

VALLEY PROFESSIONAL CENTER

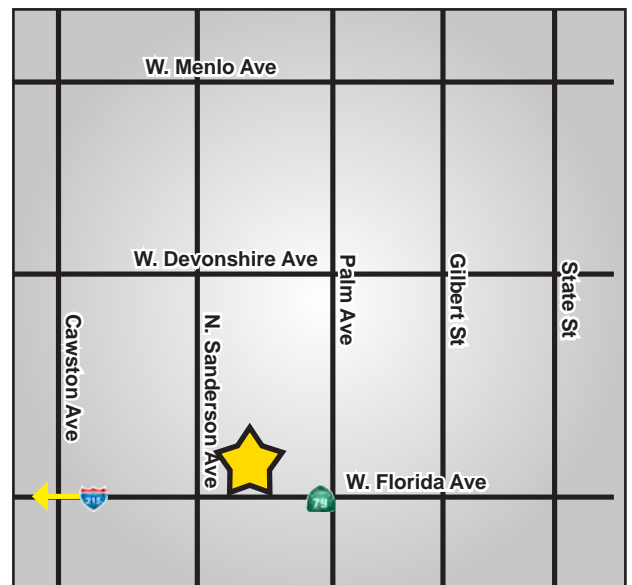
RETAIL SPACE FOR LEASE | 1300 W. FLORIDA AVE - HEMET, CA



±3,840 Sq. Ft. - ±5,280 Sq. Ft.

- Divisible down to 850 - 1,320 SF
- Former Real Estate Offices, Many Private Offices
- 2 Restrooms
- High Visibility on Florida Avenue
- Ample Parking
- Strong Traffic Counts: 30,000 Cars Per Day
- Excellent Storefront Signage and Monument Signage

**Lease Rate \$1.15 PSF Gross
(No CAM Fees)**



LEE & ASSOCIATES | TEMECULA VALLEY
25240 Hancock Avenue | Suite 100
Murrieta, CA 92560 | 951.445.4500
www.lee-associates.com | Corp. ID #01048055

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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES
2015 Population	110,666	164,813
Pop Growth 2014-2019	1.2%	1.2%
Per Capita Income	\$17,133	\$18,281
Average Age	37.2	37.2
HOUSEHOLD		
2015 Total Households	39,610	57,489
HH Growth 2014-2019	1.1%	1.1%
Median Household Income	\$45,247	\$50,093
Average Household Size	2.8	2.8
Average Household Vehicles	1.6	1.7
Average Travel Time	25.9	26.2
HOUSING		
Median Housing Value	\$165,229	\$187,277
Median Year Built	1980	1981

Source: Regis



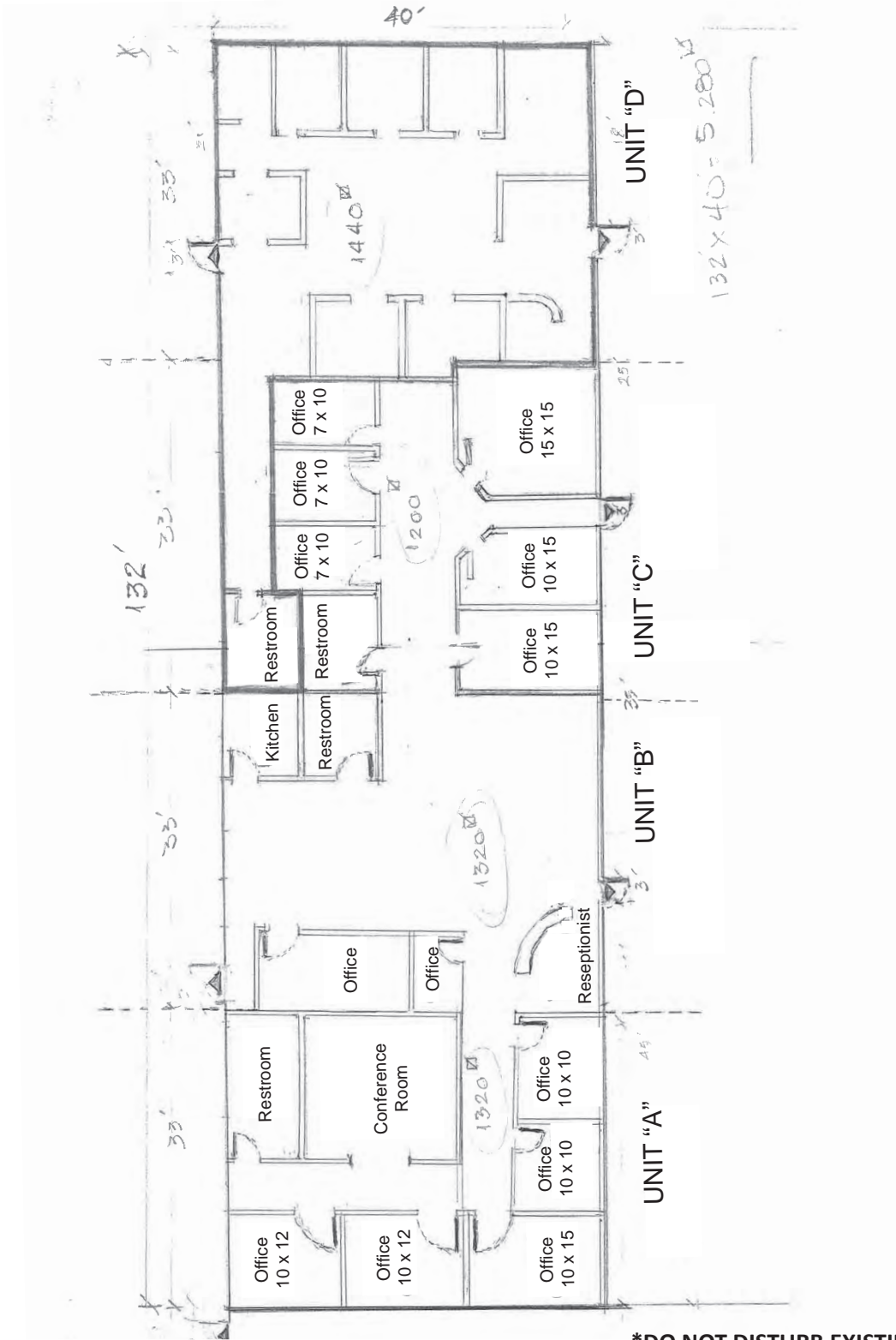
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***DO NOT DISTURB EXISTING TENANTS**



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