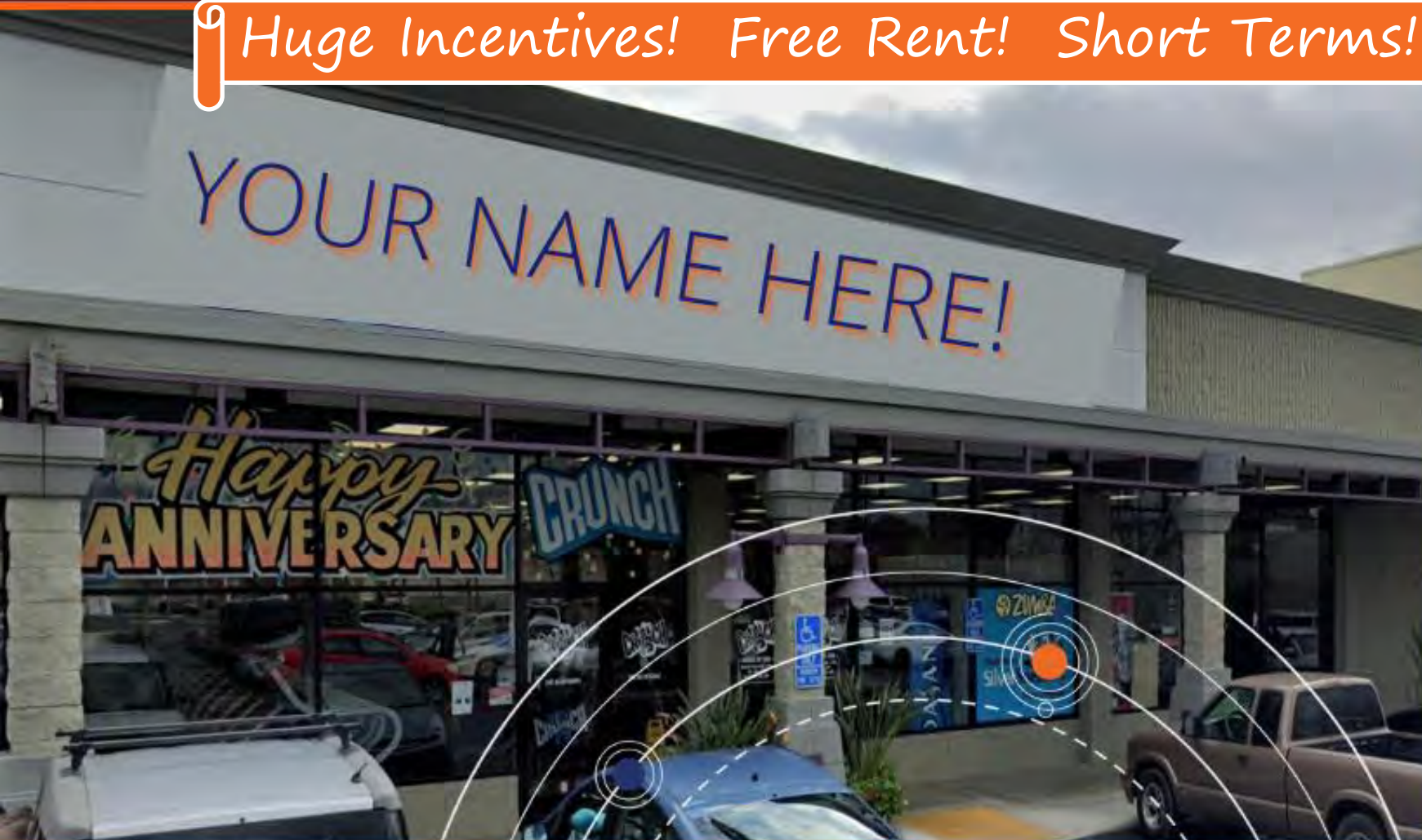


RETAIL FOR LEASE

DIAMOND VALLEY CENTER

1109-1287 South State Street | Hemet, CA 92543

Huge Incentives! Free Rent! Short Terms!



OFFICE

INDUSTRIAL

RETAIL

LAND



RETAIL FOR LEASE

DIAMOND VALLEY CENTER

1109-1287 South State Street | Hemet, CA

Huge Incentives! Free Rent! Short Terms!

ASKING RENTS

\$1.25-\$1.50 PSF NNN

NNNs estimated at \$0.33 psf!

TENANT ROSTER		
Suite	Tenant	SF
1109	Watermill Express	225
1129	VACANT	±3,600
1153	MegaBites	±15,400
1165	VACANT	±2,290
1189	Smoke Shop	±1,200
1259/61	VACANT	±2,000
1263	Barber	±1,000
1265	Fraternal Order of Eagles	±3,360
1271	J&M Family Restaurant	±3,600
1279	Appliances 4 Less	±3,082
1281	VACANT	±2,160
1285	AVAILABLE NOW	±4,407
1287	AVAILABLE NOW	±15,000



RETAIL FOR LEASE

DIAMOND VALLEY CENTER

1109-1287 South State Street | Hemet, CA



Suite 1263 - ±1,000 SF



Suite 1259/61 - ±2,000 SF



Suite 1165 - ±2,290

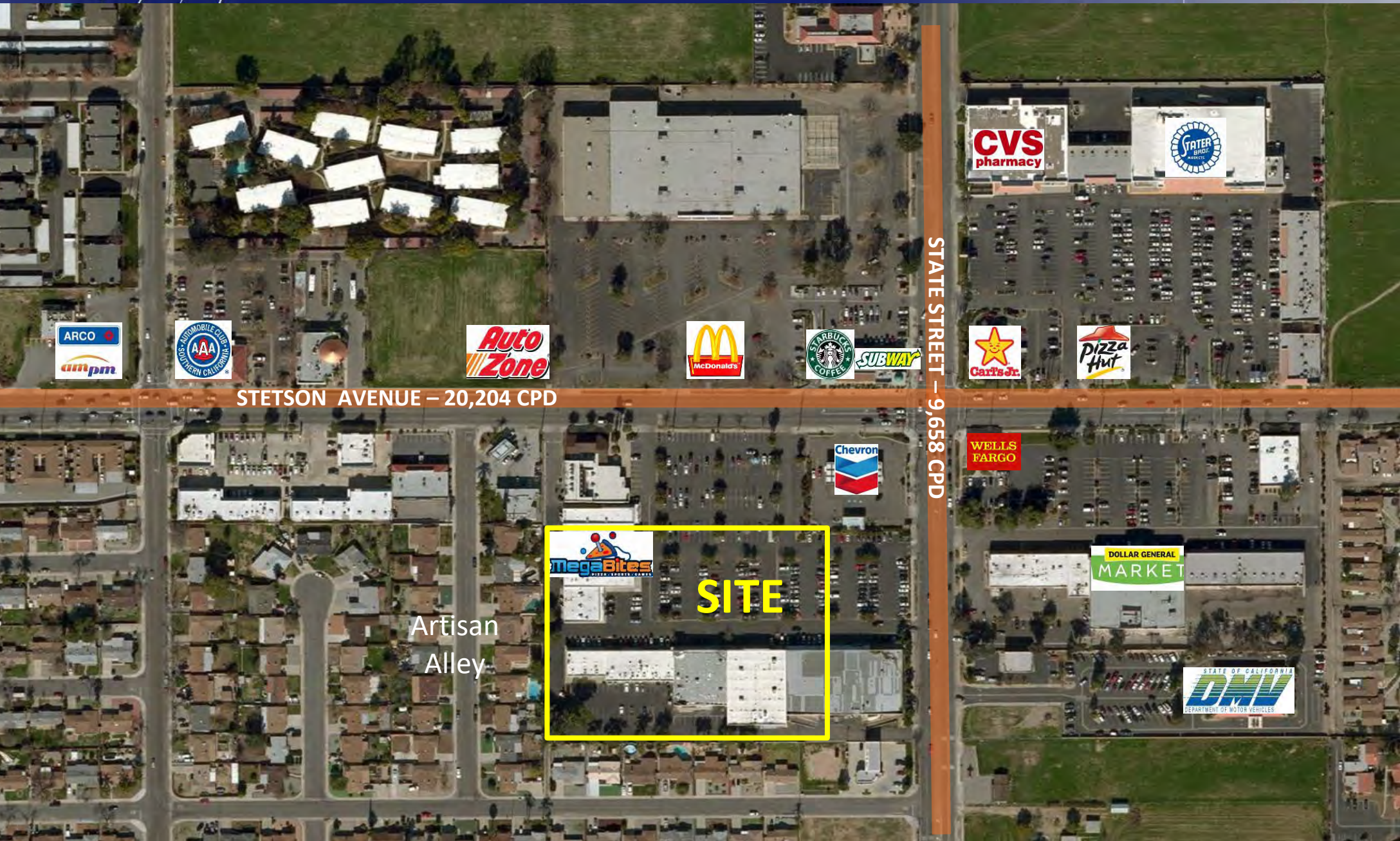
Demographics	1 mile	3 miles	5 miles
Population 2021:	17,383	92,536	160,560
Population 2026 (est.)	17,989	96,425	168,053
Daytime Employee Population:	14,816	87,465	144,595
2021 Average HH Income:	\$50,395	\$58,716	\$64,453

Traffic Counts	
Stetson Avenue	20,204 CPD
State Street	9,658 CPD

RETAIL FOR LEASE

DIAMOND VALLEY CENTER

1109-1287 South State Street | Hemet, CA



STETSON AVENUE - 20,204 CPD

STATE STREET - 9,658 CPD



SITE



Artisan Alley

RETAIL FOR LEASE | DIAMOND VALLEY CENTER

1109-1287 South State Street | Hemet, CA



INFORMATION FOR THE CITY OF HEMET

County	Riverside
Mayor	Malcolm Lilienthal
Incorporated	January 20, 1910
Website	www.hemetca.gov



2021 DEMOGRAPHICS

Total Population	86,733
No. of Households	31,977
No. of Families	20,314
Average Household Size	2.69
Median Age	39.9
Median HH Income	\$44,274
Per Capita Income	\$21,708
Median Net Worth	\$52,673

2021 EDUCATION

Bachelor's/Graduate/ Professional Degree	12%
Some College	36%
High School Degree	32%
No High School Diploma	20%

2021 EMPLOYMENT

White Collar	52%
Blue Collar	32%
Services	16%
Unemployment Rate	15.3%

Total Population

