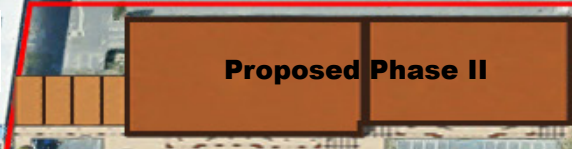


RETAIL SPACE FOR LEASE THE BOARDWALK

Property Highlights

- Turn-key restaurant available (former Mimi's)
- Located along the main arterial roadway in Hemet with over 42,529 cars per day
- Red Robin recently renovated with strong sales volumes
- Zoned C-2 (General Commercial)
- ±4.5 AC improved pad with on and off sites complete (divisible)

Join:



N. Gilmore St



W. Florida Avenue

Latham Avenue

1778-1784 West Florida Avenue | Hemet | CA

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THE BOARDWALK



Former Mimi's Restaurant Highlights

- **±6,665 SF Freestanding Restaurant with a ±1,179 SF covered outdoor service area**
- **Fully fixturized with hoods, walk-ins, grease trap and many other restaurant related improvements**
- **Dedicated monument sign**
- **Beautifully appointed building with high-end finishes**



Demographics

	1 Mile	3 Miles	5 Miles
Population 2017:	16,441	100,219	158,174
Population 2021 (Est):	17,028	105,828	167,257
Daytime Employee Population:	4,734	25,196	30,614
2017 Average HH Income:	\$36,014	\$50,223	\$54,701

Traffic Counts

Florida Avenue @ S. Gilmore Street

42,529 ADT (Est 2017)

Source: Esri March 2017



THE BOARDWALK

Shops 2	
Suite	SF
1	±1,320
2	±1,320
3	±1,320
4	±1,320





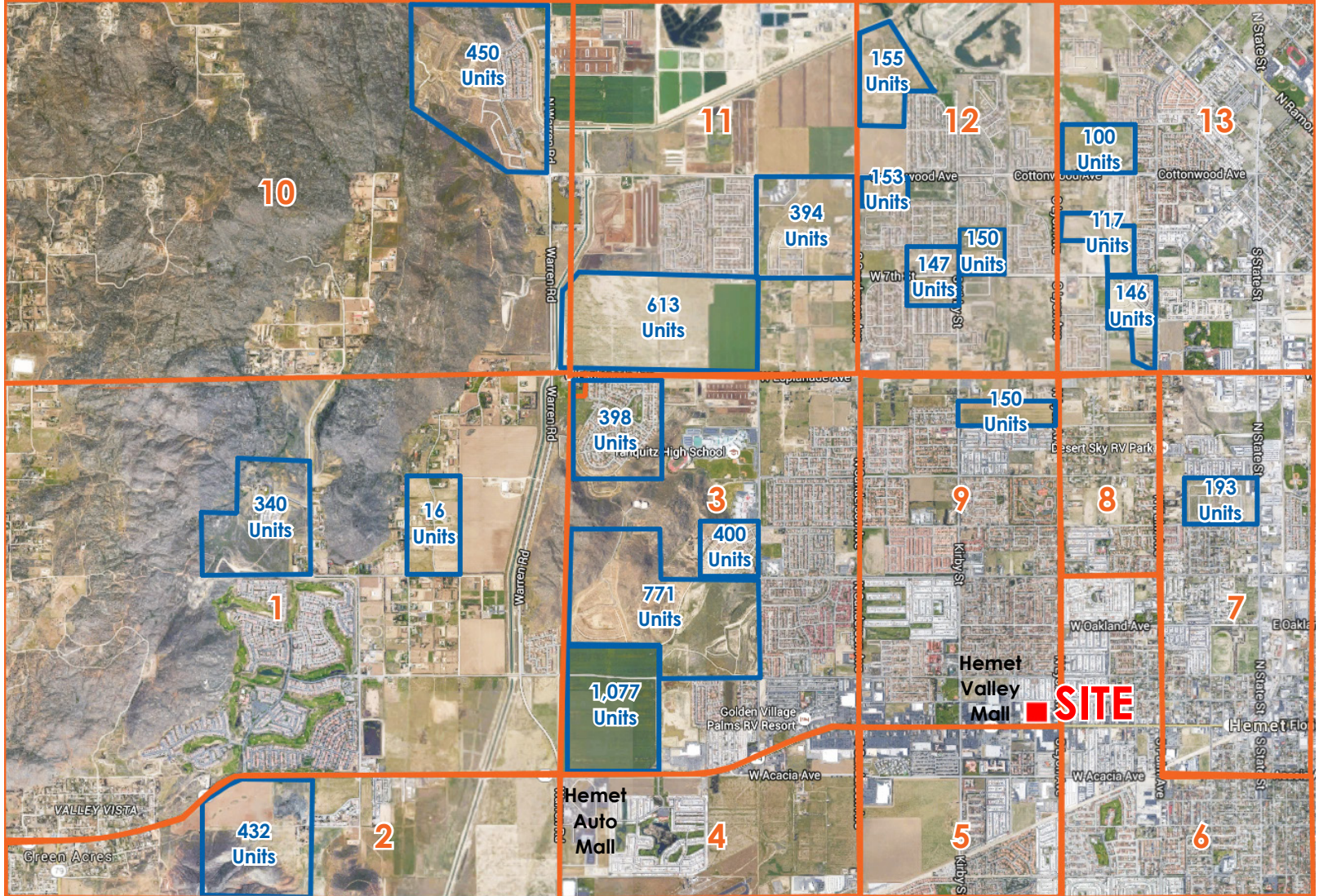
THE BOARDWALK





THE BOARDWALK

PROJECTED AND EXISTING RESIDENTIAL PROJECTS



LEGEND

- Proposed Units
- Population Sectors

POPULATION SECTORS

Sector	Population	Units
1	3,543	1,481
2	821	225
3	7,516	2,728
4	1,431	795
5	8,337	3,340
6	11,995	5,013
7	13,645	4,475
8	1,478	485
9	12,353	4,610
10	630	208
11	2,360	548
12	5,113	1,252
13	7,671	2,285
Total	76,893	27,445

Source: Derrigo Demographic Studies





THE BOARDWALK



Information for the City of Hemet	
State	California
County	Riverside
Mayor	Michael Perciful
Incorporated	January 20, 1910
Website	www.cityofhemet.org

Source: wikipedia.org & cityofhemet.org



2017 Population	
Total Population:	84,009
No. of Households:	31,174
No. of Families:	19,960
Median Age:	40
Average HH Size:	2.6
Average HH Income:	\$50,280

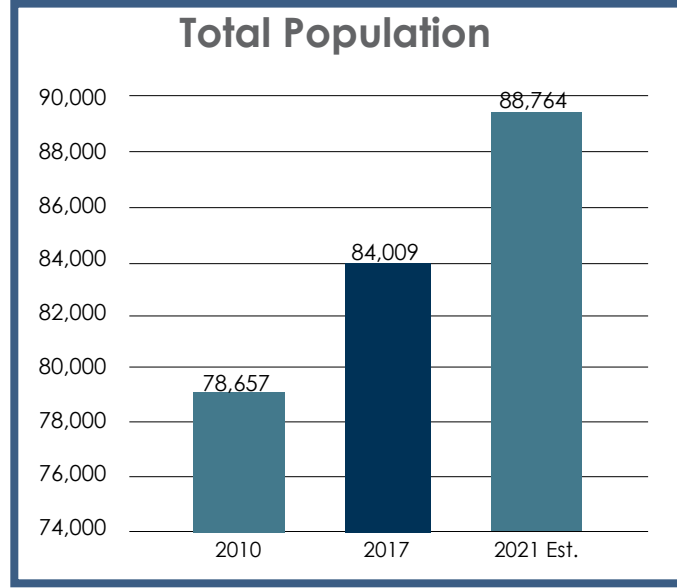
Source: ESRI

2017 Top Schools	
Top School	API
Elementary: Harmony	853
Middle: Dartmouth	778
High: Hemet	758
High Schools	Grad %
Hemet High School	93%

Source: greatschools.org & murrietak12.ca.us

2017 Weather	
Average High	87°
Average Low	54°
Precipitation	9.8"

Source: weathercurrents.com



Source: ESRI