

3 RETAIL SUITES AVAILABLE • ±4,706 SF • LEASE OPPORTUNITY

2888

E. Florida Ave

HEMET, CA.



PRESENTED BY

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KW COMMERCIALSM

APEX
REAL ESTATE SERVICES



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Asking Lease Rate:	\$0.90 PSF NNN
Space Available:	3 Suites — ±4,706 SF
Building Size:	14,750 SF
Zoning:	C-2 (Commercial)
Year Built:	2008
Lot Size:	1.08 Acres

PROPERTY HIGHLIGHTS

- Hard-corner location — NWC of E. Florida Ave (Hwy 74) & Cornell St
- ±14,750 SF multi-tenant retail center, built 2008
- Combined ±52,000 ADT at the intersection
- Three suites — vanilla-shell & built-out — immediate occupancy
- Adjacent to Hemet Global Medical Center
- C-2 zoning with ample on-site parking



PROPERTY DESCRIPTION



LOCATION

Hard-corner (NWC) of East Florida Avenue / Highway 74 and Cornell Street in the city of Hemet — strong dual frontage along a primary east-west retail corridor.

BUILDING

Freestanding $\pm 14,750$ SF multi-tenant retail center, originally built in 2008. Zoning: C-2 (City of Hemet).

PARKING & ACCESS

Ample on-site surface parking. Access via East Florida Avenue and Cornell Street.

TRAFFIC COUNTS

- East Florida Avenue — 26,650 ADT (2024)
- Cornell Street — 25,400 ADT (2025)

PARCEL

Single parcel — approximately $\pm 47,045$ SF (± 1.08 acres) of land area.

Address	Parcel APN	Acres
2888 E. Florida Ave, Hemet	438-240-042	± 1.08

AVAILABLE SUITES



Cornell Plaza currently has three (3) retail suites available for lease — ±4,706 SF combined. Built-out and vanilla-shell condition; immediate occupancy.

SUITE	SIZE (±SF)	DIMENSIONS	FEATURES	LEASE RATE
Unit 5	±1,008 SF	24' × 42'	3 private offices • 1 private restroom • Built-out	\$0.90 / SF NNN
Unit 6	±1,808 SF	L-shaped (24'×32' + 52'×20')	Vanilla shell • High exposed ceiling	\$0.90 / SF NNN
Unit 7	±1,890 SF	45' × 42'	1 private restroom • Vanilla shell • Storefront	\$0.90 / SF NNN

FLEXIBLE TERMS AVAILABLE

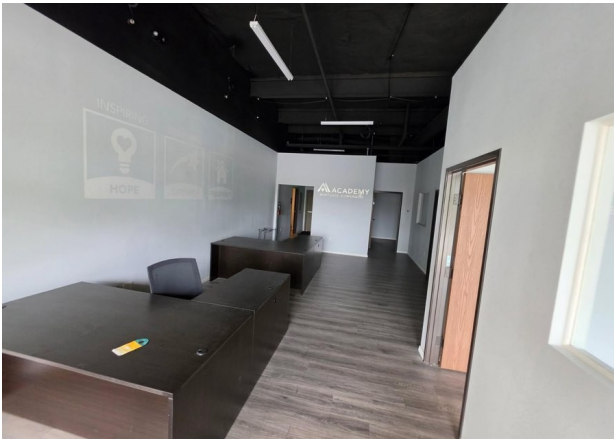
— TI allowances negotiable based on lease term & tenant credit. Rates quoted NNN.

AVAILABLE SUITES — INTERIORS



UNIT 5 • ±1,008 SF

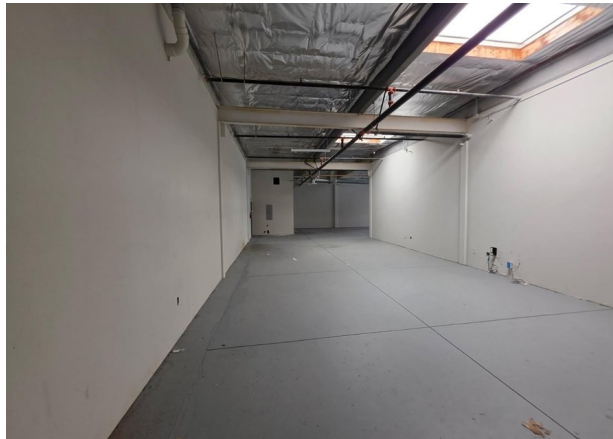
24' x 42'



- 3 private offices
- 1 private restroom
- Built-out condition

UNIT 6 • ±1,808 SF

L-shaped • 24'x32' + 52'x20'



- Vanilla shell
- High exposed ceiling
- Storefront windows

UNIT 7 • ±1,890 SF

45' x 42'



- 1 private restroom
- Vanilla shell
- Storefront windows

INTERIOR DETAILS



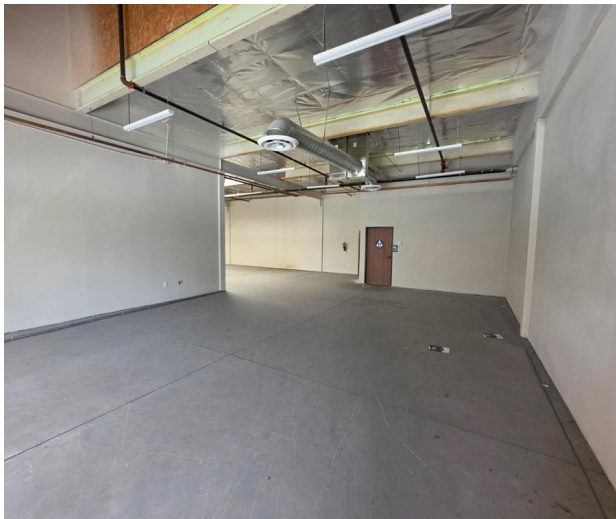
UNIT 5 • Private Restroom



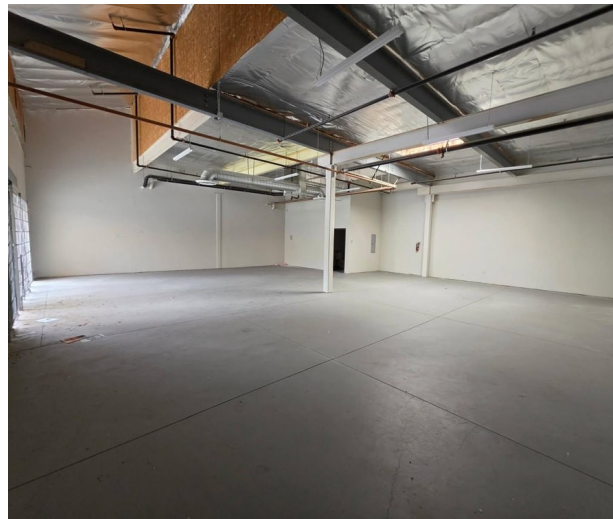
UNIT 5 • Built-Out Office



UNIT 5 • Open Built-Out Area



UNIT 6 • Secondary Leg



UNIT 7 • Open Vanilla Shell



UNIT 5 • Office Room

CORNELL PLAZA
2888 E. Florida Ave



CITY OF HEMET



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, Winchester, and Mountain Center.

Founded in 1887 and incorporated in 1910, Hemet grew as a trading center for the valley's agriculture and saw major residential growth beginning in the 1960s. Today it retains its retirement-community character while attracting a growing number of younger working-class families, owing to its rural setting and proximity to employment hubs such as Corona, Riverside and San Bernardino.

Since 1923 the area's signature event has been the annual Ramona Pageant at the Ramona Bowl Amphitheatre — America's longest-running outdoor drama. Local attractions include the Hemet Museum and the interactive KidZone Museum.



LOCATION MAP



DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
Population (2024)	39.1K	142.5K	191.7K
Population Growth (2020-24)	+4%	+5%	+7%
Median Household Income	\$70.0K	\$62.5K	\$68.0K
Projected Income (2029)	\$72.0K	\$68.8K	\$73.0K
Median Age	33	37	37
Daytime Employees	29.6K	110.8K	149.4K
Housing — Occupied : Vacant	11 : 1	11 : 1	12 : 1
Renter : Homeowner	1 : 2	1 : 2	1 : 2

Source: CoStar demographic data (May 2026) — 1-, 3-, and 5-mile radius from 2888 E. Florida Avenue.

CONTACT INFORMATION



FOR FURTHER INQUIRIES, PLEASE CONTACT

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OR SCAN TO LEARN MORE



WE LOOK FORWARD TO WORKING WITH YOU.

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