



HEMET VALLEY MALL

2200 WEST FLORIDA AVENUE, HEMET, CA 92545



SHOPPING CENTER
LEASING SERVICE

WWW.GOLDENRULERESOURCES.COM

FOR LEASE

City Highlights

Retail and restaurant activity is prospering with the recent additions of Bed Bath and Beyond, Chipotle, Crunch Fitness, Dollar General Market, Falla's, Family Dollar, Fitness 19, Panera Bread, Red Robin, Sprouts, WINCO, and 24 Hour Fitness. Target, Ross, Marshall's, and Hemet's Super Wal-Mart entice shoppers to neighborhood centers. Hemet enjoys over 350 days of sunshine per year with emphasis on the Heritage, Health & Harmony of its beautiful location is enhanced by the wonderful amenities and high quality of life for its residents, businesses, and visitors including:



FOR MORE INFORMATION:

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Heritage:

Ramona Pageant
 Maze Stone Hieroglyph
 Pastoral Agriculture
 Western Science Center featuring
 "Max" the Mastodon

Health:

Great Weather & Clean Air
 Regional Medical Center
 Upscale Senior Communities
 Jobs Center at the San Jacinto Valley
 Access to year' round sports and recreation
 Diamond Valley Lake

Harmony:

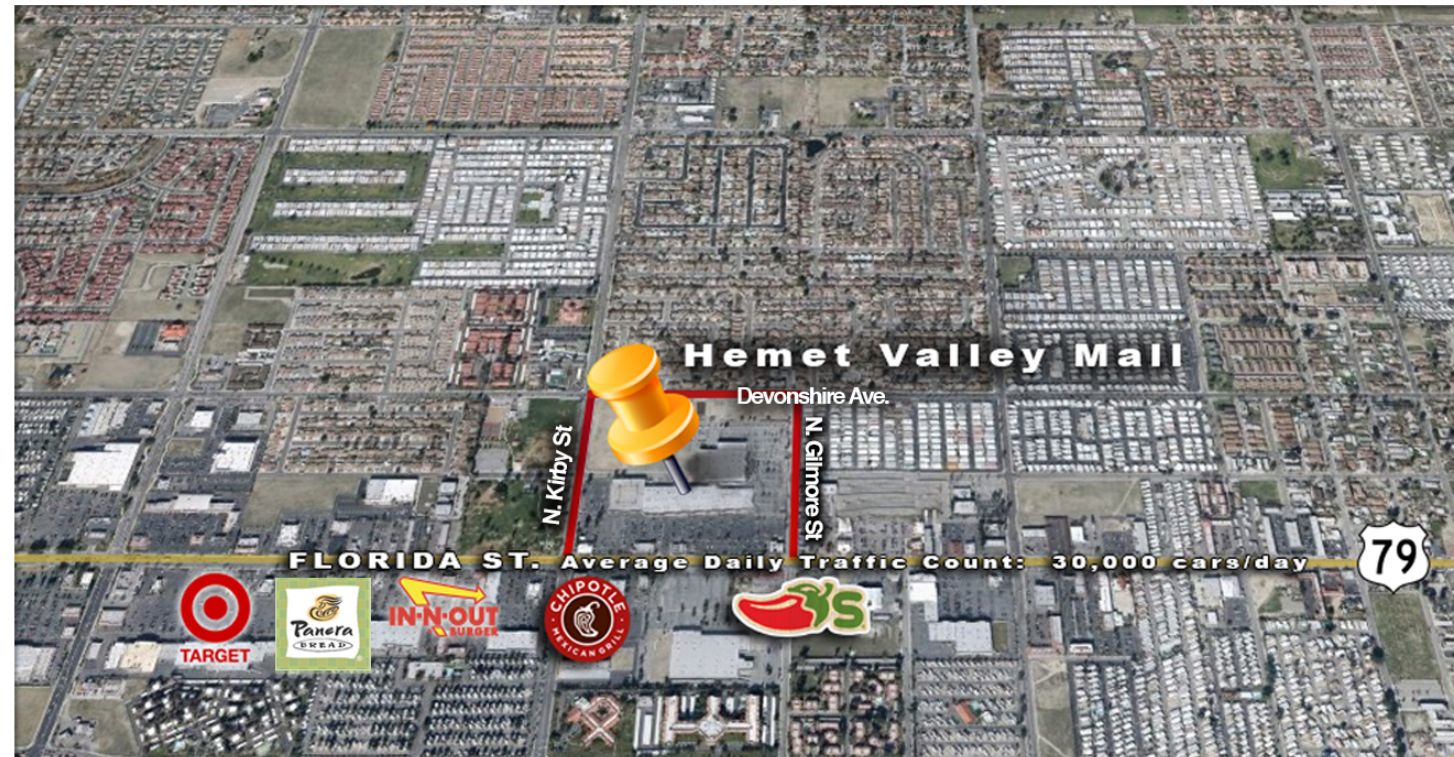
Good schools
 Clean Parks
 Community Events
 State of the Art Library
 Safe and Harmonious

THE REGIONAL MARKET:

Hemet is located in the beautiful San Jacinto Valley in Riverside County, 8 miles east of 1-215 on CA State Highway 74. We are just 80 miles east of Los Angeles, 15 miles south of 1-10, 70 miles north of San Diego, 40 miles west of Palm Springs and 40 miles from Ontario International Airport (ONT).

Within a ten mile radius, Hemet is the center of a vibrant and dynamic trade area of over 150,000 population in the San Jacinto Valley and is the hub of commerce, employment and recreation that draws shoppers, visitors, residents, students and employees from all four points on a compass. Hemet is also a community within one of the fastest growing regions in the nation, Riverside County.

The Hemet Auto Mall, from to Inland Chevrolet, Diamond Valley Honda, Gosh Ford, Hyundai and Toyota, expanded recently to now include Peddar Nissan and Hemet-Chrysler, Dodge, Jeep and RAM Truck, which both set sales records in their first year in Hemet.





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A 252,370 sq. ft. regional mall, anchored by J.C. Penney, Sears and Hobby Lobby, with an excellent mix of national, regional and local tenants.

DEMOGRAPHICS

Total Population:
82,286 1-Mile,
136,353 2-Mile
176,979 3-Mile

Average Household Income \$45,911
1-Mile
\$50,488 2-Mile
\$53,221 3-Mile

Estimated Median Family Income:
\$42,113

- 58% White
- 28% Hispanic
- 2% African American
- 12% Other

Population High School Graduate or Higher: 76.8%





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SITE SUMMARY

Building Area Existing:	251,902 SF
Parking Total:	1,312 spaces
Ratio:	5.2 spaces/1000

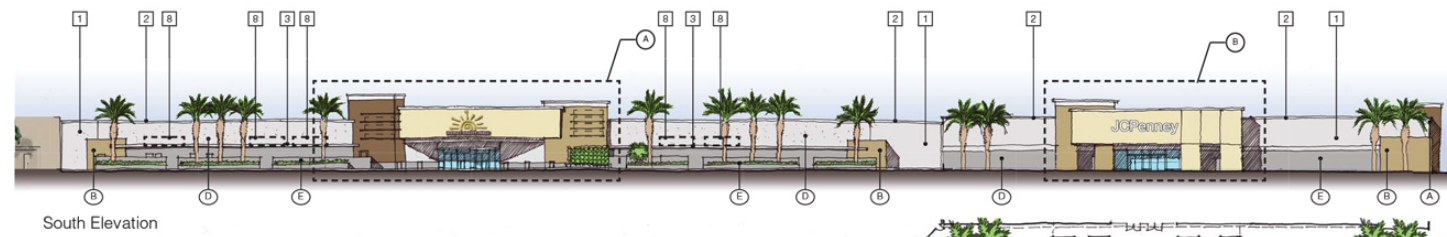
INTERIOR MALL TENANTS

- | | | |
|------------------|-------------------------|-----------------|
| | | Luxury Perfumes |
| | | |
| Mimi's Cell Zone | Quick Fix Fine Jewelers | Mimi's Silver |
| Men's Trendz | | |
| | Samurai Sushi | iPhone Repair |
| | | |
| | | |
| HOT TOPIC | Control Station | OH Nails |
| | Book Warehouse | |

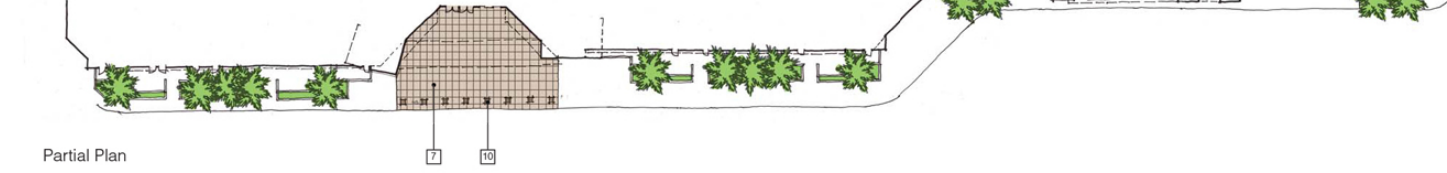
Proposed Multi-Million Dollar Renovation Pending Final Approval

Centrally located in the heart of the city's main street intersection.

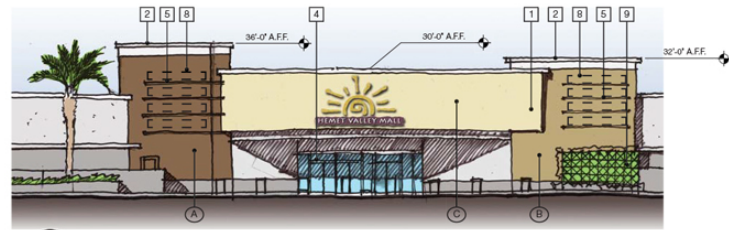
Anchored by Sear's, JC Penney's and Hobby Lobby along with other key national tenants such as Starbucks, Panda Express, Bath & Body Works, Chili's, Foot Locker to name a few.



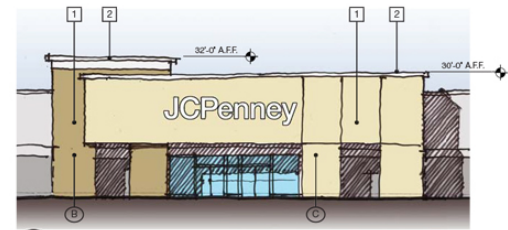
South Elevation



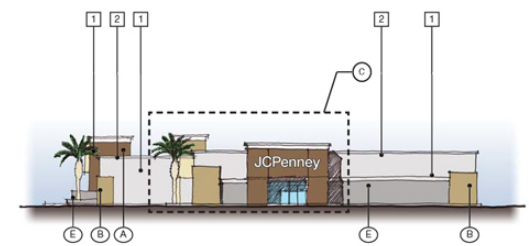
Partial Plan



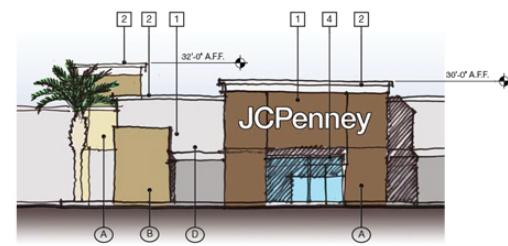
(A) Enlarged South Elevation of Mall Entry



(B) Enlarged South Elevation of JC Penney



East Elevation



(C) Enlarged East Elevation of JC Penney

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