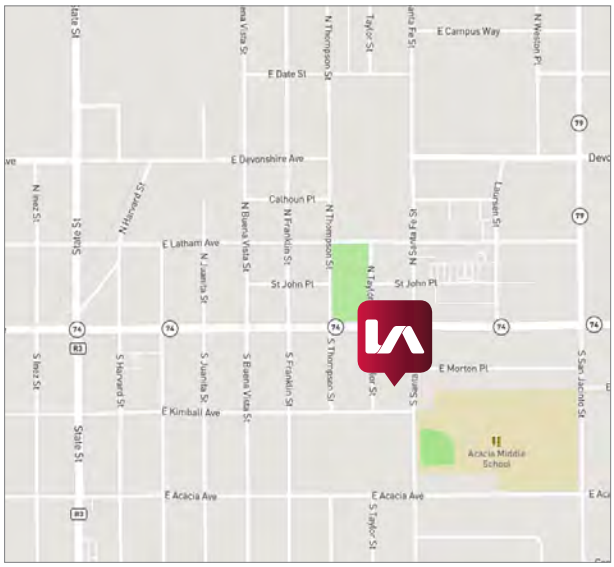
±3,000 SF RETAIL FOR LEASE

811 EAST FLORIDA AVENUE - HEMET, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

HIGHLIGHTS:

- ±3,000 SF Freestanding Retail Building for Lease
- Along major retail thoroughfare in Hemet
- Strong Daytime Traffic Counts
- Minutes to Hwy 79
- Conveniently located near many retail and food amenities



TRAFFIC COUNTS:

33,000 CPD

East Florida Avenue

*Source: Regis Online

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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811 E Florida Ave Hemet, CA 92543-4407		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	20,764	115,030	167,068
	2022 Projected Population	22,700	125,034	181,401
	2010 Census Population	19,099	106,597	154,187
	2000 Census Population	17,891	86,684	113,594
	Projected Annual Growth 2017 to 2022	1.9%	1.7%	1.7%
	Historical Annual Growth 2000 to 2017	0.9%	1.9%	2.8%
	2017 Median Age	32.4	37.8	37.7
HOUSEHOLDS	2017 Estimated Households	6,999	41,235	58,265
	2022 Projected Households	7,582	44,404	62,697
	2010 Census Households	6,395	38,027	53,544
	2000 Census Households	6,488	34,130	44,849
	Projected Annual Growth 2017 to 2022	1.7%	1.5%	1.5%
	Historical Annual Growth 2000 to 2017	0.5%	1.2%	1.8%
RACE AND ETHNICITY	2017 Estimated White	57.7%	62.7%	63.2%
	2017 Estimated Black or African American	8.4%	6.6%	6.5%
	2017 Estimated Asian or Pacific Islander	2.1%	3.2%	3.7%
	2017 Estimated American Indian or Native Alaskan	1.8%	1.7%	1.8%
	2017 Estimated Other Races	30.0%	25.8%	24.8%
	2017 Estimated Hispanic	51.2%	44.4%	43.1%
INCOME	2017 Estimated Average Household Income	$41,843	$48,480	$54,535
	2017 Estimated Median Household Income	$34,783	$41,490	$45,735
	2017 Estimated Per Capita Income	$14,168	$17,432	$19,085
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	12.4%	9.9%	9.4%
	2017 Estimated Some High School (Grade Level 9 to 11)	14.9%	12.3%	11.7%
	2017 Estimated High School Graduate	33.7%	32.9%	32.4%
	2017 Estimated Some College	26.2%	26.6%	27.2%
	2017 Estimated Associates Degree Only	5.8%	7.2%	7.4%
	2017 Estimated Bachelors Degree Only	4.8%	7.5%	7.8%
	2017 Estimated Graduate Degree	2.1%	3.5%	4.2%
BUSINESS	2017 Estimated Total Businesses	1,007	2,921	3,450
	2017 Estimated Total Employees	8,254	24,181	29,361
	2017 Estimated Employee Population per Business	8.2	8.3	8.5
	2017 Estimated Residential Population per Business	20.6	39.4	48.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.