

# HEMET VILLAGE

**FOR LEASE**

SEQ FLORIDA AVENUE/HWY 74 & SANDERSON AVENUE - HEMET, CA



**JOIN:** 







## CENTER HIGHLIGHTS

- ◆ 20,000 SF Anchor Space Available With 90 Days Notice (Divisible)
- ◆ More Than 14,000 New Homes In The Development Pipeline Designed For Families Versus Retirees
- ◆ In The Past Ten Years The Average Age Has Dropped From 60 To 35 Years Of Age
- ◆ The Average Income Has Increased By 35% In The Past Ten Years
- ◆ Tremendous Retail Sales Potential With A Regional Trade Area With Drawing Power To Over 150,000 People
- ◆ Over \$1.7 Billion Dollars In Retail Sales Potential In A Ten Minute Drive From The Site

### DEMOGRAPHICS

	1	3	5
<b>2015 Population:</b>	15,948	96,503	159,872
<b>2020 Population:</b>	17,151	103,726	171,921
<b>Avg. Household Income:</b>	\$41,122	\$46,765	\$41,144
<b>Daytime Population:</b>	5,135	22,639	29,550

### TRAFFIC COUNTS

(SOURCE: CITY OF HEMET W/3% ANNUAL INCREASE)

<b>Florida Ave (Hwy 74) @ North Sanderson Ave</b>	32,432 CPD
<b>Florida Ave (Hwy 74) @ South Sanderson Ave</b>	35,703 CPD
<b>Florida Ave (Hwy 74) @ Kirby St</b>	44,275 CPD

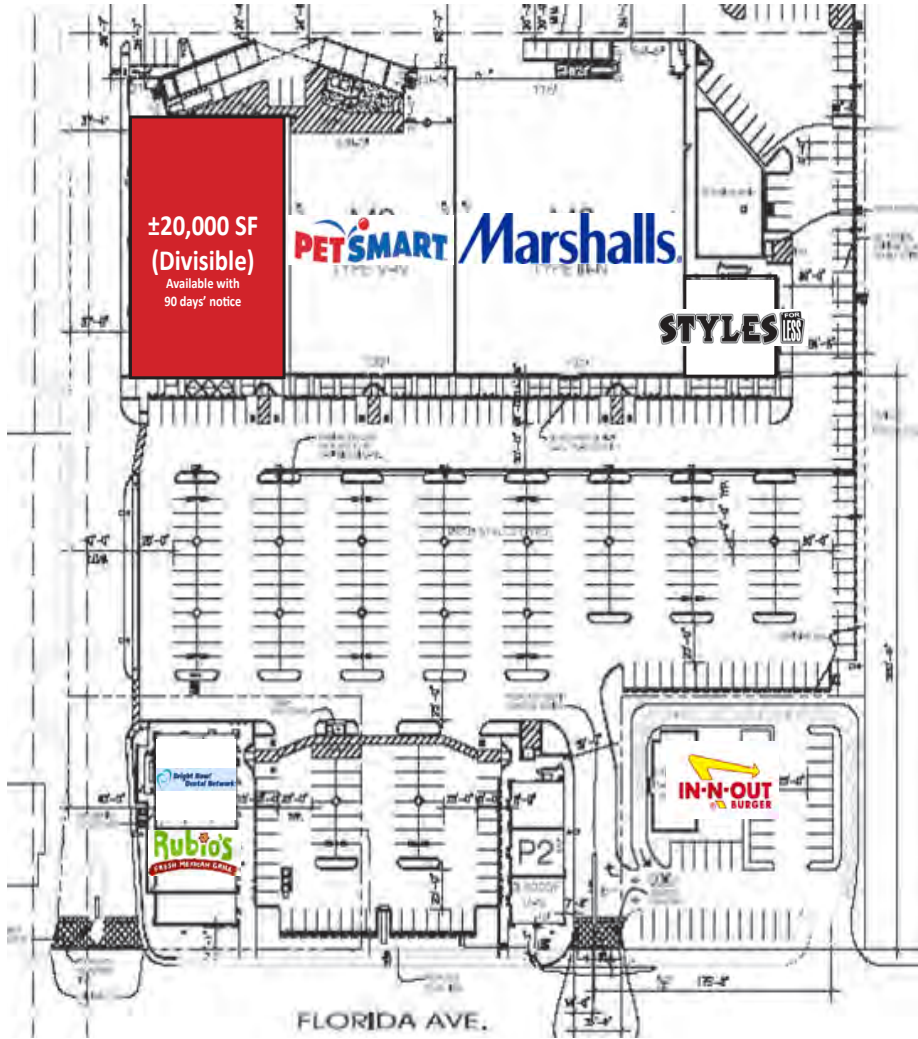
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