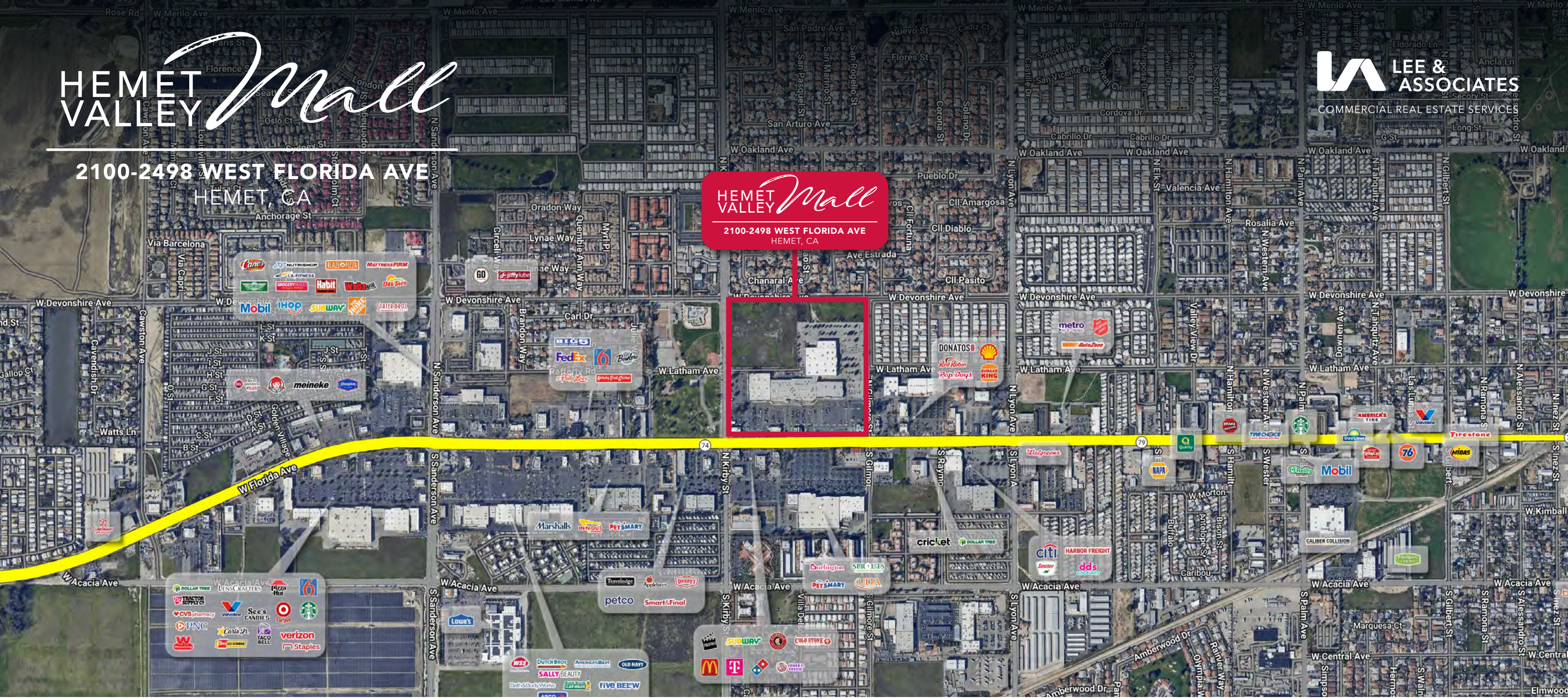


# HEMET VALLEY *Mall*

2100-2498 WEST FLORIDA AVE  
HEMET, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

HEMET VALLEY *Mall*  
2100-2498 WEST FLORIDA AVE  
HEMET, CA



# PROPERTY HIGHLIGHTS

**SPACES FOR LEASE FROM  
±4,500 SF - ±34,628 SF**

- **Major Redevelopment Opportunity** - Coming soon: major redevelopment anchor, junior anchor and pad opportunities designed to reposition the center and capitalize on the strength of the surrounding retail corridor.
- **High-Profile Pad Opportunity Fronting Florida Avenue** - Freestanding pad opportunity with prominent exposure along West Florida Avenue, offering excellent visibility, access and co-tenancy within a proven regional retail destination.
- **Main & Main Hemet Valley Location** - Hemet Valley Mall is positioned at the heart of the Hemet Valley trade area along West Florida Avenue, the city's primary retail corridor, with frontage and visibility in one of Hemet's most established commercial nodes.
- **Regional Drawing Power** - The property benefits from a broad regional customer base serving Hemet, San Jacinto, Winchester, East Hemet and the surrounding valley communities, with a 5-mile trade area population of approximately 174,647 residents and projected growth to 176,531 by 2030.
- **Established Retail Destination with Future Growth Upside** - Hemet Valley Mall combines existing anchor presence, significant redevelopment potential and strong surrounding demographics, including more than 57,000 households and average household income approaching \$89,000 within a 5-mile radius.
- **Surrounded by Best-in-Class Retail Synergy** - Hemet Valley Mall is located within a dense concentration of national retailers and daily-needs traffic drivers, including Hobby Lobby, JCPenney, Starbucks, Panda Express, Chili's, Bank of America, AT&T, McDonald's, Sprouts, Burlington, Ulta, Marshalls, PetSmart, Target, Smart & Final, Home Depot, Lowe's, Walmart and WinCo.



## MEET YOUR CO-TENANTS



HEMET VALLEY Mall

2100-2498 WEST FLORIDA AVE  
HEMET, CA

PROPERTY  
AERIAL

W. DEVONSHIRE AVE.

W. LATHAM AVE.

N. GILMORE ST.

N. KIRBY ST.

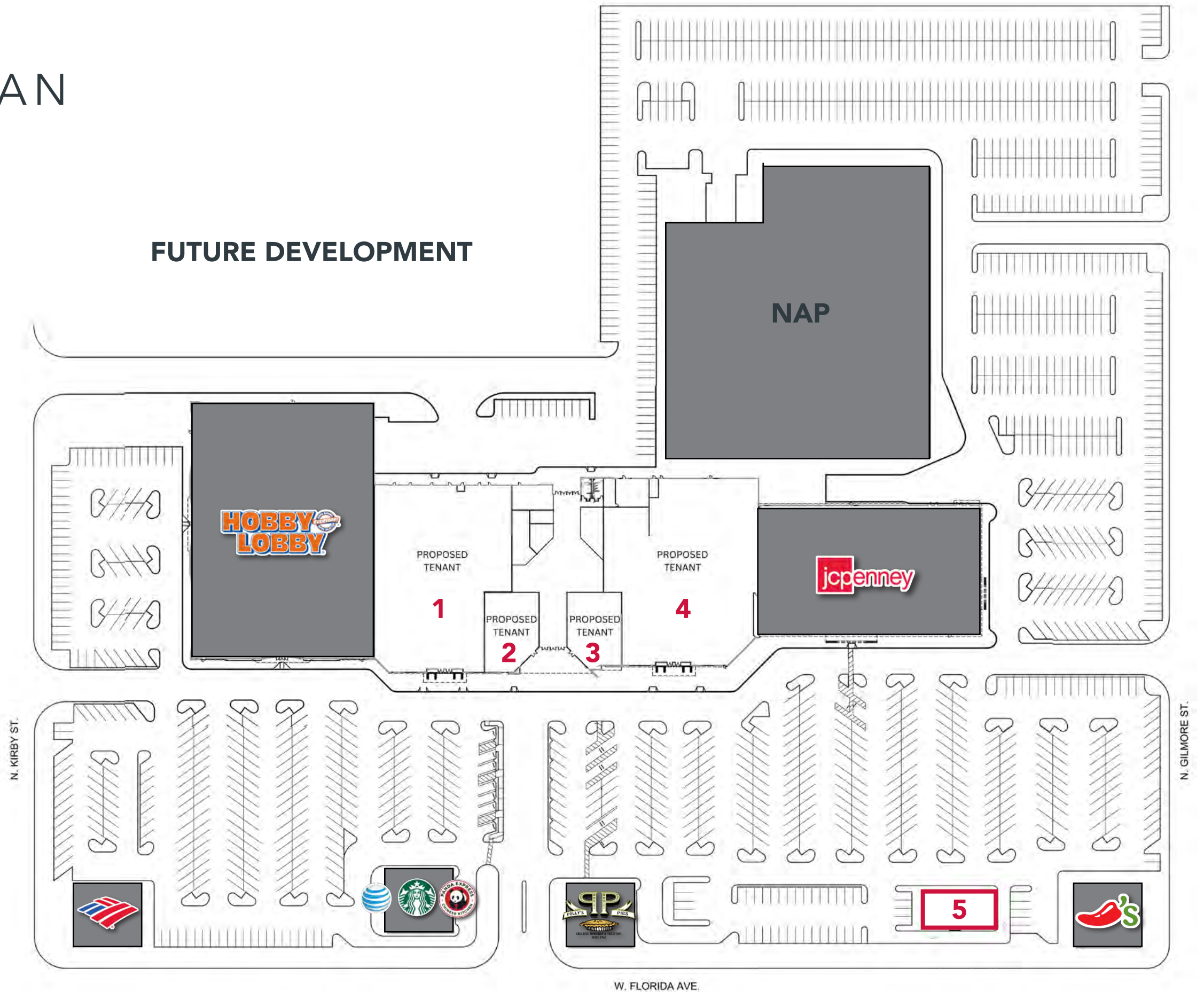
W. FLORIDA AVE.

FUTURE  
DEVELOPMENT



# CONCEPTUAL RENOVATION PLAN

AVAILABILITY	
Unit	Unit SF
1	±27,642 SF
2	±4,730 SF
3	±4,500 SF
4	±30,128 SF
5	±3,200 SF



# CONCEPTUAL RENDERINGS



# CONCEPTUAL RENDERINGS



DISCLAIMER: FLOOR PLANS AND RENDERINGS ARE PRELIMINARY. HHDA HAS NOT CONDUCTED A SITE VISIT OR REVIEWED EXITING REQUIREMENTS

DIAMOND VALLEY LAKE



dds DISCOUNTS

HARBOR FREIGHT

DOLLAR TREE

Red Robin

Pepp Boys Auto Service & Tires

N. GILMORE ST.

PETSMART

Marshalls

Burlington

ULTA

SPROUTS FARMERS MARKET

BURGER KING

Chili's

jcpenny

GP

Starbucks

at&t

McDonald's

CHUCK E. CHEESE'S

PANCA EXPRESS

CHIPOTLE

HOBBY LOBBY

Smart & Final petco

Applebee's

Denny's

W. FLORIDA AVE.

VALLEARTA SUPERMARKETS

GIBBEL PARK

N. KIRBY ST.

FUTURE DEVELOPMENT

W. DEVONSHIRE AVE.

W. DEVONSHIRE AVE.

N. KIRBY ST.

HEMET UNIFIED SCHOOL DISTRICT OFFICE

FUTURE DEVELOPMENT

citibank

HARBOR FREIGHT

dds DISCOUNTS

DOLLAR TREE

Pop Boys Auto Service & Tires

Red Robin

BURGER KING

jcpenny

W. FLORIDA AVE

PET SMART

Marshalls

Burlington

SPROUTS FARMERS MARKET

ULTA

POLLY'S PIES

Starbucks

at&t

PANDA EXPRESS CHINESE KITCHEN

McDonald's

CHUCK E. CHEESE'S

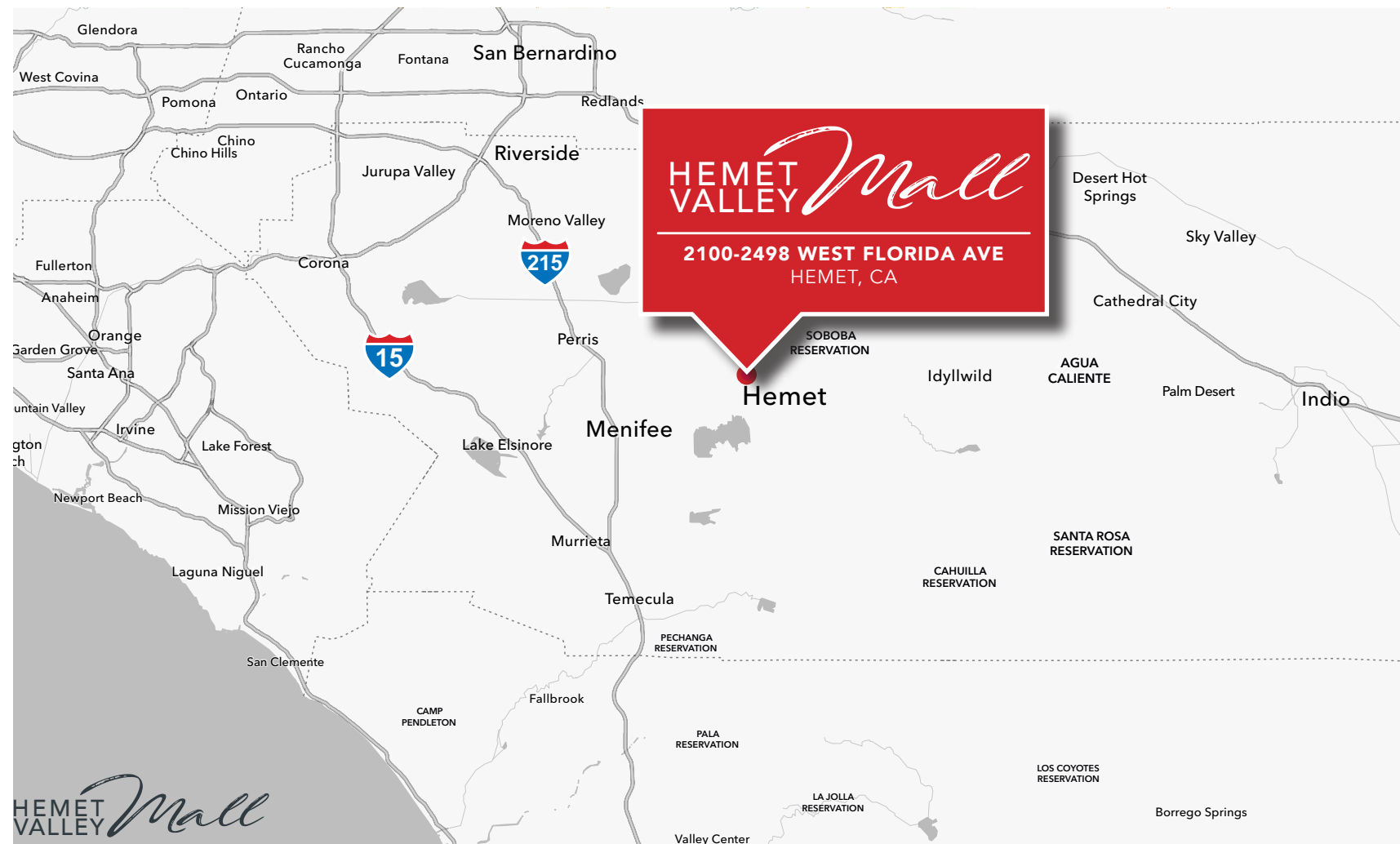
HOBBY LOBBY



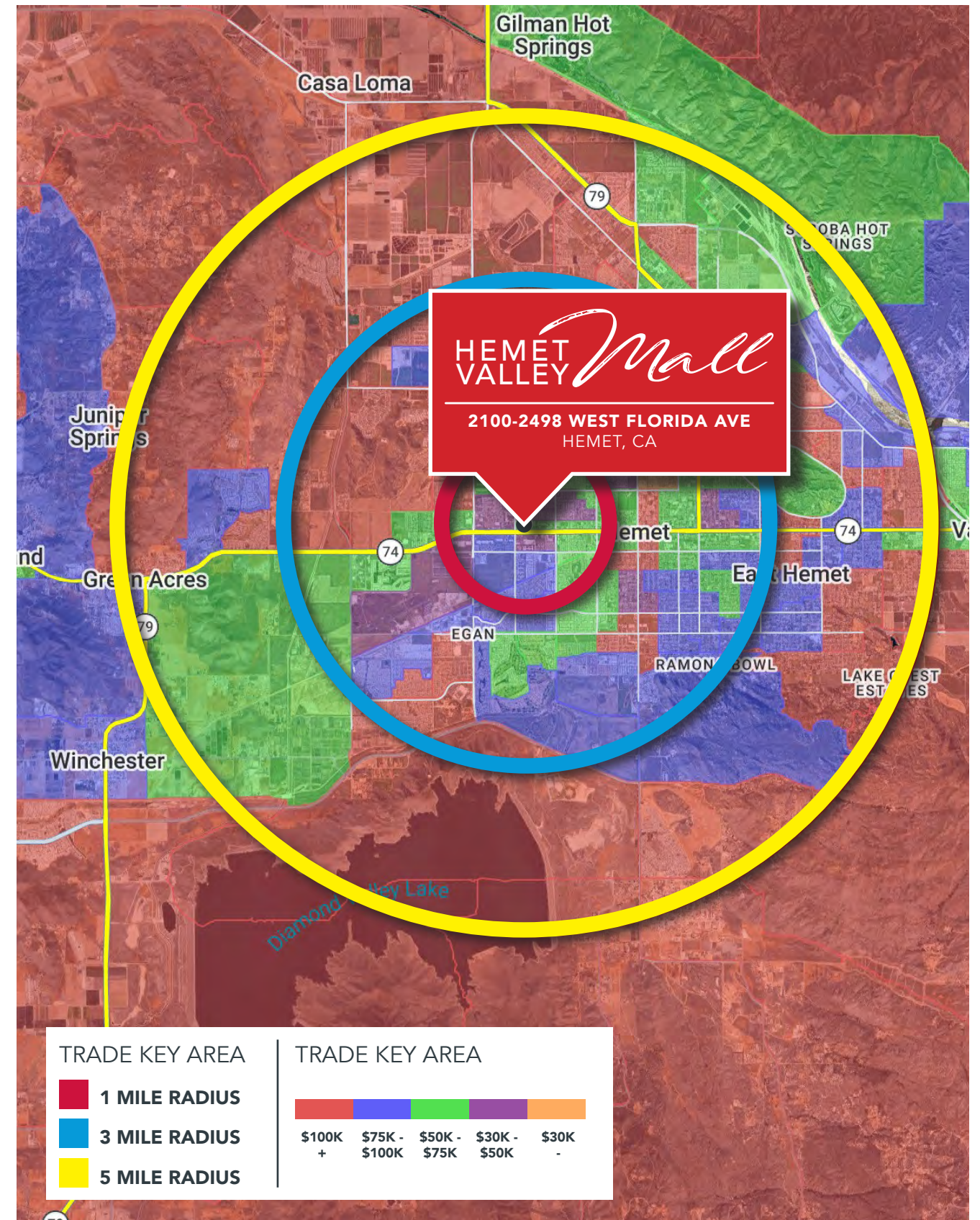
# DEMOGRAPHICS

## TRADE AREA BY BLOCK GROUPS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	19,369	107,595	174,647
Projected Population (2030)	18,860	108,334	176,531
Households	8,275	37,138	57,680
Projected Households (2030)	8,316	38,170	59,575
Median Age	43.1	38.1	37.4
Average Household Income	\$67,124	\$81,181	\$89,127
Median Household Income	\$54,968	\$66,267	\$73,166
Any College +	3,451	17,495	29,040
Total Employees	6,268	22,337	28,053
Total Businesses	544	2,613	3,420



HEMET VALLEY Mall  
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TRADE KEY AREA  
■ 1 MILE RADIUS  
■ 3 MILE RADIUS  
■ 5 MILE RADIUS

TRADE KEY AREA  
■ \$100K +  
■ \$75K - \$100K  
■ \$50K - \$75K  
■ \$30K - \$50K  
■ \$30K -

# HEMET VALLEY *Mall*

2100-2498 WEST FLORIDA AVE  
HEMET, CA

FOR FURTHER LEASING INFORMATION PLEASE CONTACT

BRIAN BIELATOWICZ  
951.445.4515  
bbielatowicz@leetemecula.com  
DRE #01269887

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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