

# GATEWAY PLAZA

## RETAIL SPACES FOR LEASE

3980 W. FLORIDA AVENUE | HEMET, CA 92545



### JOIN NEIGHBORHOOD TENANTS:



### PROPERTY HIGHLIGHTS

- > Well maintained and professionally managed retail strip center, located in the west side of Hemet.
- > Various suite sizes available (1,136 sf; 1,870 sf; 2,490 sf and 5,132 sf)
- > Major blvd exposure: on California State Hwy 74/W. Florida Ave and the NEC of Cawston Ave.
- > 36,000+ daily traffic counts
- > Ample Parking
- > Monument signage available
- > Nearby major tenants include Target, Tractor Supply, Les Schwab Tires, Winco and Starbucks.

2022 Demographics	1-Mile	3-Miles	5-Miles
Est. Population:	7,981	83,539	160,646
Daytime Population:	4,372	18,006	29,470
Avg. HH Income:	\$52,156	\$53,201	\$56,831

Source: Costar

### Traffic Counts

W. Florida Ave & Cawston Ave:

### Cars Per Day

36,977 (combined)

Source: CoStar



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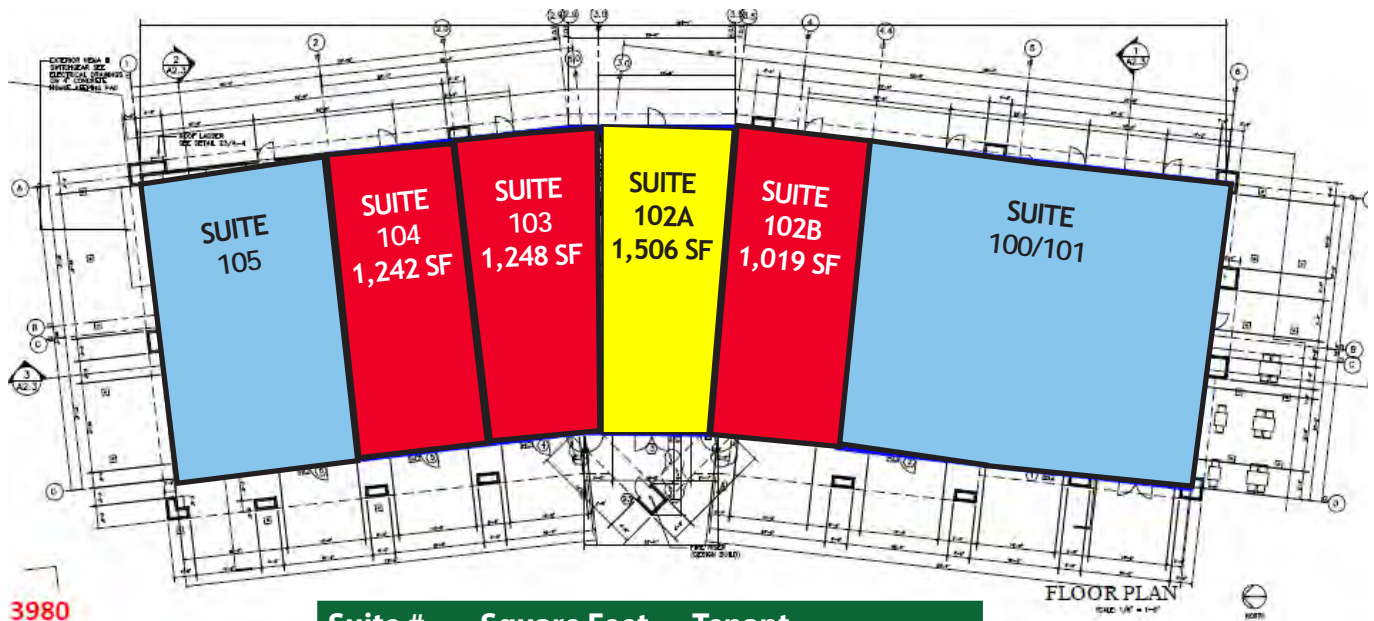
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Suite #	Square Feet	Tenant
100	--	Pacific Dental
101	--	Pacific Dental
102B	1,019 SF	Available
102A	1,506 SF	Serendipity Hearing Available with 30 day notice
103	1,248 SF	Available
104	1,242 SF	Available
105	--	Anderson & Anderson



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