



# For Lease - ±1,250 SF Freestanding Retail Building

1799 EAST FLORIDA AVENUE, HEMET, CALIFORNIA 92543

**FOR MORE INFORMATION, CONTACT:**

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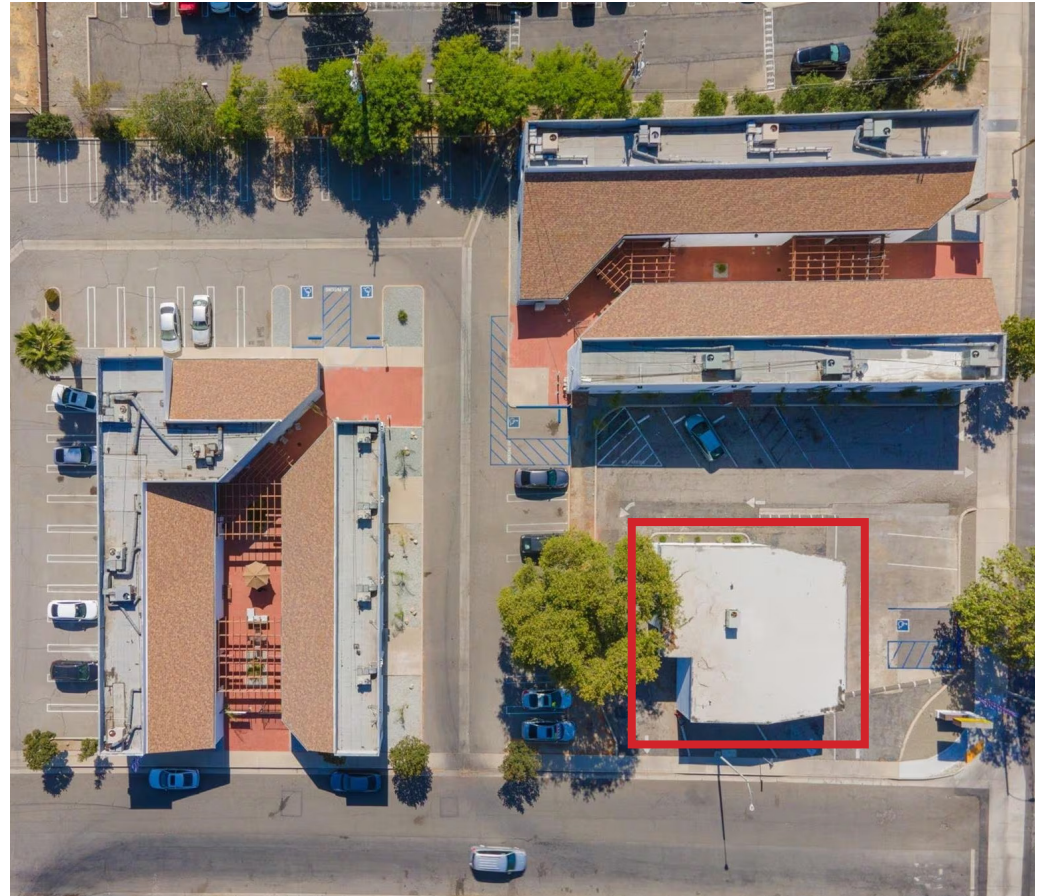
CalDRE License # 02212071



# 1799 E. Florida Avenue, Hemet, CA 92543

## PROPERTY HIGHLIGHTS

- ±1,250 SF Freestanding Retail Building
- Asking Lease rate: \$3,250.00 MG per month
- Drive-Thru Ready
- Excellent Visibility
- Located on Busy Main Road
- Strong Traffic Counts
- High Exposure Location
- Easy Ingress & Egress
- Ideal for Coffee, QSR, Beverage, or Retail Use
- Ample Parking
- Prominent Signage Opportunity
- Growing Trade Area



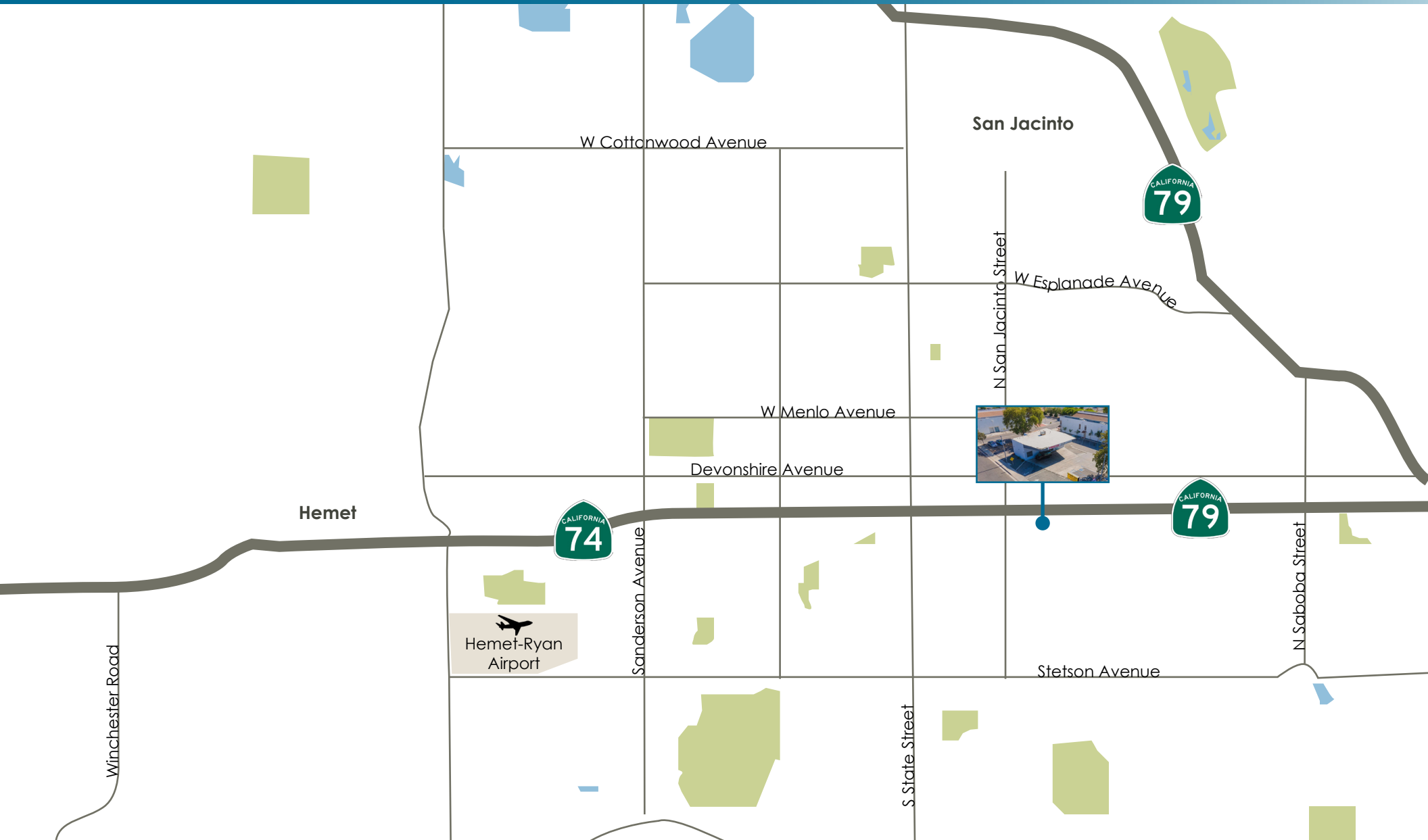
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## HEMET INFORMATION

The city of Hemet is located in Riverside County's San Jacinto Valley, about 45 miles west of Palm Springs. Situated at the junction of California State Highways 74 and 79, Hemet is easily accessible to Interstates I-10 and I-215. Nearby communities include San Jacinto (to the north), Winchester (to the west), and Mountain Center (to the east).

Founded in 1887 on land first inhabited by members of the Cahuilla Indian tribe, Hemet was incorporated in January 1910. At that time, the city's population was under 1,000 but growth ensued as Hemet evolved into a prime trading center for the valley's agricultural produce. The city's character underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Hemet today retains its status as a retirement community, but is also becoming home to a growing number of younger working-class families owing to its rural character and proximity to major employment centers such as Corona, Riverside and San Bernardino.

## DEMOGRAPHICS

Current Population	92,912
Current Number of Households	32,102
Average Household Income	\$75,959





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SENIOR ASSOCIATE

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