

**FOR SALE
OR LEASE**

ACACIA BUSINESS CENTER

1211 WEST ACACIA AVE | HEMET, CA



PROPERTY FEATURES:

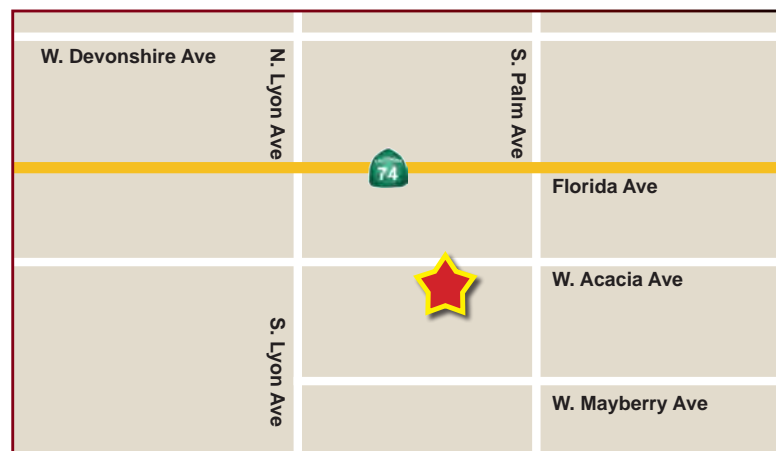
- ◆ Multi-Tenant Executive Office and Industrial Shop property with suites from 122 SF to 1,760 SF
- ◆ CM (Commercial Manufacturing) Zoning offers a wide range of potential uses for the property and its diverse tenant base
- ◆ Perfect opportunity for small businesses!
- ◆ 14' Clear Height, 10 x 12 Ft Roll up Doors
- ◆ Centrally located in Hemet, CA

LEASE PRICE:

Executive Offices from **\$250.00 Per Month** Warehouse space from **\$300 Per Month**

SALES PRICE:

\$1,500,000 / \$82.03 SF



TRAFFIC COUNTS

33,000 CPD

74/Florida Ave

8,000 CPD

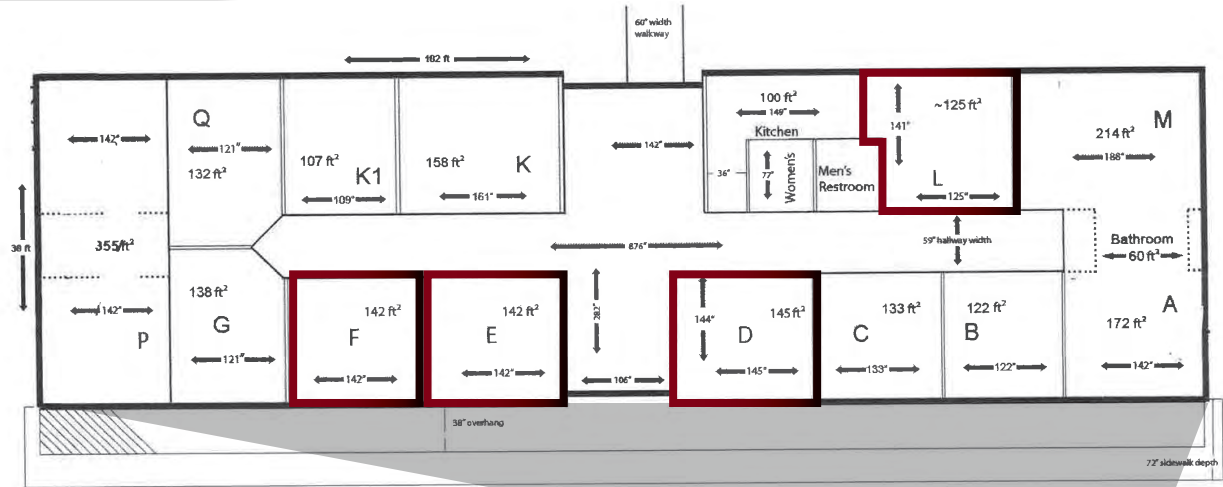
W. Acacia Avenue

*Source: Regis Online

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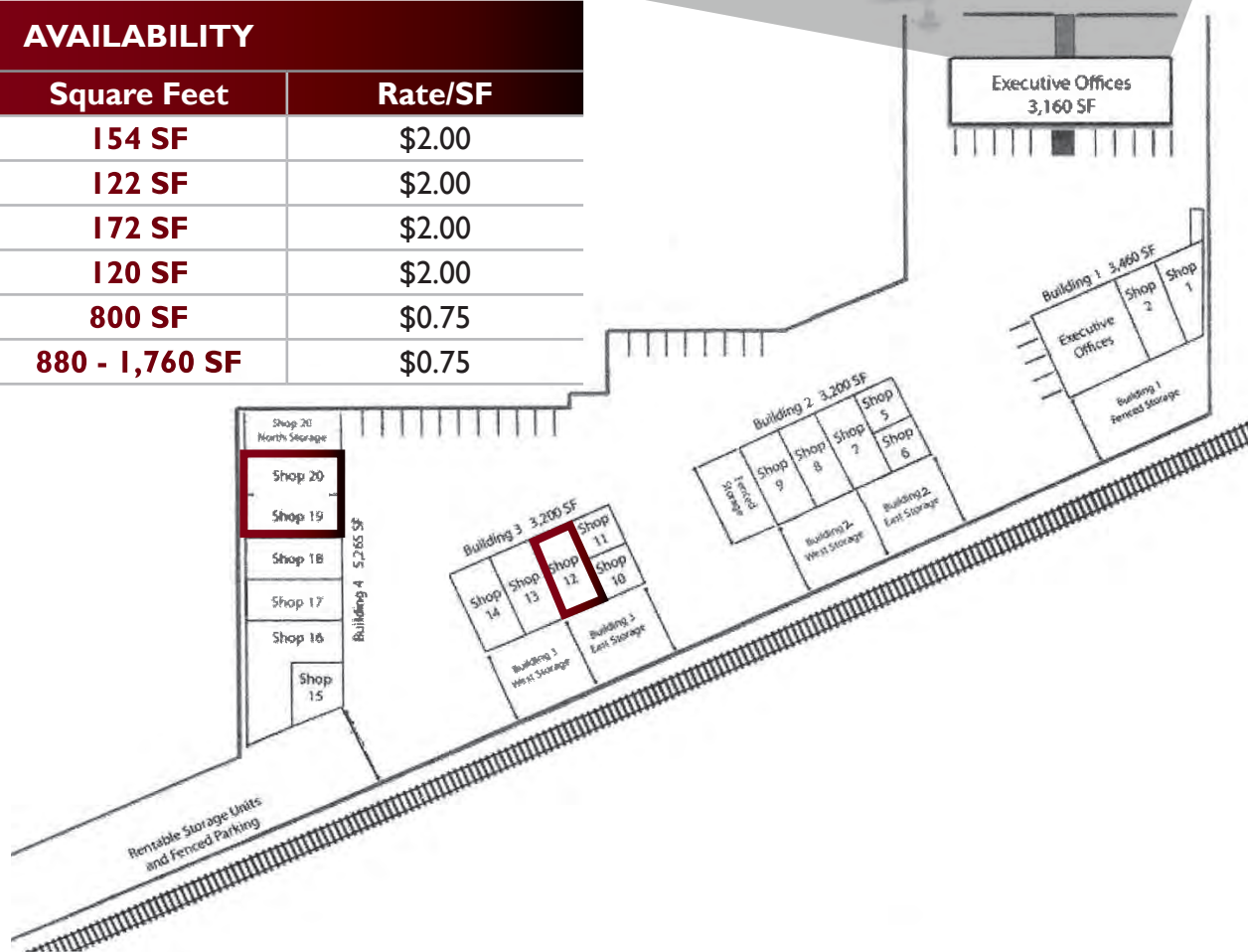
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AVAILABILITY

Unit #	Square Feet	Rate/SF
Executive D	154 SF	\$2.00
Executive F	122 SF	\$2.00
Executive L	172 SF	\$2.00
Executive R	120 SF	\$2.00
Shop 12	800 SF	\$0.75
Shop 19, 20	880 - 1,760 SF	\$0.75



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PROPERTY:

Acacia Business Center is a centrally located industrial park with 4 buildings and an executive office building. Located one block south of Florida Ave. (Hwy 74) between Lyon and Palm. Drive through ingress and egress via West Acacia Way; 2 curb cutouts, both one-way.

LOCATION:

The Acacia Business Center is located in fast growing southwest Hemet. Nearby are a new Super Walmart, Lowes and the new Hemet Unified School District building. Hemet is within a 30 minute drive to the Interstate 10, gateway to the Coachella Valley and a 30 minute drive to Interstate 215, the Temecula/Murrieta corridor.



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1211 W Acacia Ave Hemet, CA 92543		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	20,446	109,448	167,935
	2020 Projected Population	21,958	117,640	180,613
	2010 Census Population	18,063	96,855	150,710
	2000 Census Population	17,591	73,483	109,440
	Projected Annual Growth 2015 to 2020	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2015	1.1%	3.3%	3.6%
	2015 Median Age	43.4	37.3	37.2
HOUSEHOLDS	2015 Estimated Households	8,859	39,253	58,528
	2020 Projected Households	9,402	41,742	62,285
	2010 Census Households	7,821	34,769	52,459
	2000 Census Households	8,041	30,125	43,112
	Projected Annual Growth 2015 to 2020	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2015	0.7%	2.0%	2.4%
RACE AND ETHNICITY	2015 Estimated White	64.4%	63.1%	63.5%
	2015 Estimated Black or African American	7.5%	6.9%	6.5%
	2015 Estimated Asian or Pacific Islander	2.4%	3.6%	3.6%
	2015 Estimated American Indian or Native Alaskan	1.5%	1.6%	1.6%
	2015 Estimated Other Races	24.2%	24.8%	24.8%
	2015 Estimated Hispanic	39.4%	42.7%	42.8%
INCOME	2015 Estimated Average Household Income	\$32,331	\$47,007	\$52,012
	2015 Estimated Median Household Income	\$24,720	\$37,030	\$41,634
	2015 Estimated Per Capita Income	\$14,030	\$16,906	\$18,195
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	8.6%	8.5%	8.3%
	2015 Estimated Some High School (Grade Level 9 to 11)	16.6%	12.9%	12.3%
	2015 Estimated High School Graduate	33.6%	32.1%	31.3%
	2015 Estimated Some College	27.4%	27.8%	27.4%
	2015 Estimated Associates Degree Only	6.2%	6.8%	7.3%
	2015 Estimated Bachelors Degree Only	5.3%	7.4%	8.0%
	2015 Estimated Graduate Degree	2.3%	4.5%	5.3%
BUSINESS	2015 Estimated Total Businesses	775	2,805	3,553
	2015 Estimated Total Employees	6,337	25,026	30,312
	2015 Estimated Employee Population per Business	8.2	8.9	8.5
	2015 Estimated Residential Population per Business	26.4	39.0	47.3