



IDEAL OWNER-USER OPPORTUNITY FOR RESTAURANT OR ENTERTAINMENT

RETAIL FOR SALE

1153 SOUTH STATE STREET, HEMET, CA 92545

+/- 15,400 SF JUNIOR ANCHOR SPACE AVAILABLE FOR SALE





THE OPPORTUNITY

PRIME +/- 15,400 SF JUNIOR ANCHOR SPACE FOR SALE - \$225.00 PSF

SELLER TO SUBDIVIDE THE PARCEL DURING ESCROW

FORMER RESTAURANT AND ARCADE SPACE - HOOD, GREASE INTERCEPTOR, WALK-IN COOLERS

LOCATION HIGHLIGHTS

- > Hemet is strategically located in So. CA's growing Inland Empire region
- > Home to a 4,500 acre man-made lake, hosting boating, fishing and hiking fans
- > Estimated population growth of 37.6% between 2020 and 2040
- > More affordable housing and commercial real estate than many So. CA markets
- > Convenient regional connectivity via nearby I-215 I-60 and State Routes 74 & 79
- > Reciprocal parking throughout the center

RETAIL FOR SALE

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JANET F. KRAMER, JD, CCIM

951-600-8634 x702

janetk@svn.com

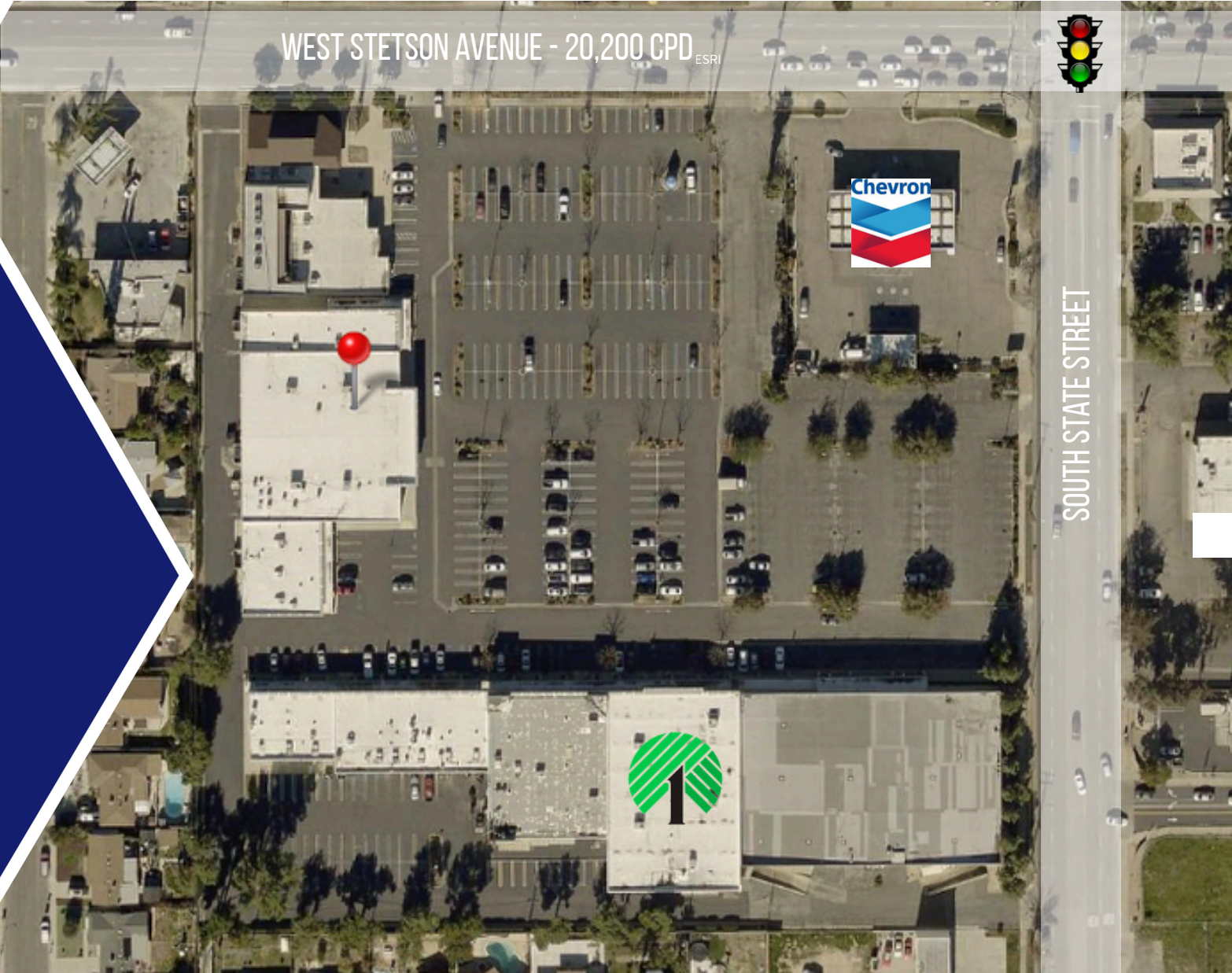
CA DRE# 01351570



 Collective **Strength.** Accelerated Growth.

LOCATION

Located in the heart of Southern California's Inland Empire, Hemet offers a compelling combination of affordability, accessibility, growth potential and quality of life. The City has become increasingly attractive to businesses, investors, families and retirees seeking value and opportunity within reach of major Southern California markets, such as Riverside, Temecula, San Diego and Palm Springs. Surrounded by scenic mountains and Diamond Valley Lake, Hemet residents enjoy nearby recreational amenities including hiking, golf, and lake access. Additionally, businesses benefit from a diverse workforce and the ability to attract employees seeking more affordable living options.



POPULATION

5-mile radius

151,603



MEDIAN HH INCOME

5-mile radius

\$65,379



MEDIAN NET WORTH

5-mile radius

\$160,895



MEDIAN DISPOSABLE INCOME

5-mile radius

\$53,824



DAYTIME POPULATION

5-mile radius

151,603

NEIGHBORING RETAILERS



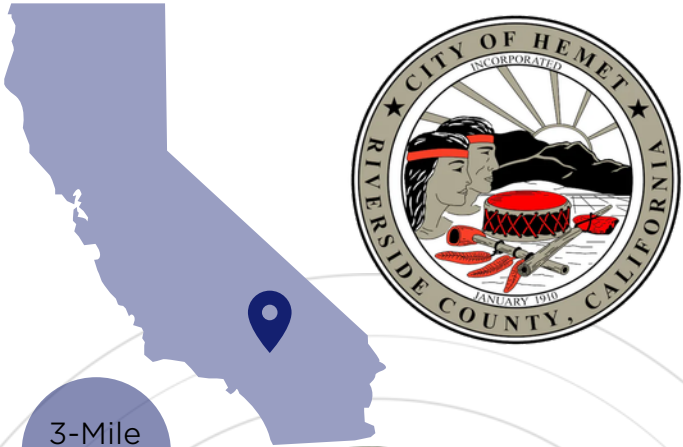
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certified specialist
RETAIL

DEMOGRAPHICS

DIAMOND VALLEY CENTER | 1109-1287 SOUTH STATE STREET | HEMET, CA



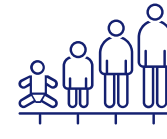
- State** California
- County** Riverside
- Mayor** Linda Krupa
- Website** hemetca.gov

POPULATION

Source: ESRI



99,267
POPULATION



39.1
MEDIAN AGE



34,772
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



42%
WHITE COLLAR



33%
BLUE COLLAR



25%
SERVICES



8.6%
UNEMPLOYMENT RATE

EDUCATION



33%
HIGH SCHOOL
GRADUATE



34%
SOME COLLEGE



14%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$47,110
MEDIAN HOUSEHOLD
INCOME



\$23,472
PER CAPITA
INCOME



\$71,969
MEDIAN NET
WORTH

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