

THE BOARDWALK

GROUND LEASE AND SHOP SPACE AVAILABLE

1950 WEST FLORIDA AVENUE | HEMET, CA



PROPERTY HIGHLIGHTS:

- Join Red Robin & Fitness 19
- Prominent Location in the bulls-eye of the Hemet Trade Area Adjacent to the Hemet Valley Mall
- Tremendous Retail Sales Potential With A Regional Drawing Power of over 150,000 People
- New construction with attractive design elements
- Quickly growing community with new housing projects planned
- 4.5 Acres of Land for sale or for lease



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$32,438	\$46,746	\$51,832
Population	18,459	106,248	165,198
Daytime Population	5,168	24,405	30,064

TRAFFIC COUNTS

28,000 CPD

at Hwy 74

*Source: Regis Online

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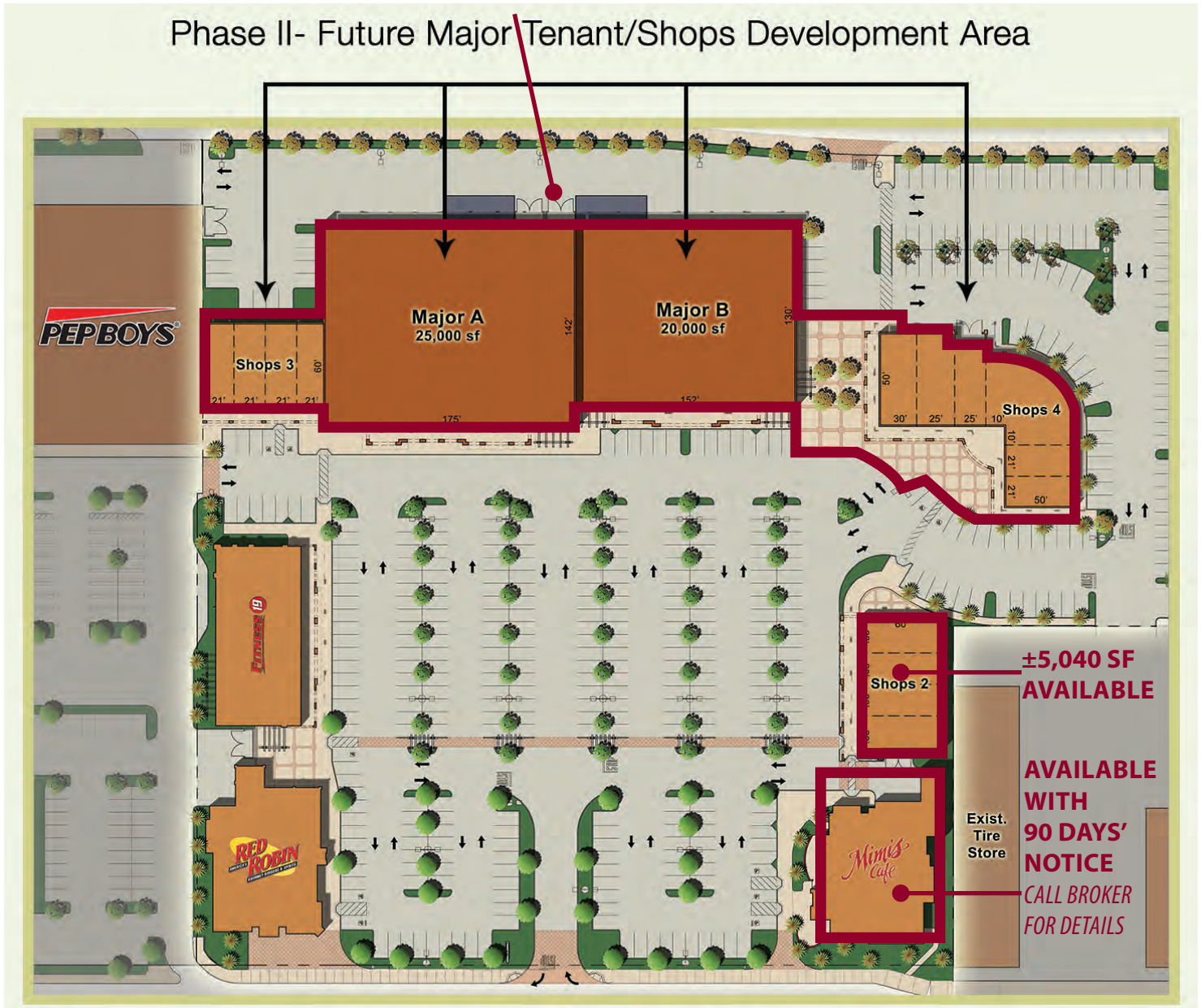
License #01916982

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**±4.5 ACRE GROUND LEASE/SALE
OPPORTUNITY DIVISIBLE**

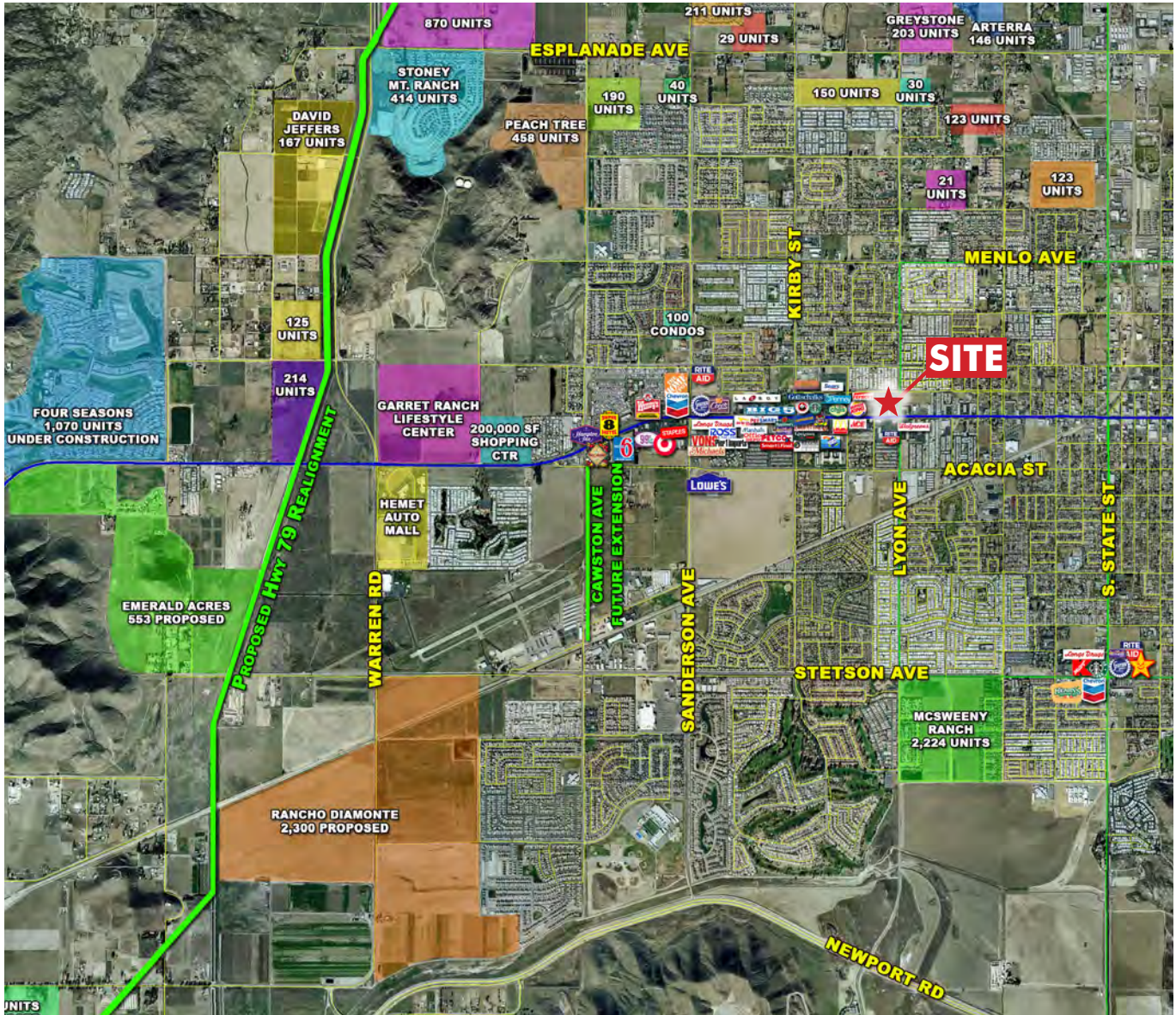
Phase II- Future Major/Tenant/Shops Development Area



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1950 W Florida Ave Hemet, CA 92545		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	18,459	106,248	165,198
	2020 Projected Population	19,794	114,191	177,655
	2010 Census Population	16,346	93,542	148,098
	2000 Census Population	15,772	68,657	107,187
	Projected Annual Growth 2015 to 2020	1.4%	1.5%	1.5%
	Historical Annual Growth 2000 to 2015	1.1%	3.7%	3.6%
2015 Median Age	47.6	37.5	37.1	
HOUSEHOLDS	2015 Estimated Households	8,717	38,127	57,476
	2020 Projected Households	9,247	40,542	61,159
	2010 Census Households	7,695	33,606	51,466
	2000 Census Households	7,624	28,531	42,110
	Projected Annual Growth 2015 to 2020	1.2%	1.3%	1.3%
Historical Annual Growth 2000 to 2015	1.0%	2.2%	2.4%	
RACE AND ETHNICITY	2015 Estimated White	67.5%	62.7%	63.2%
	2015 Estimated Black or African American	7.5%	7.1%	6.5%
	2015 Estimated Asian or Pacific Islander	2.9%	3.8%	3.6%
	2015 Estimated American Indian or Native Alaskan	1.6%	1.6%	1.6%
	2015 Estimated Other Races	20.6%	24.9%	25.0%
	2015 Estimated Hispanic	34.0%	42.9%	43.1%
INCOME	2015 Estimated Average Household Income	\$32,438	\$46,746	\$51,832
	2015 Estimated Median Household Income	\$25,475	\$36,742	\$41,550
	2015 Estimated Per Capita Income	\$15,331	\$16,819	\$18,103
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	8.0%	8.5%	8.4%
	2015 Estimated Some High School (Grade Level 9 to 11)	13.4%	13.1%	12.3%
	2015 Estimated High School Graduate	34.7%	32.4%	31.3%
	2015 Estimated Some College	29.2%	27.7%	27.4%
	2015 Estimated Associates Degree Only	6.3%	6.7%	7.4%
	2015 Estimated Bachelors Degree Only	5.8%	7.2%	8.0%
	2015 Estimated Graduate Degree	2.7%	4.4%	5.2%
BUSINESS	2015 Estimated Total Businesses	580	2,745	3,522
	2015 Estimated Total Employees	5,168	24,405	30,064
	2015 Estimated Employee Population per Business	8.9	8.9	8.5
	2015 Estimated Residential Population per Business	31.8	38.7	46.9