

FOR LEASE · JUNIOR-ANCHOR RETAIL

±15,000 SF **Retail Anchor Space** on E. Florida Ave Hemet's Primary Retail Corridor — State Route 74

±15,000

SF AVAILABLE

\$0.85

/SF/MO NNN

21,300–24,000

AADT · FLORIDA AVE

C-1

COMMERCIAL ZONING

2255 E. FLORIDA AVE, HEMET, CA 92544

FAMILY DOLLAR · DEAL HUNTERZ · MULTI-TENANT RETAIL CENTER

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE	\$0.85 /SF/Mo NNN
SPACE AVAILABLE	±15,000 SF
PROPERTY TYPE	Retail · Multi-Tenant Center
BUILDING (2255)	±25,600 SF · 2 units
CENTER TOTAL	±46,400 SF on ±3.7 AC
LOT (2255)	±96,268 SF · ±2.21 AC
YEAR BUILT	1974
CONSTRUCTION	Concrete tilt-up
ZONING	C-1 · City of Hemet
APN	445-290-024
CO-TENANTS	Family Dollar · Deal Hunterz
TRAFFIC (SR-74)	21,300–24,000 AADT

Illustrative base rent: ±15,000 SF × \$0.85 ≈ \$12,750 / month, plus NNN. NNN estimate, ceiling height, loading and power: Contact Broker.

THE OPPORTUNITY

Apex Real Estate Services / KW Commercial presents a rare **±15,000 SF junior-anchor opportunity** on East Florida Avenue (State Route 74) — the retail spine of Hemet and the San Jacinto Valley. The space sits in an established, **Family Dollar-anchored** three-tenant center fronting Florida Avenue just east of the signalized **Yale Street** intersection, with a deep front-loaded parking field, **pylon signage on Florida Ave**, and rear service access.

Concrete tilt-up construction with an **open showroom floorplate** and glass storefront under the center's tile-mansard façade suits discount and off-price, furniture and home, fitness, specialty grocery, medical and service users alike. Offered at **\$0.85/SF/Mo NNN** — large-format economics on a corridor where small-shop asking rents run **\$1.00–\$1.10/SF**.

PROPERTY HIGHLIGHTS

- ±15,000 SF anchor-size box with wide glass storefront
- Direct frontage & visibility on E. Florida Ave (SR-74) — 21,300–24,000 AADT
- Just east of the signalized Florida Ave & Yale St intersection
- Family Dollar & Deal Hunterz co-tenancy drives daily-needs traffic
- Multi-tenant pylon on Florida Ave plus building fascia signage
- Expansive front-loaded surface parking field
- Rear service & loading access
- C-1 Neighborhood Commercial zoning — broad retail & service uses
- Concrete tilt-up construction · built 1974

LOCATION

South side of **E. Florida Ave (SR-74)** between Yale St and Cornell St, ±350 ft east of the Florida / Yale signal, in the heart of Hemet's east-central retail corridor. ±1.3 mi east of downtown (State St) and ±1 mi from the SR-79 junction.

AVAILABLE SPACE

±15,000 SF inline junior-anchor unit between Family Dollar and Deal Hunterz. Open showroom floorplate, glass storefront, rear service door. Clear height, loading doors, HVAC, power, restrooms: **Contact Broker.**

ZONING

C-1 · Neighborhood Commercial (City of Hemet, Ch. 90). Retail, restaurant, personal service, office and medical uses; tenant to verify its specific use with the City.

SITE

±2.21 acres (±96,268 SF) · APN 445-290-024. Part of a ±3.7-acre, two-parcel center under common ownership (2255 & 2275 E. Florida Ave) sharing one front parking field.

PARKING & ACCESS

Front-loaded shared surface lot with multiple curb cuts on E. Florida Ave; convenient in-and-out from the Yale St signal. Stall count / ratio: Contact Broker.

SIGNAGE

Multi-tenant **pylon sign on E. Florida Ave** plus building fascia under the mansard. Pylon panel availability: Contact Broker.

BUILDING

±25,600 SF two-unit retail building (1974), concrete tilt-up with tile-mansard façade and glass storefronts. The center totals ±46,400 SF including the adjoining Deal Hunterz building.

TRAFFIC COUNTS

E. Florida Ave (SR-74) at Yale St — 24,000 AADT west of the signal, 21,300 AADT east of it at the site; at State St — 22,700; at Cornell St — 21,300. SR-79 / N. San Jacinto St — 12,000–14,000. Caltrans Traffic Census.

LEASE TERMS

\$0.85/SF/Mo NNN. Term, tenant improvements and delivery condition negotiable based on term and credit. NNN estimate: Contact Broker.



CENTER ROSTER	SIZE
AVAILABLE — 2255	±15,000 SF
FAMILY DOLLAR Family Dollar — 2249	±10,600 SF*
Deal Hunterz — 2275	±20,800 SF*
Total center	±46,400 SF

**Co-tenant areas per Riverside County Assessor; approximate.*



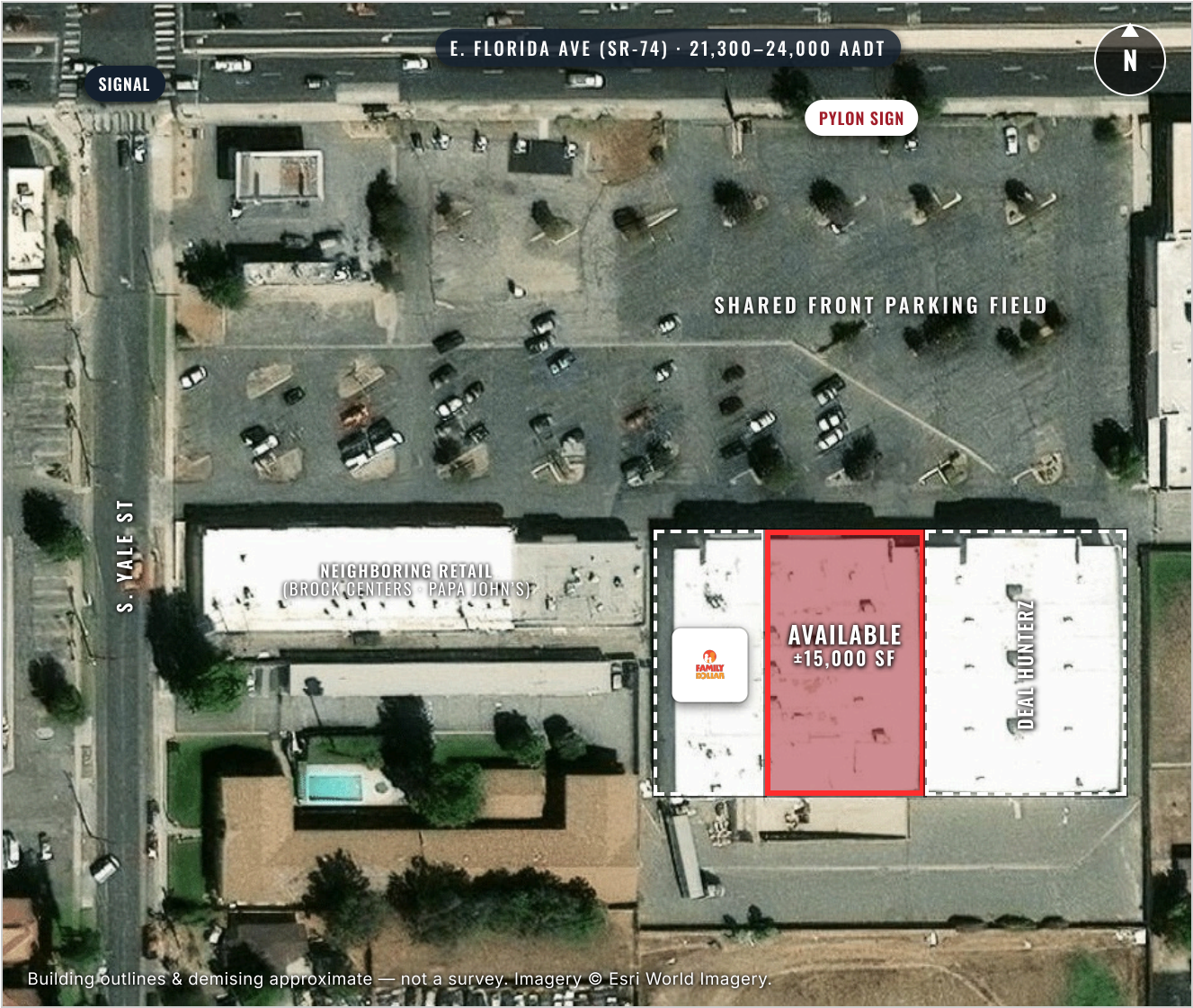
FRONTAGE Glass storefront & tile-mansard canopy at the available unit



SIGNAGE Multi-tenant pylon on E. Florida Ave



PARKING Front-loaded field with Florida Ave curb cuts



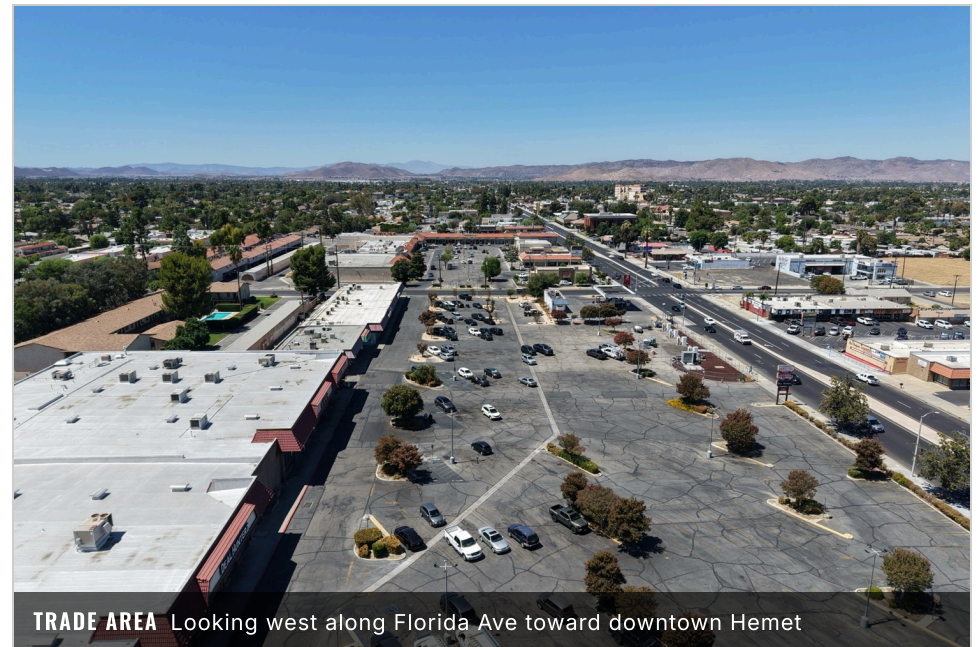
AVAILABLE SPACE

UNIT	2255 E. Florida Ave
SIZE	±15,000 SF
POSITION	Inline · between Family Dollar & Deal Hunterz
FRONTAGE	Glass storefront · faces Florida Ave
LAYOUT	Open showroom floorplate
REAR	Service door & loading area
CONDITION	Second-generation retail
RATE	\$0.85 /SF/Mo NNN

LEGEND

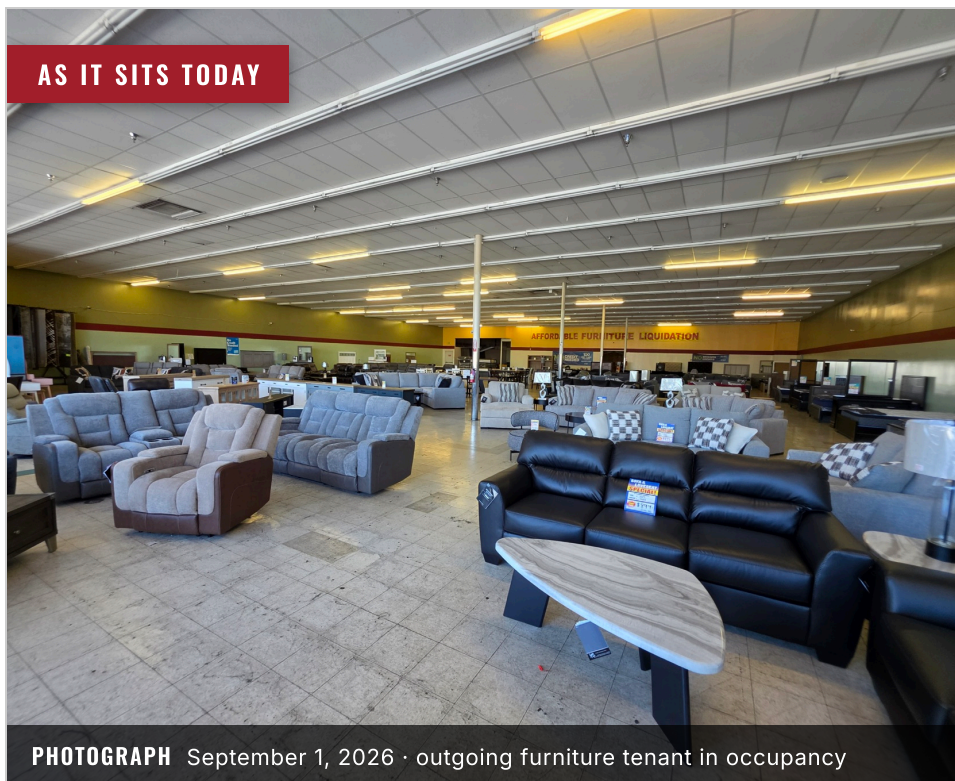
- Available ±15,000 SF
- Occupied co-tenant

The 2255 and 2275 parcels are under common ownership and share the front parking field and Florida Ave curb cuts. Demising wall location, clear height and loading configuration to be confirmed — Contact Broker.





AS IT SITS TODAY



PHOTOGRAPH September 1, 2026 · outgoing furniture tenant in occupancy

THE FLOORPLATE, CLEARED



AI-RENDERED Same photograph · merchandise digitally removed

READING THE BOX

Fifteen thousand square feet reads differently once it's empty. The floorplate runs **deep and column-light** beneath a continuous suspended ceiling with the fluorescent lighting grid already in place — a clear, rectangular sales floor that discount and off-price, furniture and home, fitness, and specialty grocery users can lay out without fighting the building. Glass storefront across the front, rear service door at the back, demising walls on either side.

Clear height, HVAC, power and delivery condition are available from the listing brokers, and the space can be walked by appointment.

AI-RENDERED ABOUT THE IMAGE AT RIGHT

The photograph on the left is the space as it stands today, occupied by the outgoing furniture tenant. The image on the right is **that same photograph** with the tenant's merchandise digitally removed, so the floorplate, ceiling height, lighting grid and column spacing can be read clearly.

No architectural feature, finish, dimension or opening has been added, moved or altered — only the outgoing tenant's furniture and signage were removed. It is a visualization aid, not a representation of delivery condition; delivery condition is to be confirmed with the listing brokers.



CORRIDOR SNAPSHOT

Florida Avenue carries Hemet's highest concentration of daily-needs retail. Within a half mile: Family Dollar and Deal Hunterz on-site, True Value adjacent west, McDonald's, Jack in the Box, El Patron, Bank of America, Provident Bank and USA Gasoline; Planet Fitness, Grocery Outlet and Hemet Global Medical Center ±0.5–0.7 mi west; Stater Bros. ±1 mi east. Hemet Valley Mall is ±2.6 mi west.

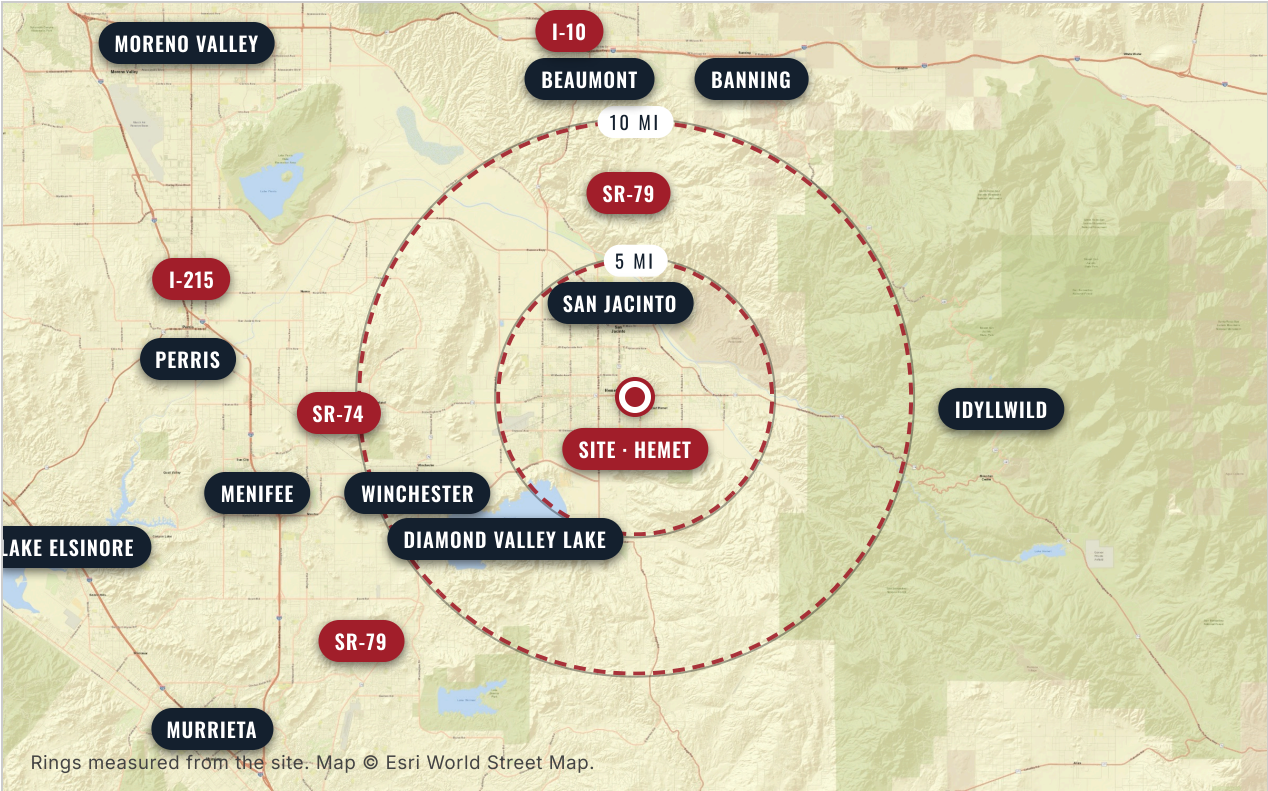
±1.5 MI NORTH · SAN JACINTO AVE RETAIL CLUSTER

Walmart



Walgreens





DRIVE DISTANCES (approx.)

Florida Ave / Yale St signal	±350 ft
SR-79 (N. San Jacinto St)	±1 mi
Downtown Hemet (State St)	±1.3 mi
San Jacinto	±4 mi
I-215 (Perris / Menifee)	±15 mi
I-10 (Beaumont)	±15 mi
Temecula	±25 mi
Riverside	±32 mi
Palm Springs	±45 mi
Ontario Int'l Airport (ONT)	±55 mi

DEMOGRAPHICS (U.S. Census ACS 5-Year · Apex Deal Analyzer trade-area engine)

RADIUS FROM SITE	POPULATION	HOUSEHOLDS	MEDIAN HH INCOME	MEDIAN AGE	EMPLOYED RESIDENTS	OWNER-OCCUPIED
1 Mile	17,498	5,106	\$62,737	30.9	6,915	41%
3 Miles	112,241	37,044	\$60,819	37.7	41,021	60%
5 Miles	170,384	54,861	\$64,936	37.6	64,085	65%
City of Hemet	91,326	32,585	\$57,719	39.8	35,036	62%
Riverside County	2,478,600	775,335	\$93,074	37.0	1,113,874	69%

Ring data: Apex Deal Analyzer trade-area engine — U.S. Census ACS 2019–2023 5-Year at block-group level, area-weighted to each ring (16 / 76 / 101 block groups); medians are population-weighted estimates. City and County rows: ACS 2020–2024 5-Year. Esri current-year estimates and consumer-spending data available upon request.





LEASE ECONOMICS (illustrative)

\$0.85 /SF/MO NNN	\$12,750 BASE RENT / MO	\$10.20 /SF/YR NNN	TBD NNN ESTIMATE
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Based on ±15,000 SF at the asking rate. Term, TI allowance and delivery condition negotiable; NNN estimate available from Broker.

MARKET POSITIONING

Hemet anchors the San Jacinto Valley — **±170,000 residents within five miles** — and Florida Avenue is the valley's dominant east-west retail spine, carrying 21,000–24,000 vehicles per day past the site. Large-format second-generation boxes are scarce on the corridor: recent leasing has been dominated by 1,000–2,600 SF shop space at **\$1.00–\$1.10/SF** (CoStar, 2024–2026), leaving few options for users who need 10,000–20,000 SF with parking and signage already in place.

2255 E. Florida delivers exactly that: a **±15,000 SF open box** at an attainable **\$0.85/SF NNN**, shadowed by Family Dollar and Deal Hunterz, one signal from Yale St, with a rear service area and a pylon presence on Florida Ave.

IDEAL USERS

Discount, off-price & variety retail	Furniture, mattress & home furnishings (turnkey showroom)
Fitness & boutique gym	Specialty, ethnic & value grocery
Pharmacy, urgent care & medical / dental group	Auto parts & accessories
Thrift & resale	Children's activity & indoor recreation
Appliance, electronics & telecom	Education, training & assembly (subject to City approval)

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user should consult with a professional in the respective area before making any decisions. Sources: Riverside County Assessor / title profile (7-2026), Caltrans Traffic Census, U.S. Census Bureau ACS, CoStar, City of Hemet.



CONTACT INFORMATION



FOR FURTHER INQUIRIES OR TO SCHEDULE A TOUR

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