

# The Boardwalk

SHOP SPACE FOR LEASE | 1950 W FLORIDA AVE | HEMET, CA 92545



## FEATURES:

- Prime Retail and Restaurant Space Available
- Bldg 1: 1,500 - 7,740 Sq. Ft.
- Bldg 2: 1,320 - 5,280 Sq. Ft.
- Bldg B: 1,260 - 25,000 Sq. Ft.
- Office/Shop Bldg: 961 - 16,000 Sq. Ft.
- Excellent Office or Medical Location
- Major Tenant Ground-up Opportunities Available
- Offering Excellent Visibility in the Heart of Hemet
- Located on a Major Retail Corridor Adjacent to Hemet Regional Mall

2020 Demographics	1-Mile	3-Miles	5-Miles
Est. Population:	16,420	98,004	158,346
Est. 2021 Population:	17,615	105,399	170,295
Daytime Population:	5,135	23,881	28,967
Avg. HH Income:	\$36,458	\$48,955	\$53,501

Source: CoStar

Traffic Counts	Cars Per Day	
Florida Ave:	42,228	
Kirby St:	16,336	Source: CoStar

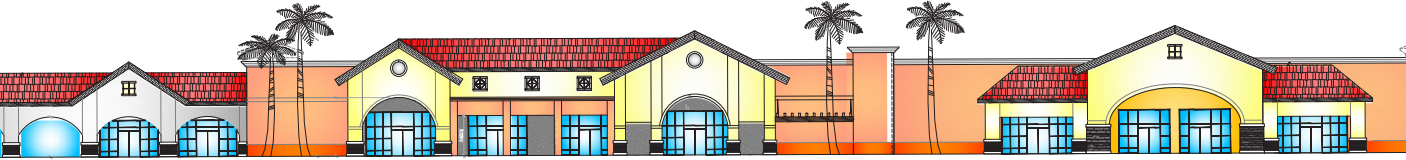


FOR MORE INFORMATION, PLEASE  
CALL: 951-285-3000

MITCH ROSEN | Broker  
mitch.rosen@crscompany.com  
DRE #00620317

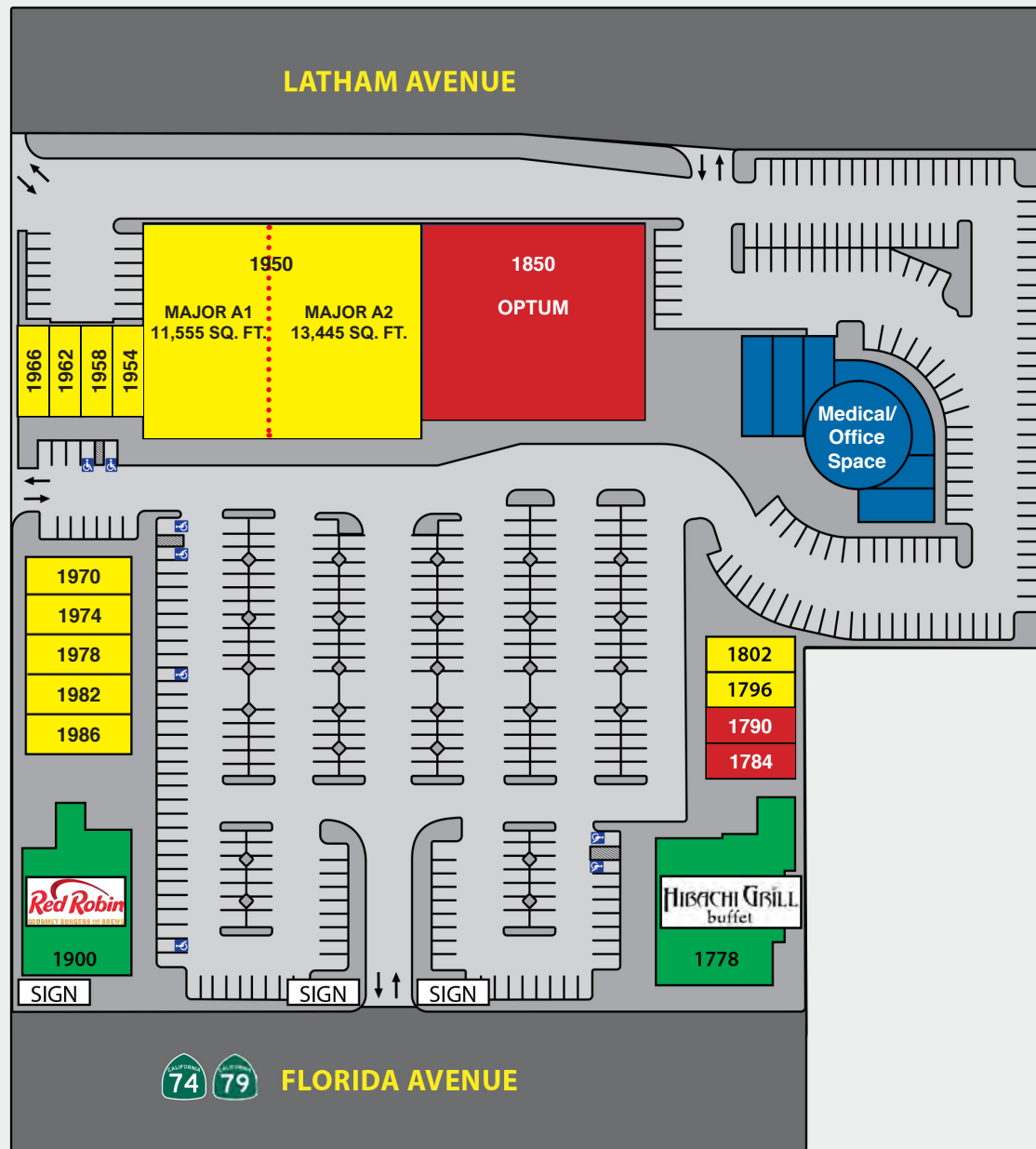
KRISTIAN TICAS | Associate Broker  
kristian.ticas@crscompany.com  
DRE #01377358

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SUITE	TENANTS	SQ. FT.
1778	Hibachi Grill Buffet	6,665
1784	Puff Time	1,260
1790	Meraz Insurance	1,260
1796	AVAILABLE	1,260
1802	AVAILABLE	1,260
1900	Red Robin	5,500
1986	AVAILABLE	7,740
<b>Total Sq. Ft.:</b>		<b>27,205</b>

SUITE	TENANTS	SQ. FT.
1970	AVAILABLE	1,500
1974	AVAILABLE	1,500
1978	AVAILABLE	1,500
1982	AVAILABLE	1,500
1986	AVAILABLE	1,555

SUITE	TENANTS	SQ. FT.
1966	AVAILABLE	1,250
1962	AVAILABLE	1,250
1958	AVAILABLE	1,250
1954	AVAILABLE	1,250
Major A1 & A2	AVAILABLE	11,555 - 25,000
Major B	OPTUM	20,000
<b>Total Sq. Ft.:</b>		<b>50,000</b>

- AVAILABLE
- LEASED
- UNDER CONSTRUCTION
- 16,000 SQ. FT. OFFICE BUILDING

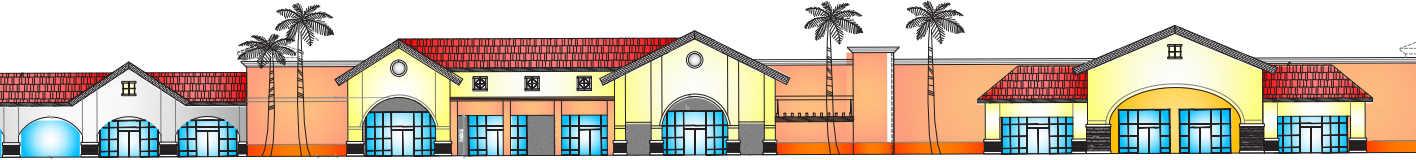


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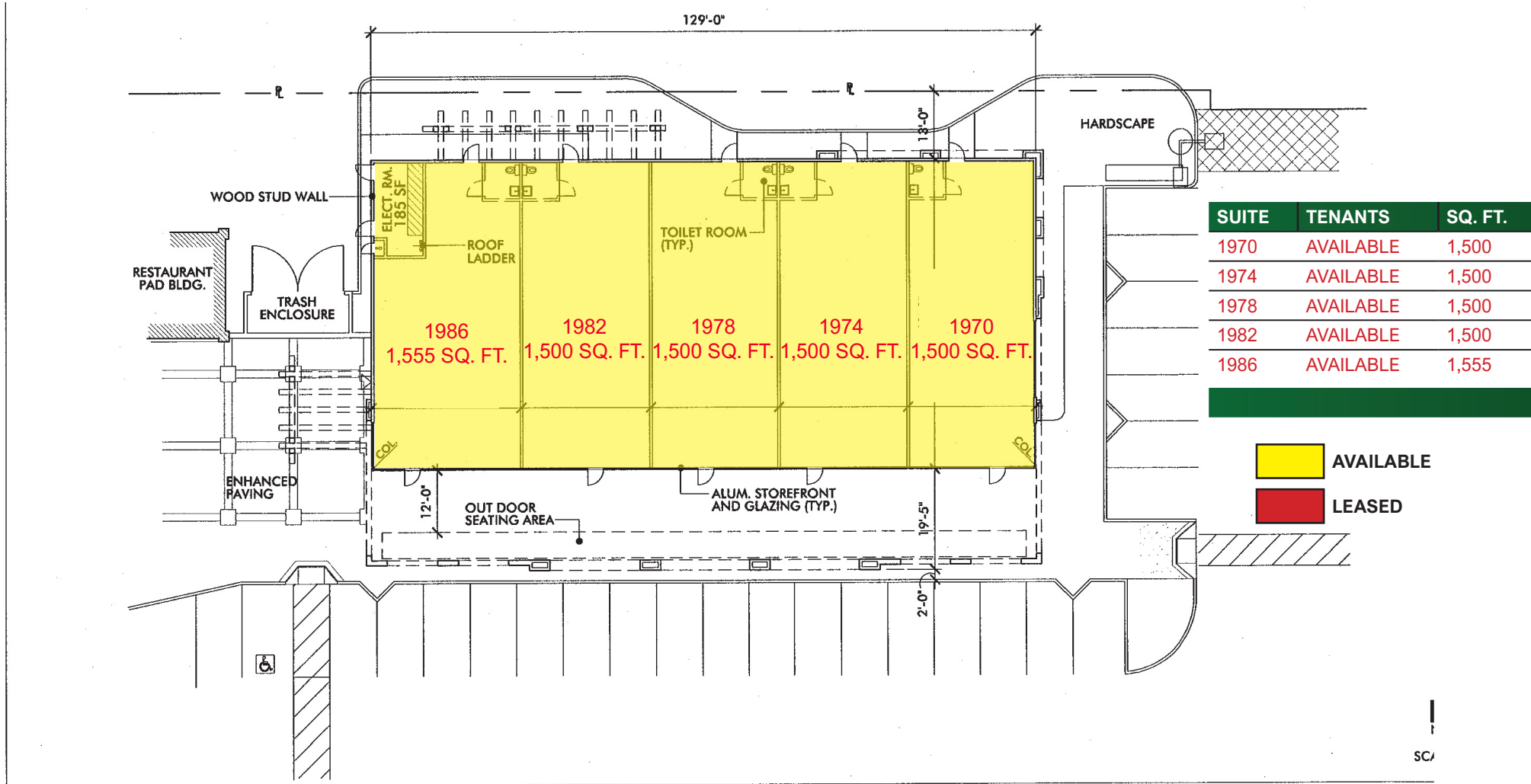
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1986 W FLORIDA AVE | HEMET  
 BLDG 1: 1,500 - 7,740 SF



LEASING PLAN - SHOP BLDG. NO. 1 ( 7,740 S.F.)

DATE: \_\_\_\_\_  
 MADEL JOB#: \_\_\_\_\_

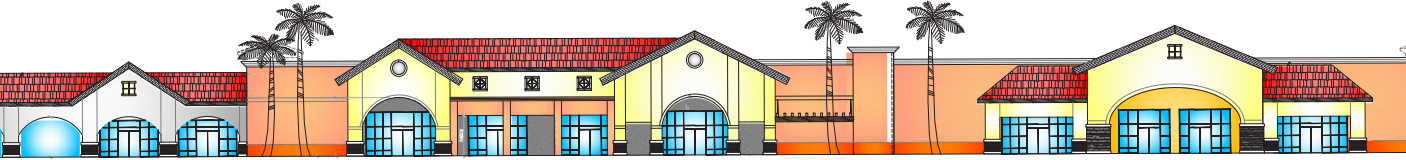


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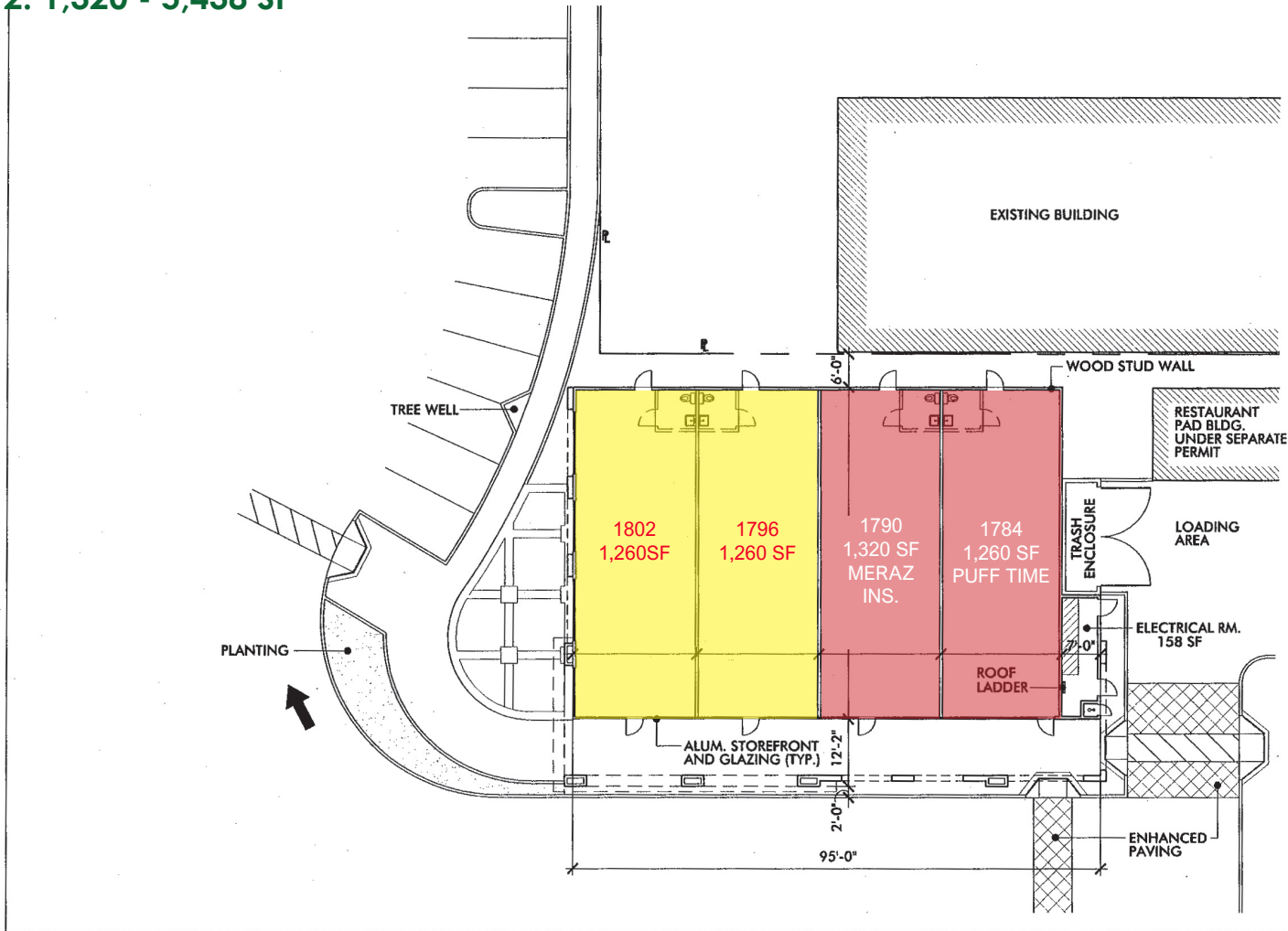
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**1702 - 1802 W FLORIDA AVE | HEMET**  
**BLDG 2: 1,320 - 5,438 SF**



SUITE	TENANTS	SQ. FT.
1784	PUFF TIME	1,260
1790	MERAZ INSURANCE	1,260
1796	AVAILABLE	1,260
1802	AVAILABLE	1,260

AVAILABLE  
 LEASED



**LEASING PLAN - SHOP BLDG. NO. 2 (5,438 S.F.)**

DATE: AUC  
 NADEL JOB#:

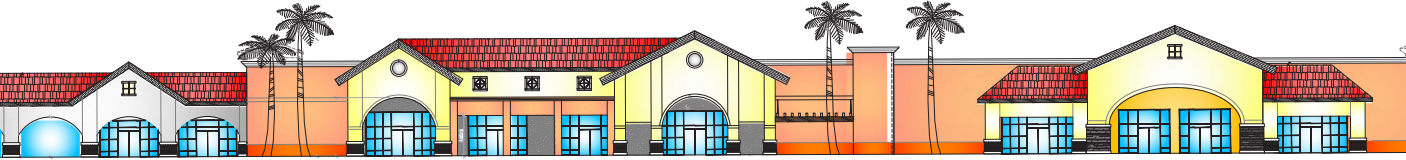


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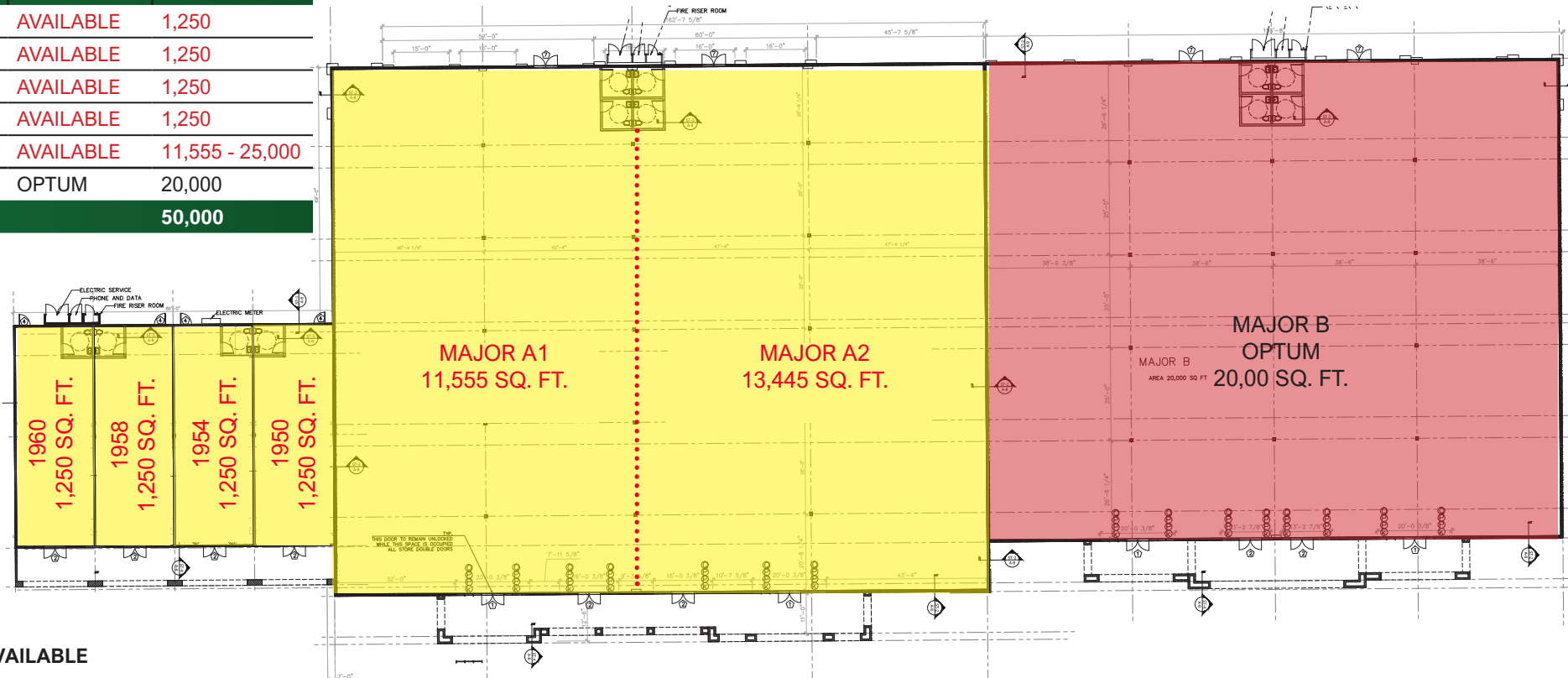
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**BUILDING B: ANCHOR & SHOP SPACE**

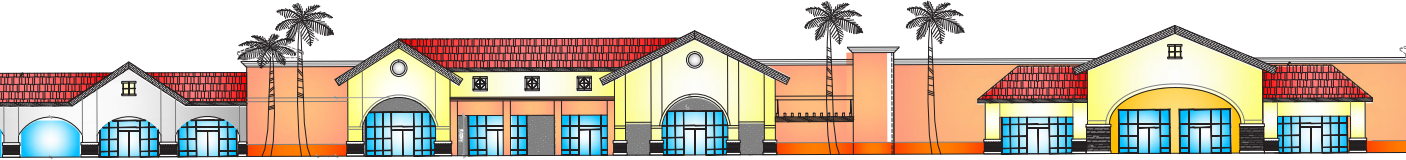
SUITE	TENANTS	SQ. FT.
1960	AVAILABLE	1,250
1958	AVAILABLE	1,250
1954	AVAILABLE	1,250
1950	AVAILABLE	1,250
Major A1 & A2	AVAILABLE	11,555 - 25,000
Major B	OPTUM	20,000
<b>Total Sq. Ft.:</b>		<b>50,000</b>



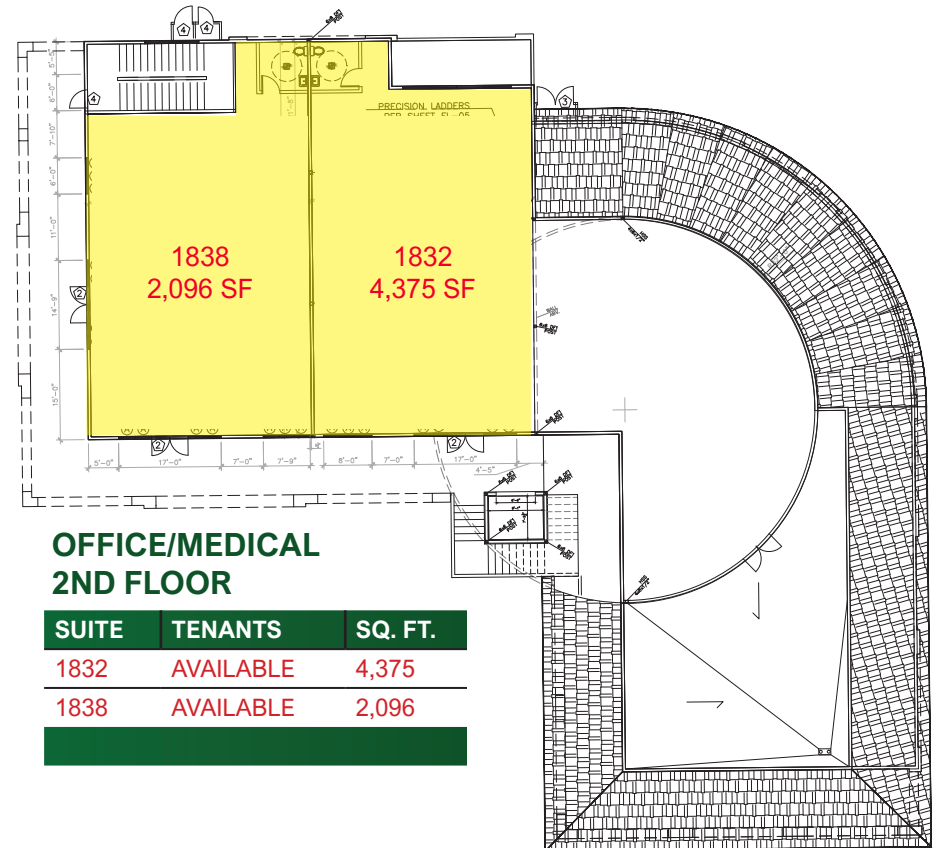
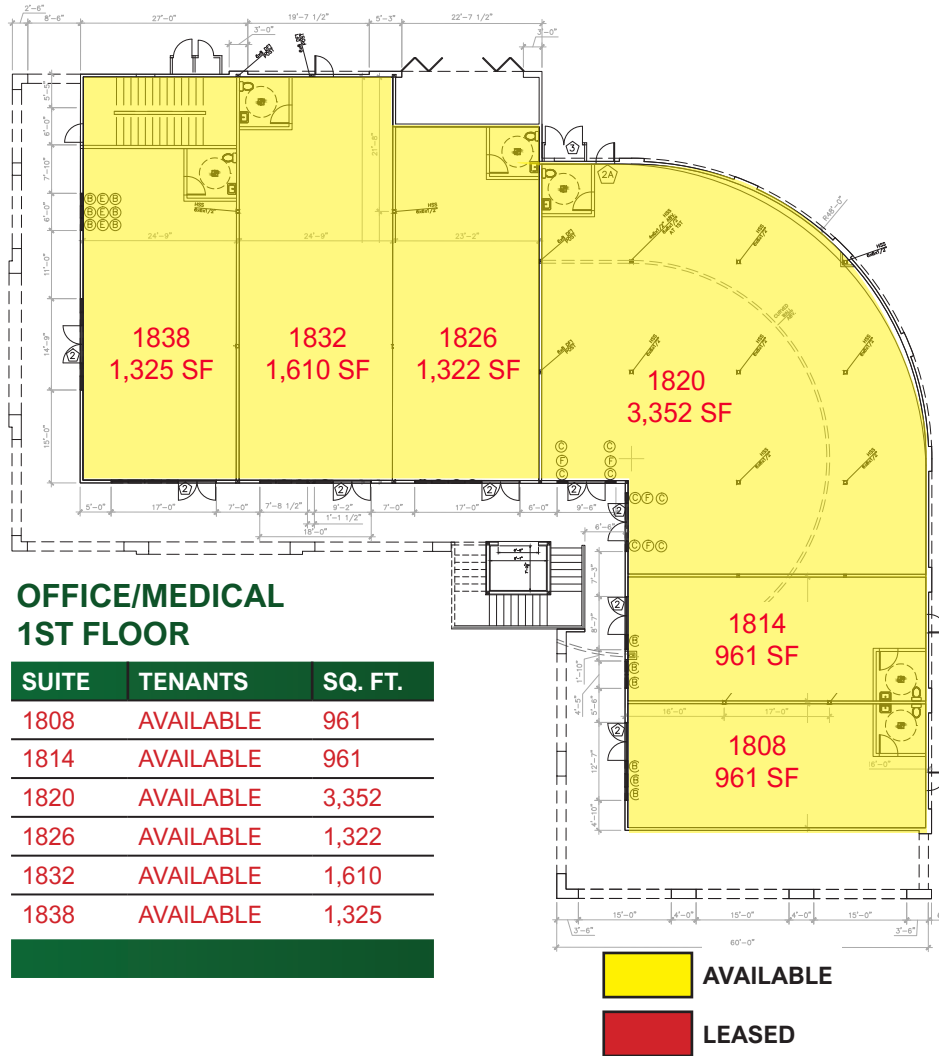
AVAILABLE

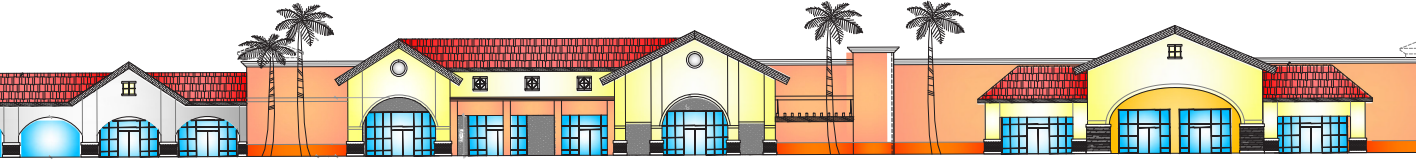
LEASED





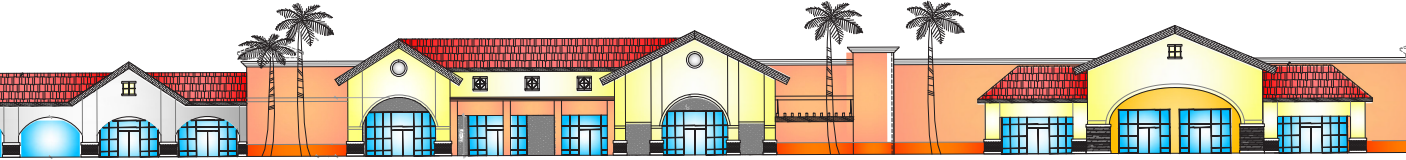
## 1808 - 1838 W FLORIDA AVE | HEMET PHASE 2: SHOP SPACE & OFFICE SPACE & MEDICAL SPACE





## NEARBY RETAILERS





**SITE AERIAL**



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