

# Florida Promenade Pad

Hemet, CA



- Improved Pad  
(Approved for up to 3,500± SF drive-thru restaurant or freestanding building)
- Ground Rent: \$75,000/Year NNN
- APN: 448-140-035
- Common Area Driveways and Site Improvements Complete
- Ready to Build
- Owner Will Consider Build-to-Suit  
(Call Broker for Details)

**Features:**

- WinCo anchored 176,596± SF regional shopping center
- Highly desirable west Hemet location
- Located at the western entrance to Hemet's main retail corridor
- Across street from 208± acre proposed Ramona Creek Master Planned Community (planned for 1,077± residential units as well as retail and entertainment components)
- Easy access via two signalized entrances
- WinCo Foods draws 20,000± patrons per week to the center
- Near future SR-79/SR-74 interchange

**Join:**



**EXCLUSIVELY LISTED BY:**

**Mark Esbensen**

mesbensen@WestMarCRE.com  
CA License: #00713990

**Scott Forest**

sforest@WestMarCRE.com  
CA License: #01396577

**Demographics**

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	3,945	65,604	131,630
2022 Population (Projected)	4,122	69,699	139,786
Daytime Employee Population	2,301	11,530	28,490
Average Household Income	\$65,545	\$49,998	\$50,644

**Traffic Counts**

Source: CoStar 2016	ADT
Florida Avenue at Cawston Avenue	30,000

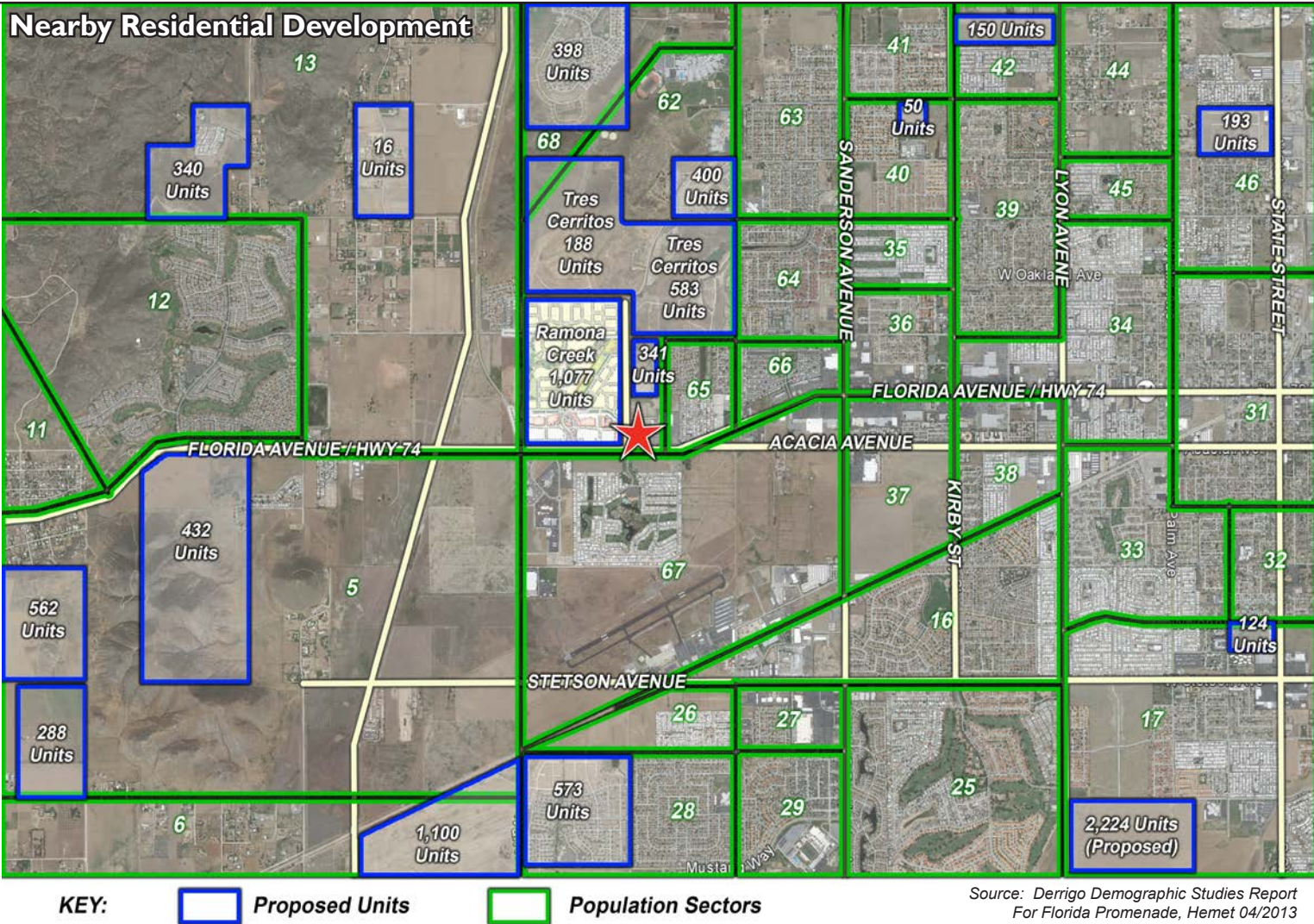
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WestMar Commercial Real Estate



The above information, while not guaranteed, has been secured from sources we believe to be reliable.



Sector	Pop.	Units	Per Unit
5	821	225	3.6
6	444	120	3.7
11	683	195	3.5
12	2,212	1,106	2
13	648	180	3.6
16	5,558	1,950	2.8
17	7,473	3,050	2.4
25	4,198	1,825	2.3
26	1,112	585	1.9
27	299	88	3.4
28	3,885	1,295	3
29	1,558	445	3.5

Sector	Pop.	Units	Per Unit
31	6,820	2,200	3.1
32	3,630	1,100	3.3
33	3,071	1,588	1.9
34	5,348	2,325	2.3
35	912	480	1.9
36	1,421	490	2.9
37	1,330	700	1.9
38	1,449	690	2.1
39	3,738	1,625	2.3
40	1,920	600	3.2
41	2,931	875	3.3
42	1,431	540	2.6

Sector	Pop.	Units	Per Unit
44	357	105	3.4
45	1,121	380	2.9
46	6,825	2,275	3
61	3	1	3.3
62	132	40	3.3
63	2,065	590	3.5
64	1,950	650	3
65	810	300	2.7
66	1,512	840	1.8
67	1,431	795	1.8
68	1,047	308	3.4
<b>Total</b>	<b>80,091</b>	<b>30,561</b>	<b>2.8</b>

