

2,572 4 SF END CAP UNIT LEASE OPPORTUNITY 4110-4290 E. Florida Avenue, Hemet, CA 92544

FOR LEASE

Robert Mendieta Jr. CCIM

Broker, Associate 951-977-3251 ROBERT@APEX-RES.COM DRE # 01422904





Introduction

KW Commercial Real Estate is proud to offer for lease the 2,572 square feet End CAP Unit (Unit 4200 &4202). Part of a larger 54,014 square foot multi-tenant retail building located at 4110-4290 East Florida Avenue in the city of Hemet, California. This thirteen unit property has a diverse tenant mix and is available for immediate occupancy.

Meridian Center is located on the main thoroughfare of Florida Avenue/ Highway 74 at the intersection of East Florida Avenue and Meridian Street.

Property Overview

Asking Lease Rate: \$0.99 - 1.09 PSF

Space Available: 1,172 - 2,572 **SF**

Building Size: 17,207 SF

Zoning: General Commercial

Year Built: 2003

Lot Size: 1.24 Acres



04

Property Description

LOCATION DESCRIPTION

The Property is located at the corner of East Florida Avenue/Highway 74 and Meridian St. in the city of Hemet.

A freestanding multi-tenant building totaling ±17,207 square feet of rentable space.

PARCEL

The property consits of a single parcel containing approximately 54,014 square feet of land area.

Address Land Size

4110-4290 E. Florida Avenue, Hemet, CA 92544

±1.24 Acres

PARKING

3.96 per 1,000 square feet

ACCESS

Access via East Florida Avenue and Meridian Street

TRAFFIC COUNTS

East Florida Avenue at Meridian Street (2012)

25,000 (ADT)



Vacancy Report

Property	Unit	Sq. Feet	NNN	Retail Rate	Total NNN	Expected Rent	Expected Rent w/ NNN	LEAD
Meridian - H2	4190	1477	\$ 0.65	\$ 1.02	\$ 960.05	\$ 1,506.54	\$ 2,466.59	Was Golden Touch
	4200	1400	\$ 0.65	\$ 1.04	\$ 910.00	\$ 1,456.00	\$ 2,366.00	Was C&C Carpet
	4202	1172	\$ 0.65	\$ 1.09	\$ 761.80	\$ 1,277.48	\$ 2,039.28	Was Amanda Bennett
	4210	1435	\$ 0.65	\$ 1.02	\$ 932.75	\$ 1,463.70	\$ 2,396.45	Was The Healthy Spot
	4240	1290	\$ 0.65	\$ 0.99	\$ 838.50	\$ 1,277.10	\$ 2,115.60	Was Heady Hut

07

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 (to the north), Winchester (to the west), and Mountain Center (to the east).

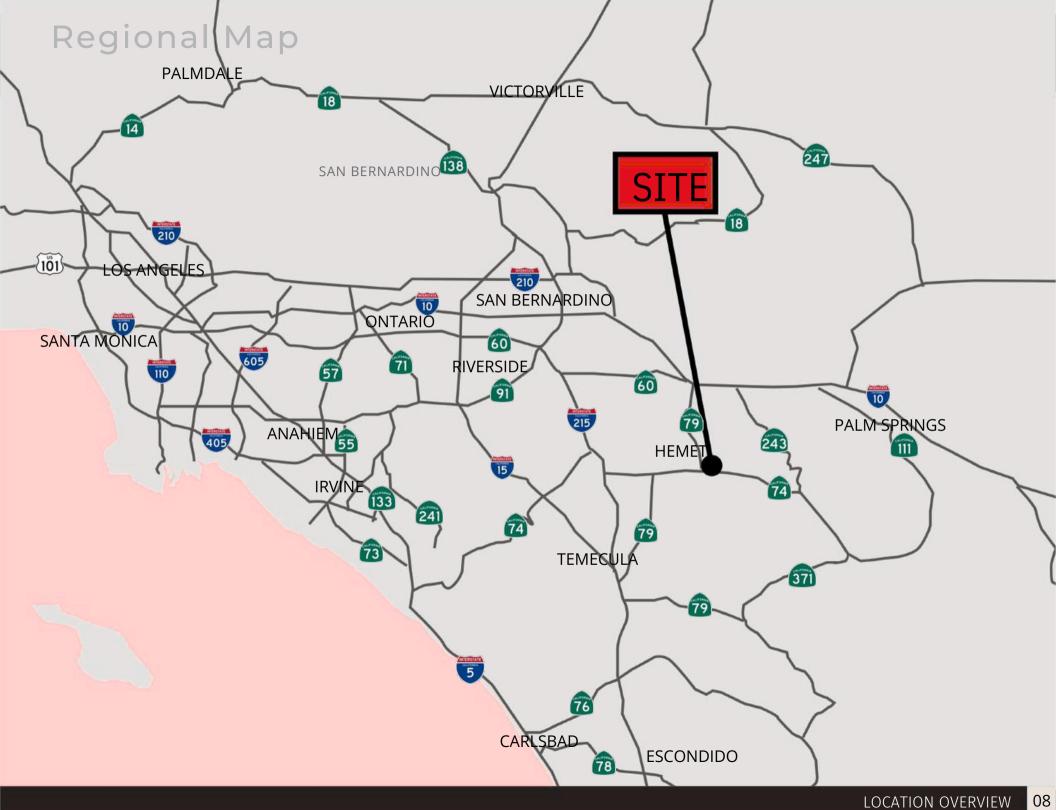
Founded in 1887 on land first inhabited by members of the Cahuilla Indian tribe, Hemet was incorporated in January 1910. At that time, the city's population was under 1,000 but growth ensued as Hemet evolved into a prime trading center

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.

Since 1923, one of the area's premiere events has been the annual Ramona Pageant. Based on the novel ("Ramona") by Helen Hunt Jackson, the pageant brings together the people of Hemet and San Jacinto who stage America's longest running outdoor drama each spring at the Ramona Bowl Amphitheatre. The Amphitheatre is also the venue of many theatrical events including the Shakespeare Festival, the Courtyard Dinner Theatre Summer series, and the Ramona Bowl Repertory Theatre fall musical. Museums in Hemet include the Hemet Museum, which features agricultural displays, Native American artifacts, railroading relics, and other artifacts showcasing the area's colorful history; and the KidZone Museum, an interactive children's museum housing over 20 interactive learning exhibits.

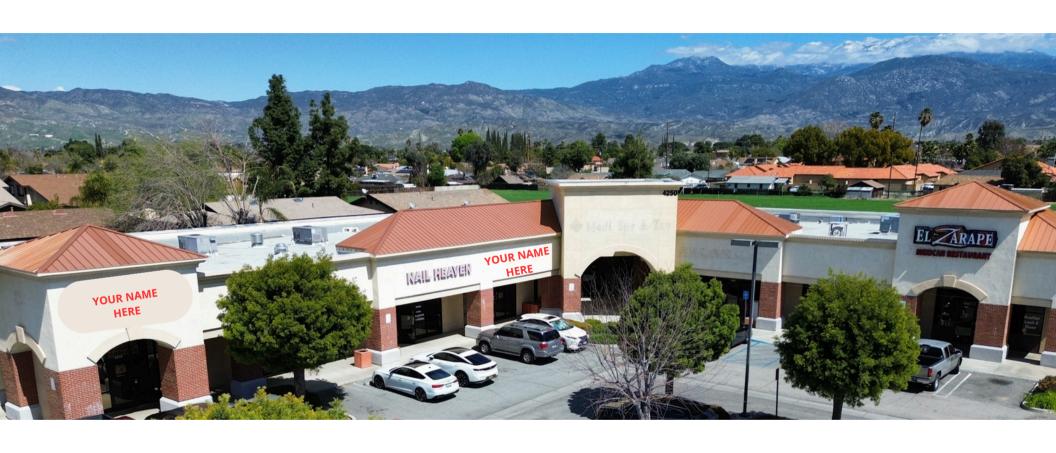






Demographics

	1 Mile	3 Mile	5 Mile
2 Population			
2021 Projection	15,176	99,523	165,390
2016 Estimate	14,556	95,327	157,330
2010 Census	14,004	91,510	148,821
Households			
2021 Projection	3,416	34,216	50,432
2016 Estimate	3,306	33,008	53,917
2010 Census	3,238	32,169	52,281
2016 Est. Population by Single-Class	sification Race		
White Alone Black Alone	9,385	60,722	98,862
American Indian Alone Asian	877	4,911	8,416
Alone Pacific Islander Alone	277	1,870	2,933
Some Other Race Alone Two	196	1,701	3,762
or More Races Hispanic	22	242	455
Origin (Any Race)	2,489	17,304	26,651
	757	4,760	7,741
	5,771	37,907	59,244
2016 Average Household Income	\$53,019	\$51,468	\$54,339



Robert Mendieta Jr. CCIM

Broker Associate 9951-977-3251 robmendi@gmail.com DRE # 01422904



KW COMMERCIAL 1473 FORD ST. #200 REDLANDS, CA 92374 (951) 977-3251 www.RobertMendieta.com