

# RETAIL PAD AVAILABLE FOR LEASE

2080 E FLORIDA AVE, HEMET, CA 92544

## Highlights

- Ground Lease, Build-to-suit
- Approx. 19,602 SF
- APN: 445-232-022
- Parcel zoned C-2 – General Commercial
- Located in a major retail corridor
- Tremendous Exposure on Florida Ave, main thoroughfare in Hemet
- Located along the Highway 74, a major east-west arterial in Hemet
- Strong Traffic Counts - +/-39,907 CPD

- Over 69,633 population within a 3-mile radius
- Surrounded by strong retailers including: In-N-Out Burger, McDonald's, Taco Bell, Big Lots, Rite Aid, KFC, Grocery Outlet, 7-Eleven, Walgreens, Hemet Global Medical Center, Carl's Jr, Starbucks, Burger King, Stater Bros Market, Aldi, Cardenas Market, Farmer Boys, Harbor Freight, Sprouts Farmers Market, Walmart Neighborhood Market, DD's Discounts, Dollar Tree, AutoZone, Denny's, Pep Boys, Hobby Lobby, Panda Express, Chipotle, Smart & Final Extra!, Ross Dress for Less, Arby's, Panera Bread, Big 5 Sporting Goods, Raising Cane's, The Home Depot, Target, 99 Cents Only, Walmart Supercenter, and many more!



For more information about this property, please contact:

Anthony Acosta  
(619) 491-0048  
Anthony@Duhscommercial.com  
CA License: 01900150

Rob Bloom  
(619) 269-6076  
Rob@Duhscommercial.com  
CA License: 01302163



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com





VALLEY WILDE  
PARK DISTRICT

HEMET GLOBAL  
MEDICAL CENTER

SITE



MARY HENLEY  
PARK



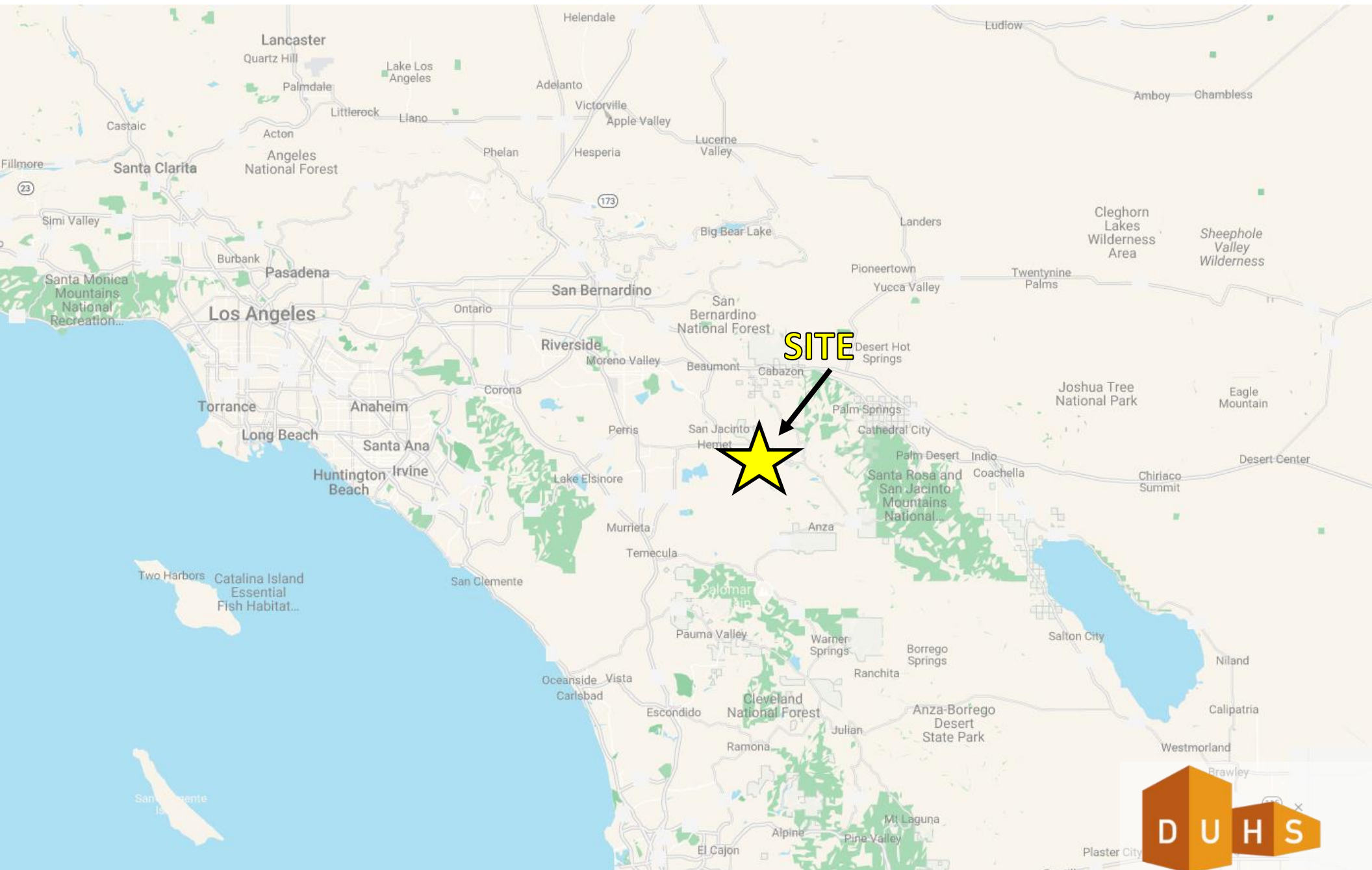
COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# REGIONAL MAP

2080 E FLORIDA AVE, HEMET, CA 92544



**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2022 Estimate</b>	18,111	112,595	172,387
2027 Projection	19,279	119,845	183,521
Median Age	33.50	36.80	36.60
<b>2022 Population By Race</b>			
White	14,638 80.82%	92,698 82.33%	139,730 81.06%
Black	1,607 8.87%	7,857 6.98%	12,507 7.26%
Am. Indian & Alaskan	700 3.87%	3,663 3.25%	5,687 3.30%
Asian	362 2.00%	3,256 2.89%	6,323 3.67%
Hawaiian & Pacific Island	68 0.38%	499 0.44%	847 0.49%
Other	737 4.07%	4,622 4.10%	7,293 4.23%
<b>Population by Hispanic Origin</b>			
Non-Hispanic Origin	8,568 47.31%	58,829 52.25%	91,731 53.21%
Hispanic Origin	9,543 52.69%	53,766 47.75%	80,656 46.79%
<b>Households</b>			
2022 Estimate	5,836	40,008	59,314
2027 Projection	6,201	42,462	62,964
2010 Census	5,233	36,137	53,505
2022 Average Household Size	3.00	2.80	2.90
<b>2022 Avg Household Income</b>	<b>\$51,912</b>	<b>\$59,913</b>	<b>\$65,599</b>
<b>2022 Occupied Housing</b>			
Owner Occupied	2,582 44.25%	23,872 59.67%	38,514 64.93%
Renter Occupied	3,253 55.75%	16,135 40.33%	20,801 35.07%
<b>2022 Median Home Value</b>	<b>\$245,483</b>	<b>\$215,825</b>	<b>\$237,262</b>



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**For More Information, Please Contact:**

**Anthony Acosta**

**Senior Associate**

**[Anthony@duhscommercial.com](mailto:Anthony@duhscommercial.com)**

**619.491.0048**

**CA Lic. #: 01900150**

**Rob Bloom**

**Vice President**

**[Rob@duhscommercial.com](mailto:Rob@duhscommercial.com)**

**619.269.6076**

**CA Lic. #: 01302163**



**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT



Both Services Based & Local Offices

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)