



Simon's
Fish & Chips

Helen
Nails

Little Beijing
Chinese
Food

Coin
Laundry



Welch's Shoe
& Repair



Daily
Donut Shop

Fast Auto and
Payday Loans

E. Florida Ave

Stanford Street

STANFORD PLAZA

41815 - 41871 EAST FLORIDA AVE | HEMET, CA

NICK EARLE

951.445.4528

nearle@leetemecula.com

License #01916982

NICK CORBELL

951.445.4522

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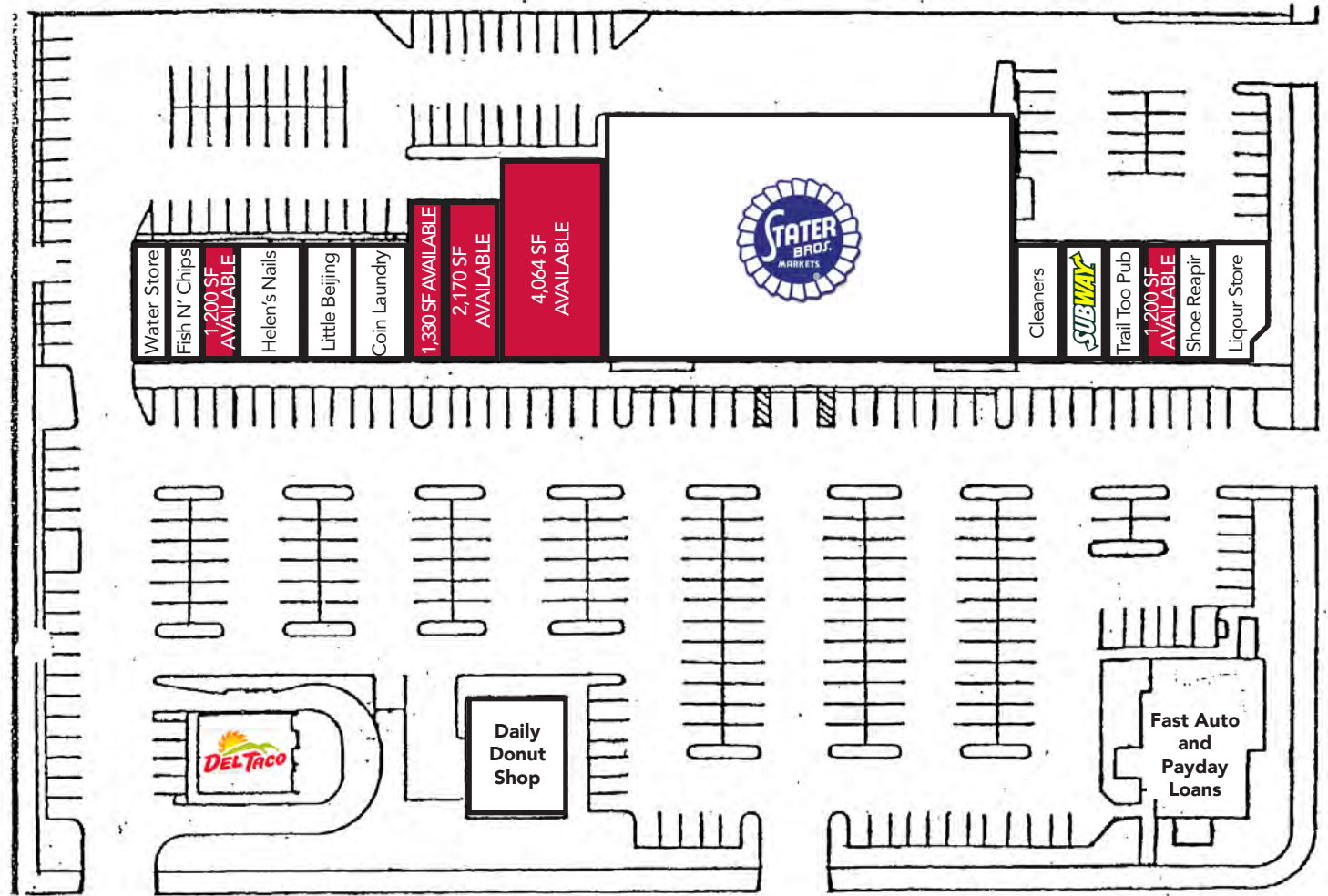
License #01932821

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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

AVAILABILITY

Unit #	Size
41821	1,200 SF
41855	4,064 SF
41857	2,170 SF
41859	1,330 SF
41867	1,200 SF



rev 5/30/18

PROPERTY HIGHLIGHTS

- **JOIN:** Stater Bros., Subway, Liberty Tax
- Along major retail thoroughfare in Hemet
- Strong Daytime Traffic Counts
- Minutes to Hwy 79
- Busy Neighborhood Retail Center

DEMOGRAPHICS	1 mile	3 mile	5 mile
2017 Population	12,276	88,834	153,405
2022 Est. Population	13,221	96,298	166,606
Average HH Income	\$60,349	\$53,367	\$52,872

TRAFFIC COUNTS
25,000 CPD Florida Ave
5,000 CPD Stanford Ave

*Source: Regis Online

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41849 CA-74 Hemet, CA 92544		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	12,276	88,834	153,405
	2022 Projected Population	13,221	96,298	166,606
	2010 Census Population	11,294	82,626	142,293
	2000 Census Population	10,245	68,639	110,140
	Projected Annual Growth 2017 to 2022	1.5%	1.7%	1.7%
	Historical Annual Growth 2000 to 2017	1.2%	1.7%	2.3%
HOUSEHOLDS	2017 Median Age	34.2	35.8	37.8
	2017 Estimated Households	3,979	30,278	53,984
	2022 Projected Households	4,246	32,520	58,079
	2010 Census Households	3,643	28,008	49,858
	2000 Census Households	3,538	25,522	43,317
	Projected Annual Growth 2017 to 2022	1.3%	1.5%	1.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2017	0.7%	1.1%	1.4%
	2017 Estimated White	67.6%	63.7%	63.3%
	2017 Estimated Black or African American	5.7%	6.0%	6.4%
	2017 Estimated Asian or Pacific Islander	2.5%	2.7%	3.4%
	2017 Estimated American Indian or Native Alaskan	2.0%	2.1%	1.9%
	2017 Estimated Other Races	22.2%	25.6%	25.0%
INCOME	2017 Estimated Hispanic	39.6%	44.6%	43.3%
	2017 Estimated Average Household Income	\$60,349	\$53,367	\$52,872
	2017 Estimated Median Household Income	\$51,635	\$44,873	\$44,308
EDUCATION (AGE 25+)	2017 Estimated Per Capita Income	\$19,607	\$18,254	\$18,672
	2017 Estimated Elementary (Grade Level 0 to 8)	5.0%	9.5%	9.4%
	2017 Estimated Some High School (Grade Level 9 to 11)	10.9%	12.1%	11.9%
	2017 Estimated High School Graduate	32.4%	31.7%	32.5%
	2017 Estimated Some College	30.6%	27.6%	27.1%
	2017 Estimated Associates Degree Only	6.9%	7.3%	7.4%
BUSINESS	2017 Estimated Bachelors Degree Only	8.6%	7.6%	7.7%
	2017 Estimated Graduate Degree	5.6%	4.2%	4.1%
	2017 Estimated Total Businesses	260	2,184	3,282
	2017 Estimated Total Employees	2,025	17,153	27,582
	2017 Estimated Employee Population per Business	7.8	7.9	8.4
	2017 Estimated Residential Population per Business	47.2	40.7	46.7

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



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