



PAGE PLAZA

1133 & 1135 SOUTH SANDERSON AVENUE | HEMET, CA 92545

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562. Corporate ID# 01048055



PROPERTY HIGHLIGHTS

- JOIN: Walmart Supercenter, Buffalo Wild Wings, Bed Bath & Beyond, Juice It Up!, Game Stop, Dollar Tree, Rue 21, Go Wireless
- Strong Traffic Counts at Signalized Intersection
- Community Center at busy intersection

AVAILABILITY

Unit	Size
1133	2,561 SF
1135	2,448 SF

DEMOGRAPHICS

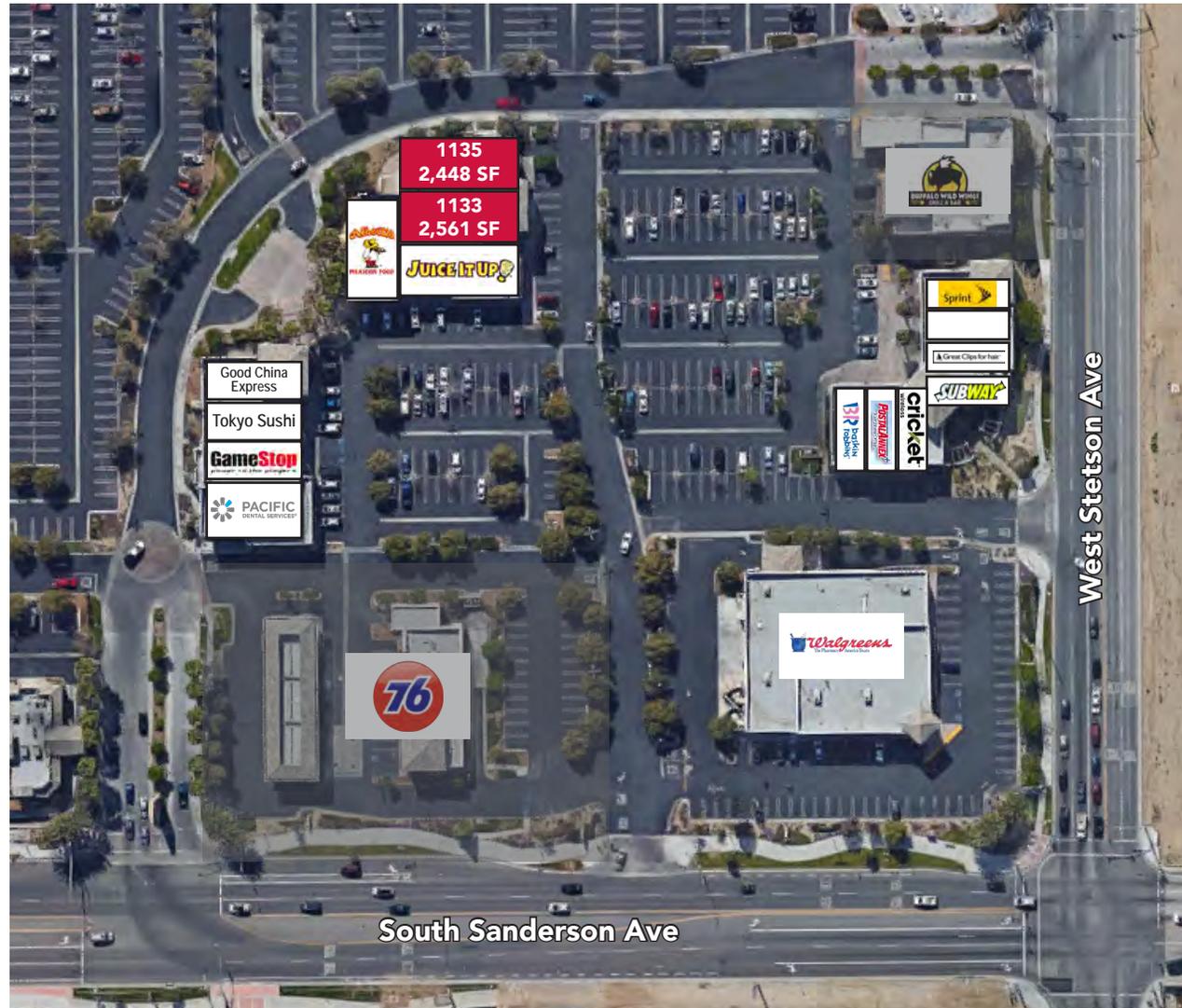
	1 mile	3 mile	5 mile
2017 Population	13,850	68,057	136,152
2022 Est. Population	14,798	74,108	147,904
Average HH Income	\$57,375	\$48,412	\$52,835

TRAFFIC COUNTS

28,000 CPD
South Sanderson Ave

26,000 CPD
West Stetson Ave

*Source: Regis Online



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**1135 S Sanderson Ave
Hemet, CA 92545**

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2017 Estimated Population	13,850	68,057	136,152
	2022 Projected Population	14,798	74,108	147,904
	2010 Census Population	12,988	62,222	124,949
	2000 Census Population	7,725	47,570	89,521
	Projected Annual Growth 2017 to 2022	1.4%	1.8%	1.7%
	Historical Annual Growth 2000 to 2017	4.7%	2.5%	3.1%
HOUSEHOLDS	2017 Median Age	41.3	41.9	37.8
	2017 Estimated Households	4,803	26,370	47,765
	2022 Projected Households	5,093	28,465	51,417
	2010 Census Households	4,499	24,071	43,662
	2000 Census Households	3,308	20,968	35,677
	Projected Annual Growth 2017 to 2022	1.2%	1.6%	1.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2017	2.7%	1.5%	2.0%
	2017 Estimated White	64.9%	64.7%	62.3%
	2017 Estimated Black or African American	7.9%	7.1%	6.9%
	2017 Estimated Asian or Pacific Islander	6.4%	4.4%	4.0%
	2017 Estimated American Indian or Native Alaskan	1.1%	1.4%	1.6%
	2017 Estimated Other Races	19.7%	22.4%	25.3%
INCOME	2017 Estimated Hispanic	33.8%	38.6%	43.4%
	2017 Estimated Average Household Income	\$57,375	\$48,412	\$52,835
	2017 Estimated Median Household Income	\$48,575	\$40,531	\$44,698
EDUCATION (AGE 25+)	2017 Estimated Per Capita Income	\$19,920	\$18,795	\$18,577
	2017 Estimated Elementary (Grade Level 0 to 8)	7.5%	8.7%	9.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	8.5%	11.9%	12.0%
	2017 Estimated High School Graduate	33.6%	34.4%	32.9%
	2017 Estimated Some College	31.4%	27.8%	26.6%
	2017 Estimated Associates Degree Only	4.9%	6.7%	7.2%
BUSINESS	2017 Estimated Bachelors Degree Only	9.5%	7.2%	7.7%
	2017 Estimated Graduate Degree	4.7%	3.4%	4.0%
	2017 Estimated Total Businesses	114	1,574	3,214
	2017 Estimated Total Employees	1,553	14,806	27,073
2017 Estimated Employee Population per Business	13.6	9.4	8.4	
2017 Estimated Residential Population per Business	121.4	43.2	42.4	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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