

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 are Complete
- Ready to Build
- Owner Will Consider Build-to-Suit (Call Broker for Details)

Features:

- WinCo anchored 176,596± square foot 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 draws 20,000± patrons per week to center
- Near future SR-79/SR-74 interchange



Join: **WinCo FOODS** **Fantastic Sams®**



Coming Soon:  

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

EXCLUSIVELY LISTED BY:

Mark Esbensen

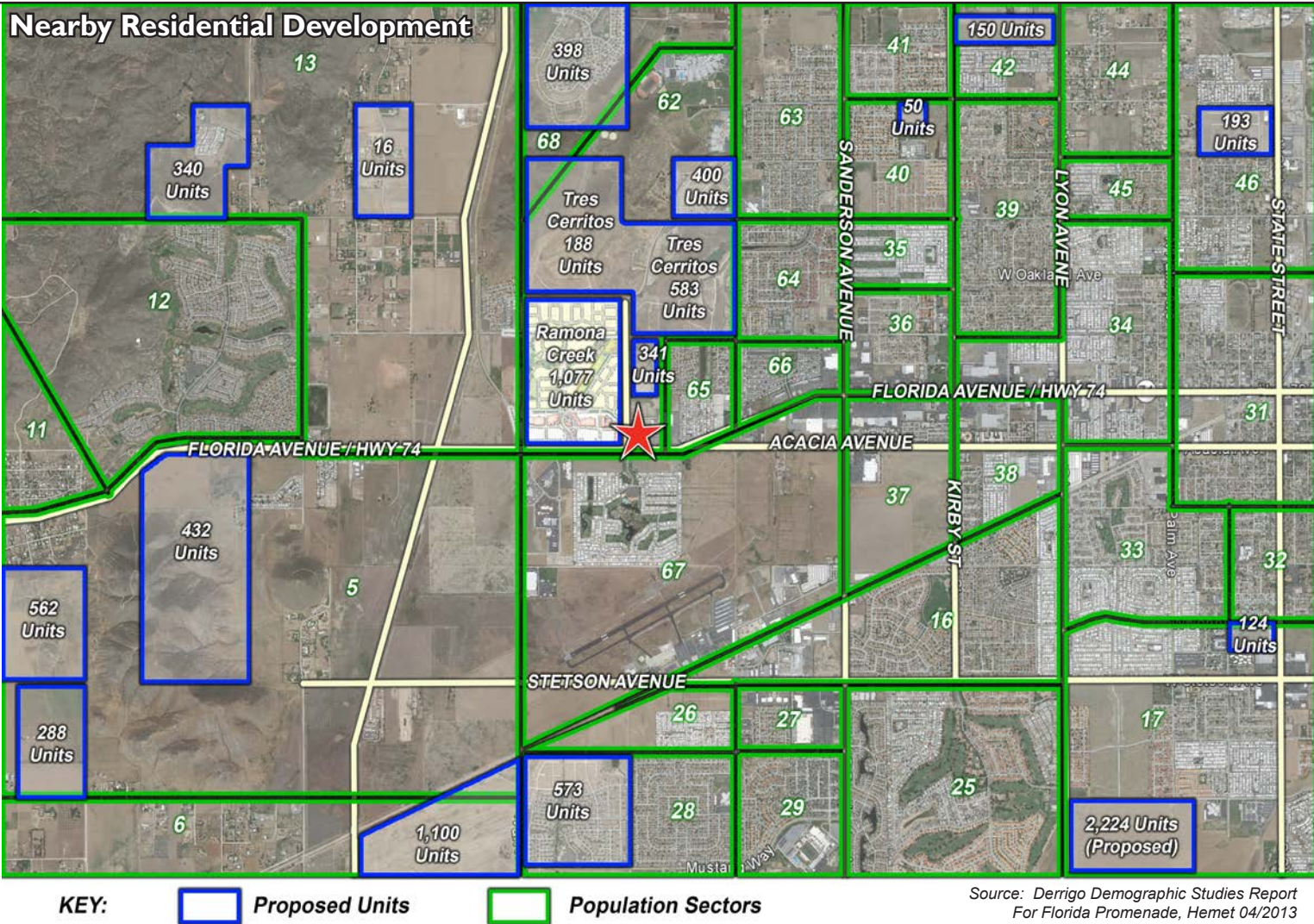
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www.WestMarCRE.com
WestMar Commercial Real Estate





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
Total	80,091	30,561	2.8

