

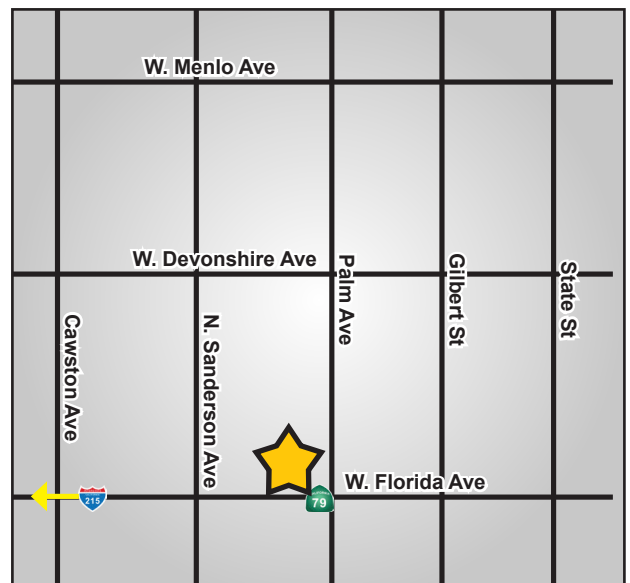
# HEMET AUTO CENTER

INDUSTRIAL SPACE FOR LEASE | 1200 WEST FLORIDA AVENUE - HEMET, CA



## Property Features:

- Suites available starting at  $\pm 1,160$  Sq. Ft.
- 20' X 14' Grade Level Roll-up Doors
- High Visibility on Florida Avenue
- Excellent Ingress & Egress
- Strong Traffic Counts: 34,788 Cars Per Day
- Low Rents
- Available Now!



LEE & ASSOCIATES | TEMECULA VALLEY  
25240 Hancock Avenue | Suite 100  
Murrieta, CA 92560 | 951.445.4500  
www.lee-associates.com | Corp. ID #01048055

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DRE #01982449

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SUITE	SIZE	RENT
<b>A &amp; B</b> <small>CLICK FOR VIDEO TOUR</small>  <b>Youtube</b>	<b>5,848</b>	<b>\$6,000 Per Month Gross</b>
<b>C &amp; D</b>	2,300	TINTING SHOP
<b>E &amp; F</b>	2,300	GENERAL AUTO REPAIR
<b>G</b>	1,160	MOTORCYCLE REPAIR
<b>I</b>	1,160	MOTORCYCLE REPAIR
<b>J</b>	1,130	AUTO GLASS REPAIR
<b>K</b>	1,130	AUTO BODY REPAIR
<b>N &amp; O</b>	2,280	TIRE SHOP
<b>Q</b>	<b>1,160</b>	<b>\$1,334 Per Month Gross</b>
<b>R</b>	1,160	MOTORCYCLE REPAIR
<b>T</b>	3,050	MUFFLER REPAIR
<b>U</b>	<b>6,000</b>	<b>\$6,900 Per Month Gross</b>
<b>Y &amp; Z</b>	2,400	BRAKEMASTER

Rev. 10/24/2023



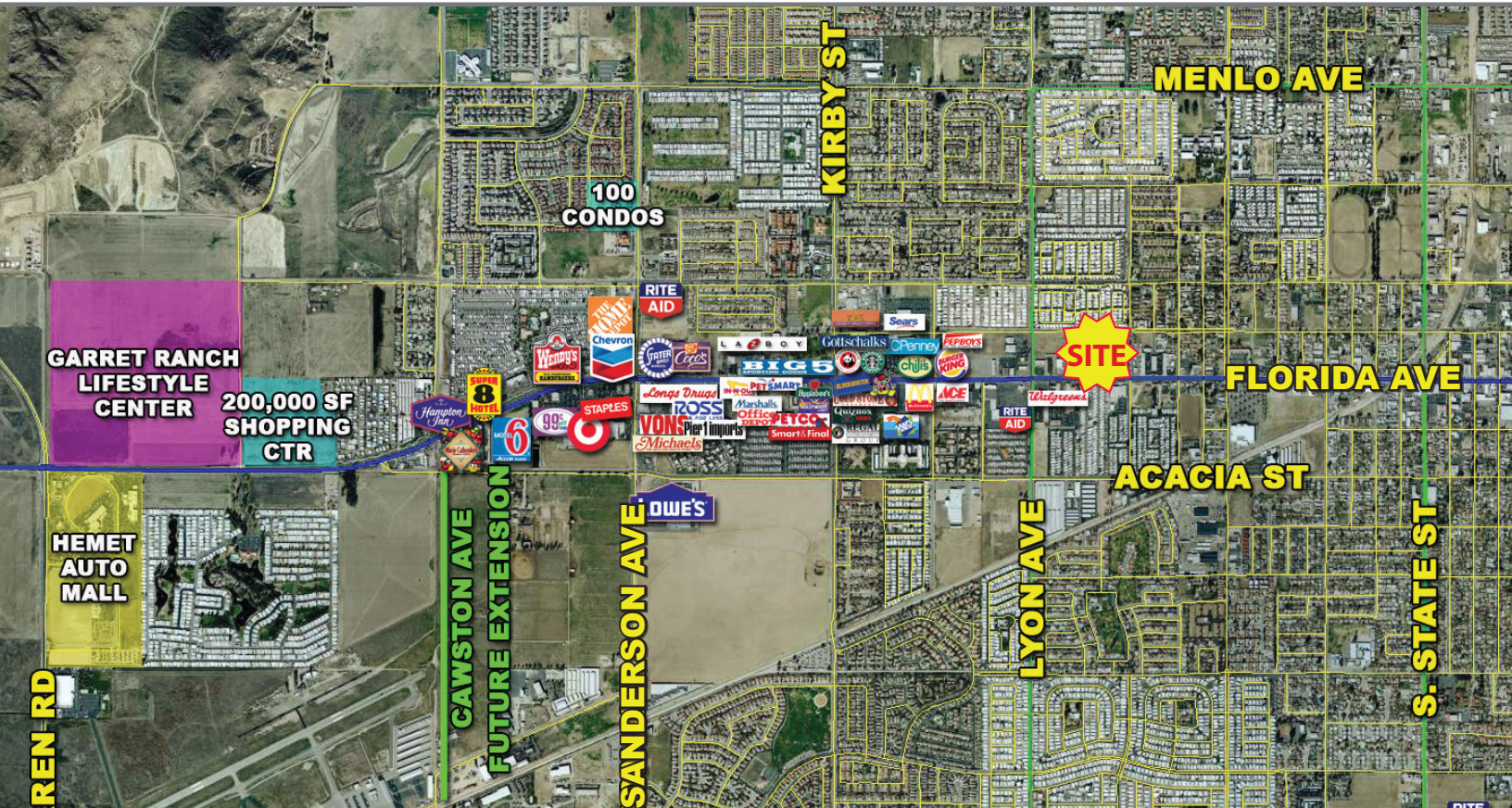
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population	19,379	118,911	179,511
Pop Growth 2023-2028	0.6%	0.8%	0.9%
Per Capita Income	\$26,050	\$24,371	\$26,847
Median Age	42.8	37.0	37.2
<b>HOUSEHOLD</b>			
2023 Total Households	8,307	41,085	60,282
HH Growth 2023-2028	1.5%	1.7%	1.9%
Median Household Income	\$50,729	\$58,595	\$64,424
Average Household Size	2.3	2.9	2.9
Average Household Vehicles	1.5	1.8	2.0
Average Travel Time - Work	26.0 min	29.9 min	29.9 min
<b>HOUSING</b>			
Median Housing Value	\$258,489	\$320,903	\$343,652
Median Year Built	1976	1981	1983

Source: Regis



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