

WINSTON PLAZA

RETAIL SHOP SPACE AVAILABLE FOR LEASE

235 N. SANDERSON AVE | HEMET, CA



PROPERTY HIGHLIGHTS:

- Retail space immediately available for lease from 1,109 - 2,730 SF
- Available improved 2,730 SF restaurant with vent hood and 2,000 gallon grease interceptor.
- Join Subway, Paradise Market & Liquor and Nutrishop.
- Major surrounding tenants include Home Depot, LA Fitness, Rite-Aid and IHOP
- Strong traffic counts at over 28,000 CPD, Signalized intersection and multiple Ingress/Egress points.
- Adjacent to new home developments

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$43,453	\$48,039	\$52,462
Population	10,169	76,644	142,867
Daytime Population	3,556	21,353	29,359

TRAFFIC COUNTS

28,000 CPD

at Sanderson Ave at Devonshire Ave

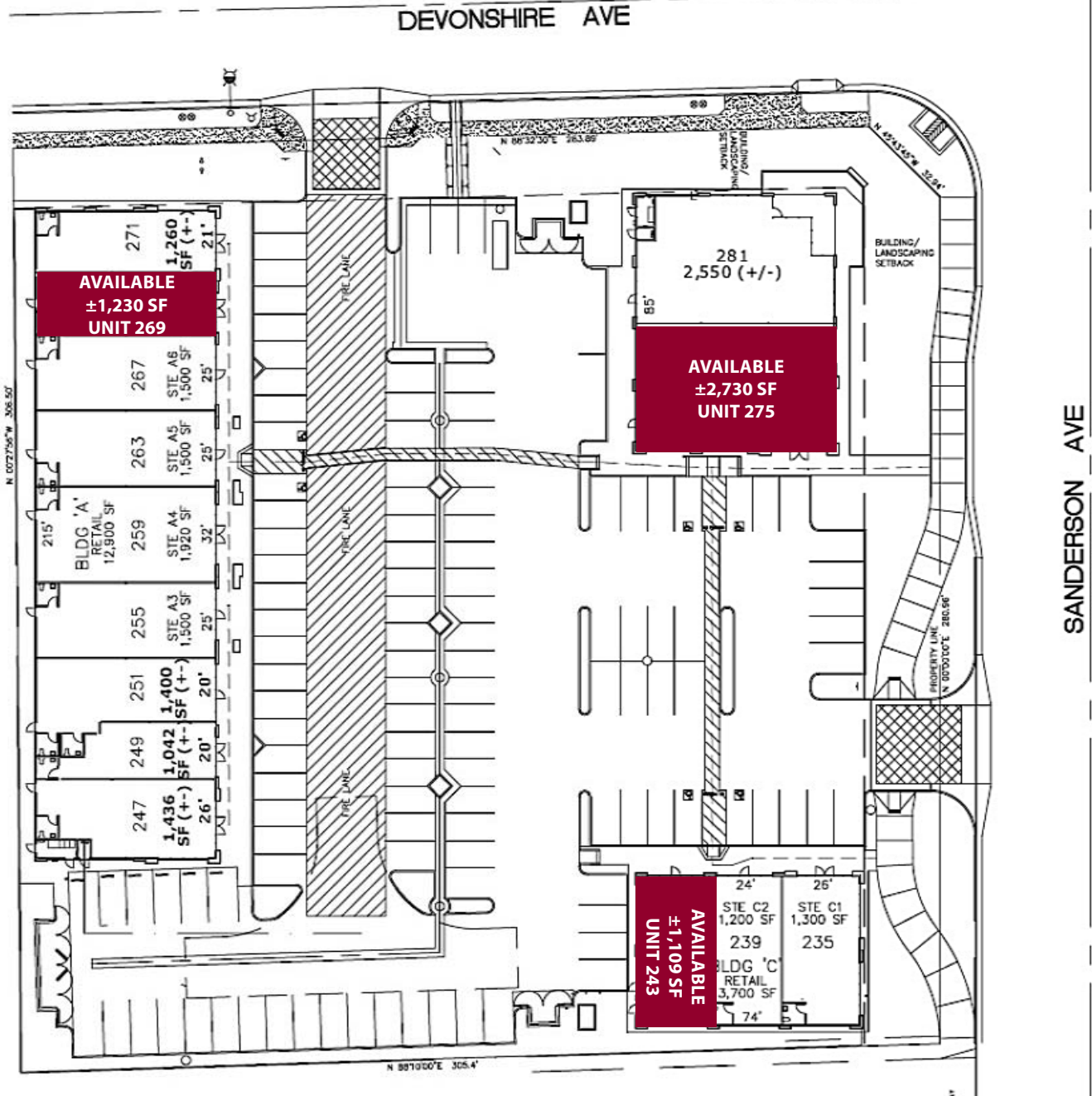
*Source: Regis Online



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235 N Sanderson Ave Hemet, CA 92545		1 mi radius	3 mi radius	5 mi radius
POPULATION	2014 Estimated Population	10,169	76,644	142,867
	2019 Projected Population	10,950	82,504	153,797
	2010 Census Population	9,638	72,651	135,420
	2000 Census Population	8,222	52,864	98,525
	Projected Annual Growth 2014 to 2019	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2014	1.7%	3.2%	3.2%
	2014 Median Age	48	39.1	36.6
HOUSEHOLDS	2014 Estimated Households	4,619	28,202	48,949
	2019 Projected Households	4,827	29,471	51,148
	2010 Census Households	4,444	27,135	47,096
	2000 Census Households	4,119	22,880	38,774
	Projected Annual Growth 2014 to 2019	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2014	0.9%	1.7%	1.9%
RACE AND ETHNICITY	2014 Estimated White	70.7%	65.7%	64.7%
	2014 Estimated Black or African American	6.8%	6.7%	6.1%
	2014 Estimated Asian or Pacific Islander	3.4%	3.3%	3.1%
	2014 Estimated American Indian or Native Alaskan	1.7%	1.5%	1.7%
	2014 Estimated Other Races	17.4%	22.8%	24.5%
	2014 Estimated Hispanic	30.3%	39.8%	43.0%
INCOME	2014 Estimated Average Household Income	\$43,453	\$48,039	\$52,462
	2014 Estimated Median Household Income	\$34,858	\$39,009	\$43,812
	2014 Estimated Per Capita Income	\$19,766	\$17,736	\$18,038
EDUCATION (AGE 25+)	2014 Estimated Elementary (Grade Level 0 to 8)	6.5%	8.1%	9.1%
	2014 Estimated Some High School (Grade Level 9 to 11)	13.5%	14.8%	13.8%
	2014 Estimated High School Graduate	31.1%	30.1%	29.4%
	2014 Estimated Some College	27.1%	27.6%	27.8%
	2014 Estimated Associates Degree Only	6.9%	6.6%	7.0%
	2014 Estimated Bachelors Degree Only	10.5%	8.1%	7.9%
	2014 Estimated Graduate Degree	4.4%	4.6%	5.0%
BUSINESS	2014 Estimated Total Businesses	308	2,250	3,371
	2014 Estimated Total Employees	3,556	21,353	29,359
	2014 Estimated Employee Population per Business	11.6	9.5	8.7
	2014 Estimated Residential Population per Business	33.1	34.1	42.4