

VILLAGE WEST

Retail For Lease

2901-3223 West Florida Avenue

Hemet, CA 92545



BLACKROCK

LEASING OPPORTUNITY

± 901 - 4,007 SF Retail Space Available

Description:

- Dominant shopping center in the West Hemet trade area; anchored by Stater Bros., CVS/pharmacy, Ross, Goodwill and Pier 1 Imports.
- Located at the main intersection of Florida Avenue and Sanderson Avenue, which serve as the two main arterials in the trade area.
- Tenants benefit from great street visibility and convenient access (3 ingress/egress points on Florida Avenue and 3 points on Sanderson Avenue).

Traffic Count:

- ±40,081 Average Daily Traffic on West Florida Avenue
- ±30,257 Average Daily Traffic on Sanderson Avenue

Demographics:

	1 MILE	3 MILES	5 MILES
Population '18	12,208	89,870	155,736
Average H.H. Income	\$51,177	\$55,029	\$58,762
Daytime Population	5,086	20,829	27,671

Source: ESRI



For further information, please contact our exclusive agents:

KEVIN HANSEN

Associate Director

949.608.2194

khansen@ngkf.com

CA RE License #01937047

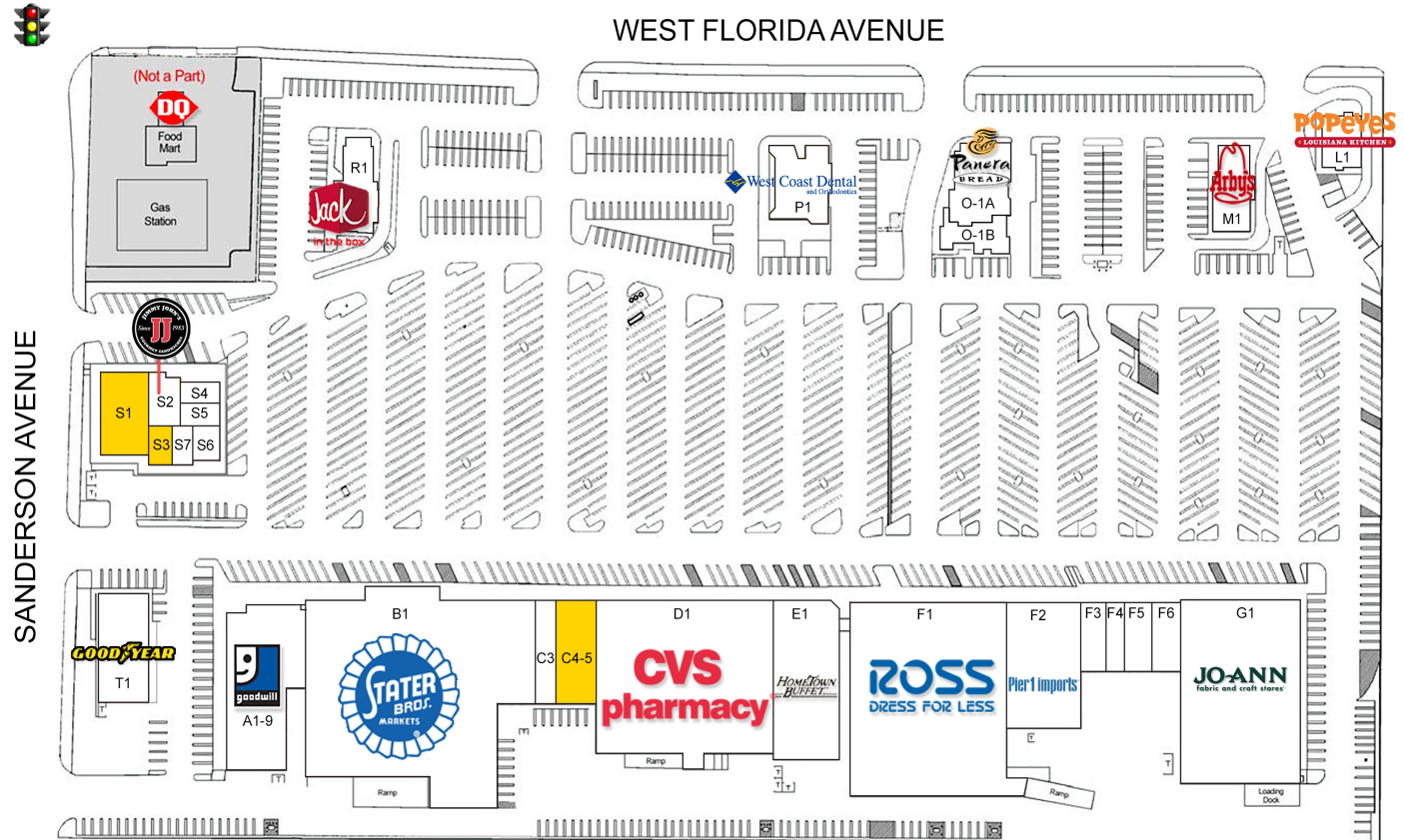
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Tenant Roster		
SUITE	TENANT	SF
A1-9	Goodwill	11,127
B1	Stater Bros.	44,214
C3	Boost Mobile	2,000
C4-5	Available	4,000
D1	CVS/Pharmacy	27,013
E1	Hometown Buffet	10,018
F1	Ross	30,187
F2	Pier 1 Imports	8,882
F3	iTan Solariums	1,602
F4	Bliss Day Spa	975
F5	Sally Beauty	1,950
F6	Cash into Check	1,950
G1	JoAnn Fabrics	21,398
L1	Popeye's Louisiana Kitchen	2,150
M1	Arby's	3,000
O1A	Panera Bread	4,200
O1B	Marco's Pizza	1,800
P1	West Coast Dental	3,500
S1	Available	4,007
S2	Jimmy Johns	1,268
S3	Available	901
S4	Hollywood Nails	700
S5	The Brow Studio	700
S6	Cig-Zone	1,110
S7	Metro PCS	1,000
T1	Goodyear	5,250



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Executive Summary

3223 W Florida Ave, Hemet, California, 92545
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.74727
Longitude: -117.00566

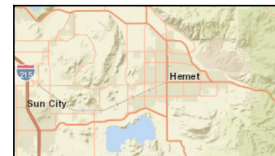
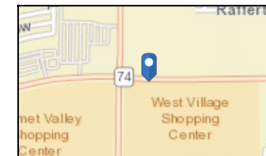
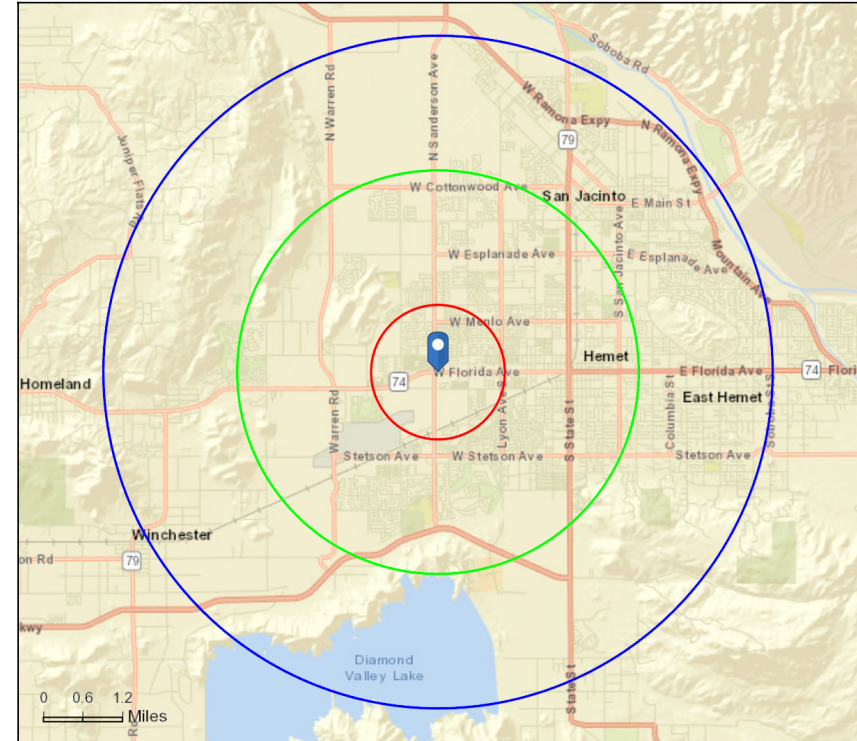
	1 mile	3 miles	5 miles
Population			
2000 Population	9,526	56,146	101,774
2010 Population	11,512	80,812	141,341
2018 Population	12,208	89,870	155,736
2023 Population	12,732	95,502	165,319
2000-2010 Annual Rate	1.91%	3.71%	3.34%
2010-2018 Annual Rate	0.71%	1.30%	1.18%
2018-2023 Annual Rate	0.84%	1.22%	1.20%
2018 Male Population	47.3%	47.6%	48.1%
2018 Female Population	52.7%	52.4%	51.9%
2018 Median Age	44.6	37.5	36.2
Households			
2000 Households	4,561	24,184	39,695
2010 Households	5,003	29,635	48,683
2018 Total Households	5,163	31,638	52,003
2023 Total Households	5,351	33,280	54,756
2000-2010 Annual Rate	0.93%	2.05%	2.06%
2010-2018 Annual Rate	0.38%	0.80%	0.80%
2018-2023 Annual Rate	0.72%	1.02%	1.04%
2018 Average Household Size	2.36	2.82	2.97
Median Household Income			
2018 Median Household Income	\$35,850	\$38,937	\$41,680
2023 Median Household Income	\$39,067	\$43,983	\$48,542
2018-2023 Annual Rate	1.73%	2.47%	3.10%
Average Household Income			
2018 Average Household Income	\$51,177	\$55,029	\$58,762
2023 Average Household Income	\$60,421	\$64,906	\$69,730
2018-2023 Annual Rate	3.38%	3.36%	3.48%
Per Capita Income			
2018 Per Capita Income	\$21,497	\$19,499	\$20,071
2023 Per Capita Income	\$25,199	\$22,687	\$23,563
2018-2023 Annual Rate	3.23%	3.07%	3.26%



Site Map

3223 W Florida Ave, Hemet, California, 92545
Rings: 1, 3, 5 mile radii

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CONTACT:

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Associate Director
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CA RE License #01937047

4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660 T 949.608.2000 Corporate CA RE License #1355491

www.ngkf.com

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