067	26,627	47,116
Projected Annual Growth 2024 to 2029	0.4%	0.3%	0.4%
Historical Annual Growth 2010 to 2024	1.3%	0.9%	0.9%
Race and Ethnicity			
2024 Estimated White	48.7%	43.9%	41.7%
2024 Estimated Black or African American	11.9%	10.9%	10.0%
2024 Estimated Asian or Pacific Islander	5.8%	5.4%	5.0%
2024 Estimated American Indian or Native Alaskan	1.8%	1.9%	2.1%
2024 Estimated Other Races	31.8%	37.8%	41.2%
2024 Estimated Hispanic	42.1%	48.4%	52.9%
Income			
2024 Estimated Average Household Income	\$72,625	\$79,309	\$82,643
2024 Estimated Median Household Income	\$50,358	\$65,093	\$68,269
2024 Estimated Per Capita Income	\$30,293	\$29,003	\$27,415
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.5%	9.4%	9.8%
2024 Estimated Some High School (Grade Level 9 to 11)	9.0%	11.0%	12.0%
2024 Estimated High School Graduate	33.2%	30.6%	30.0%
2024 Estimated Some College	27.4%	24.9%	25.2%
2024 Estimated Associates Degree Only	7.2%	9.4%	9.1%
2024 Estimated Bachelors Degree Only	7.6%	9.6%	9.3%
2024 Estimated Graduate Degree	9.2%	5.1%	4.6%
Business			
2024 Estimated Total Businesses	335	1,711	3,189
2024 Estimated Total Employees	3,906	16,428	26,158
2024 Estimated Employee Population per Business	11.7	9.6	8.2
2024 Estimated Residential Population per Business	26.1	48.1	50.1

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