Pads For Sale or Ground Lease | Shop Space Available For Lease

NEC Florida Avenue & Myers Street, Hemet, CA





Property Details

- ±176,596 SF regional shopping center
- Shop space available from ±1,200 to ±2,670 SF
- ±4,500 SF Pad available
- WinCo Foods draws ±20,000 patrons per week to the center
- Excellent visibility from Florida Avenue/Hwy 74
- Prime location at the western entrance to Hemet's main retail corridor
- Easy access with two signalized entrances; ample parking



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SURROUNDING RETAILERS



















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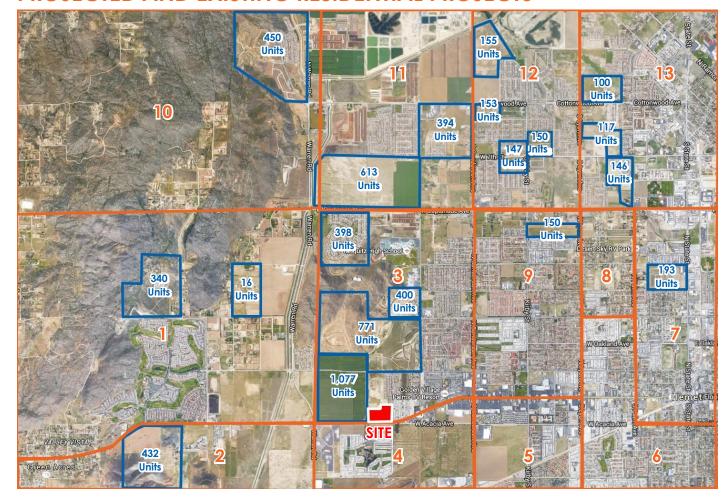
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PROJECTED AND EXISTING RESIDENTIAL PROJECTS



Demographics	1 Mile	3 Miles	5 Miles
Population 2018:	18,156	112,267	161,431
Population 2023 (Est):	18,706	116,059	169,029
2018 Average HH Income:	\$36,290	\$47,199	\$51,237

Traffic Counts

Hwy. 74 @ W. Florida Ave. 34,750 ADT

Source: Esri October 2017

LEGEND

Proposed Units Population Sectors

POPULATION SECTORS			
Sector	Population	Units	
1	3,543	1,481	
2	821	225	
3	7,516	2,728	
4	1,431	795	
5	8,337	3,340	
6	11,995	5,013	
7	13,645	4,475	
8	1,478	485	
9	12,353	4,610	
10	630	208	
11	2,360	548	
12	5,113	1,252	
13	7,671	2,285	
Total	76,893	27,445	

Source: Derrigo Demographic Studies



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