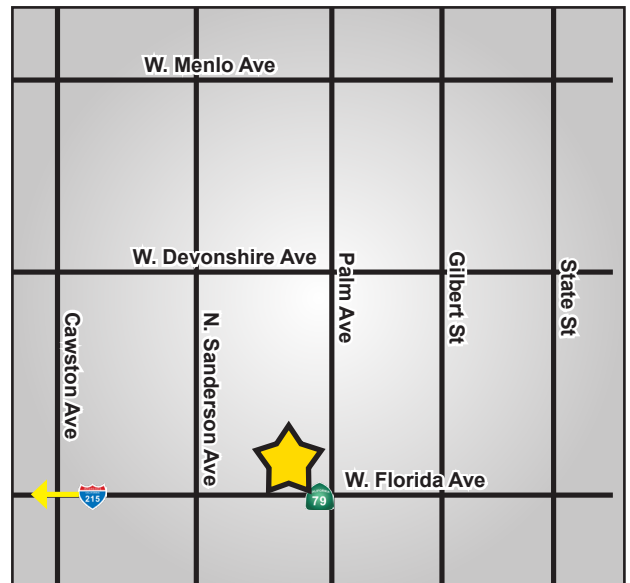


HEMET AUTO CENTER

INDUSTRIAL SPACE FOR LEASE | 1200 WEST FLORIDA AVENUE - HEMET, CA



- Anchored by Harbor Freight Tools
- Suites available starting at ± 800 Sq. Ft.
- 20' X 14' Grade Level Roll-up Doors
- High Visibility on Florida Avenue
- Excellent Ingress & Egress
- Strong Traffic Counts: 34,788 Cars Per Day
- Low Rents
- Available Now!



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951.445.4519
srobles@leetemecula.com
DRE #01982449

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SUITE	SIZE	RENT
A & B	5,848	BRAKEMASTER
C & D	2,300	\$1,800 Per Month Gross
E & F	2,300	\$1,600 Per Month Gross
G	1,160	MOTORCYCLE REPAIR
I	800	\$1,160 Per Month Gross
J	1,130	AUTO GLASS REPAIR
K	1,130	TINTING SHOP
N & O	2,280	TIRE SHOP
Q	1,000	\$1,160 Per Month Gross
R	1,160	\$1,160 Per Month Gross
T	3,048	SCOOTER SALES
U	6,000	HARBOR FREIGHT
Z & Y	2,400	MUFFLER REPAIR

Rev. 12/02/19



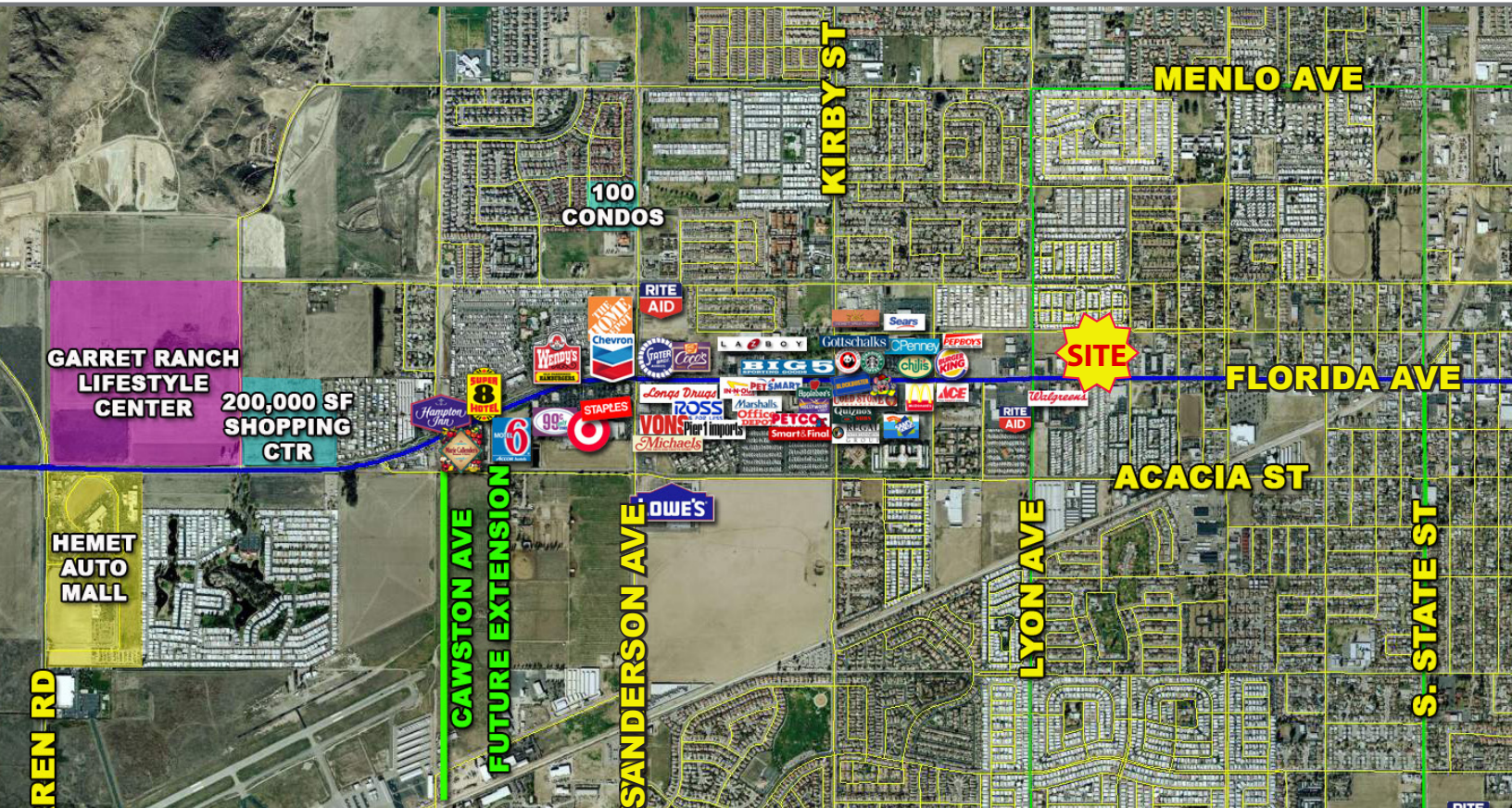
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2018 Population	17,964	110,279	164,608
Pop Growth 2018-2023	2.0%	1.8%	1.8%
Per Capita Income	\$15,249	\$17,867	\$19,602
Average Age	45.9	38.2	38.1
HOUSEHOLD			
2018 Total Households	7,868	38,972	56,782
HH Growth 2018-2023	1.6%	1.4%	1.4%
Median Household Income	\$30,609	\$43,416	\$47,523
Average Household Size	2.12	2.47	2.54
Average Household Vehicles	1.6	1.6	1.7
Average Travel Time - Work	21.9 min	24.4 min	25.6 min
HOUSING			
Median Housing Value	\$176,170	\$176,972	\$180,692
Median Year Built	1969	1977	1979

Source: Regis



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