

FLORIDA PROMENADE

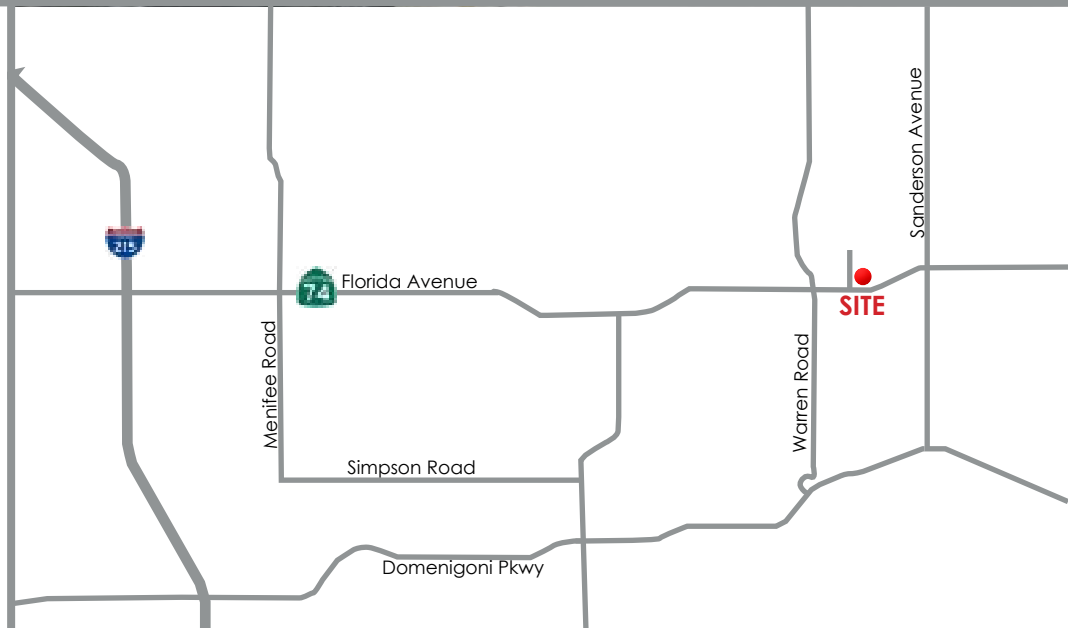
Pads For Sale or Ground Lease | Shop Space Available For Lease

NEC Florida Avenue & Myers Street, Hemet, CA



Property Details

- ±176,596 SF regional shopping center
- Shop space available from ±1,200 to ±2,670 SF
- Pads available from ±3,885 to ±4,500 SF
- WinCo Foods draws ±20,000 patrons per week to the center
- Excellent visibility from Florida Avenue/Hwy 74
- Prime location at the western entrance to Hemet's main retail corridor
- Easy access with two signalized entrances; ample parking



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PAD ID	Bldg. Size	Parcel Size	Lease Rate/ Sale Price
Shop A	±13,744	N/A	\$1.65 + NNN
Shop B	±1,200-1,480	N/A	\$1.75 + NNN
Existing Major 2 B (Vacant)	±9,100	N/A	Negotiable
Proposed Major 2 A	±10,000	N/A	Negotiable
Pad 1	±4,500 SF	±0.50 AC	\$500,000
Pad 4 (Drive-Thru)	±3,885 SF	±0.35 AC	Ground Lease: \$100,000 per year
Pad 5 & 6	±7,600 SF	±1.00 AC	Ground Lease: \$95,000 per year

Estimated NNN is \$0.35

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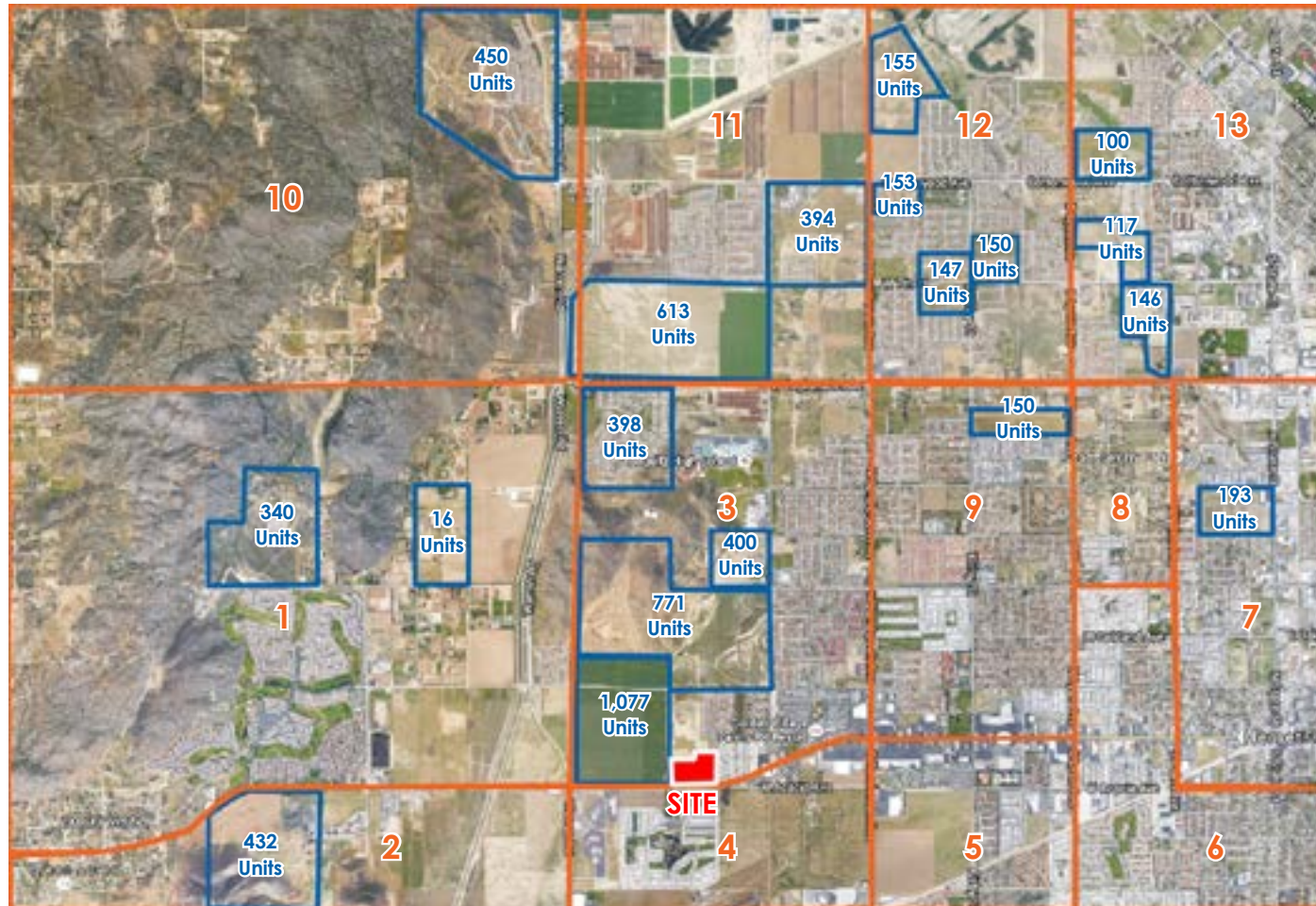
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NEC Florida Avenue & Myers Street, Hemet, CA
PROJECTED AND EXISTING RESIDENTIAL PROJECTS



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



Demographics

	1 Mile	3 Miles	5 Miles
Population 2015:	18,156	112,267	161,431
Population 2020 (Est):	18,706	116,059	169,029
2015 Average HH Income:	\$36,290	\$47,199	\$51,237

Traffic Counts

Hwy. 74 @ W. Florida Ave.	34,750 ADT
W. Florida Ave. @ Raymond St.	30,010 ADT

Source: Esri October 2015

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