

3470 E Florida Ave

3470 E Florida Ave, Hemet CA 92544



OFFERING MEMORANDUM

3470 E Florida Ave

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01

Executive Summary

Investment Summary

Location Summary

3470 E FLORIDA AVE

OFFERING SUMMARY

ADDRESS	3470 E Florida Ave Hemet CA 92544
BUILDING SF	3,111 SF
YEAR BUILT	1990
APN	438-150-045

FINANCIAL SUMMARY

OFFERING PRICE	\$1,397,700
PRICE PSF	\$449.28

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	13,656	93,945	157,567
2019 Median HH Income	\$48,208	\$40,350	\$42,180
2019 Average HH Income	\$65,720	\$59,772	\$61,134



Investment Summary

- INVESTMENT HIGHLIGHTS
 - SERF SERVE COIN-OP CAR WASH + REAL ESTATE
 - MAJOR CA - HWY 74
 - 8 BAYS - REMOLDED IN 2018



3470 E FLORIDA AVE

02 Property Description

Property Features

Aerial Map

Parcel Map

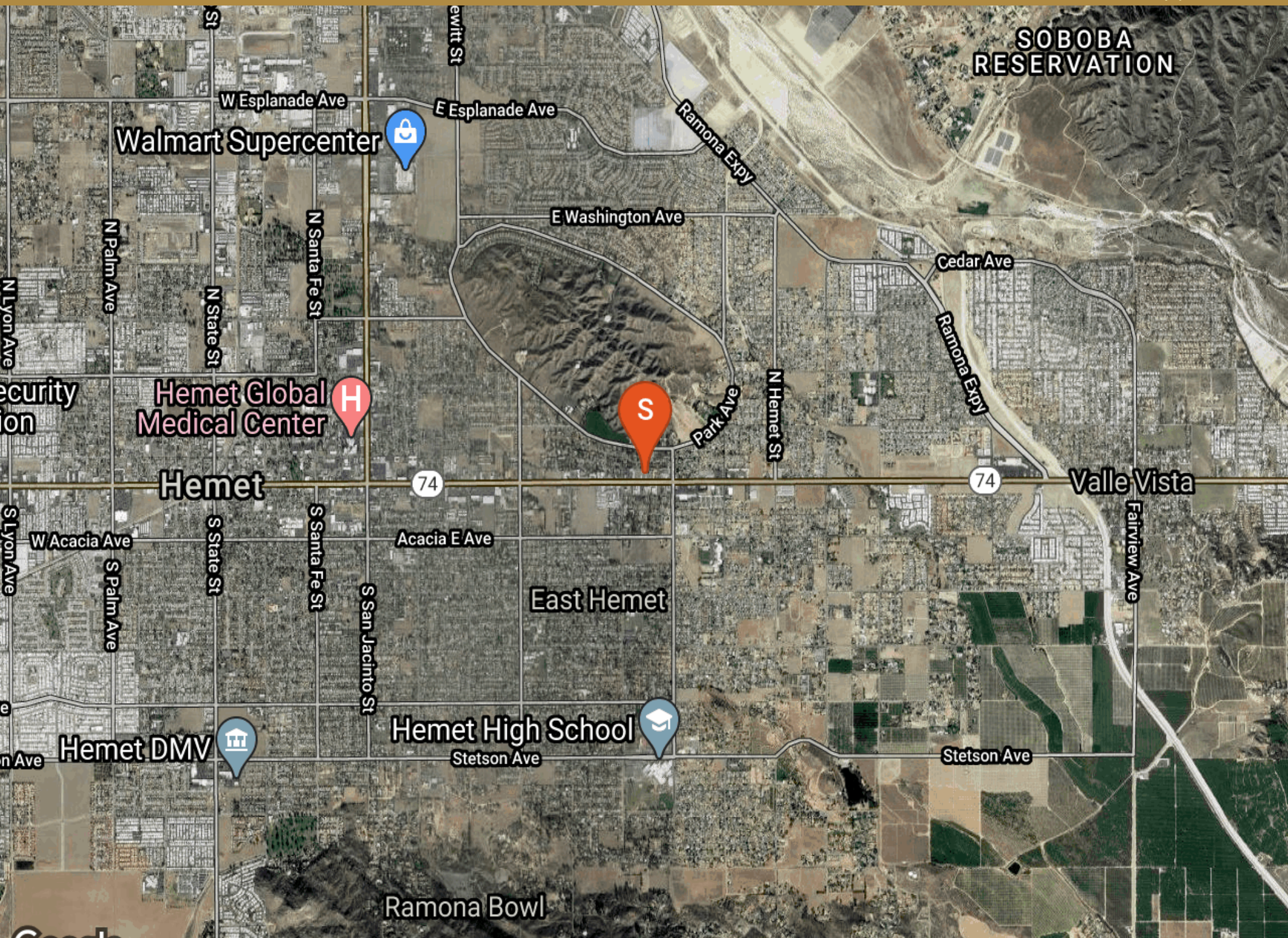
Additional Maps

Pictures with Captions



PROPERTY FEATURES	
BUILDING SF	3,111
LAND ACRES	0.69 AC
YEAR BUILT	1990
BUILDING CLASS	B
LOT DIMENSION	0.69 AC
PARKING RATIO	3.65/1,000 SF



















03

Demographics

Demographic Details

Demographic Charts

3470 E FLORIDA AVE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,825	72,818	111,714
2010 Population	12,807	87,394	144,345
2019 Population	13,656	93,945	157,567
2024 Population	14,150	97,671	164,636
2019 African American	813	5,371	9,629
2019 American Indian	292	2,146	3,224
2019 Asian	248	1,954	4,378
2019 Hispanic	6,250	45,742	73,799
2019 Other Race	2,684	20,949	33,607
2019 White	8,733	57,623	96,776
2019 Multiracial	863	5,637	9,420
2019-2024: Population: Growth Rate	3.55 %	3.90 %	4.40 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	646	5,253	8,321
\$15,000-\$24,999	565	4,704	7,955
\$25,000-\$34,999	413	3,777	6,319
\$35,000-\$49,999	615	4,769	7,989
\$50,000-\$74,999	760	5,027	9,250
\$75,000-\$99,999	529	2,922	5,312
\$100,000-\$149,999	532	3,118	5,352
\$150,000-\$199,999	157	1,170	2,089
\$200,000 or greater	149	889	1,542
Median HH Income	\$48,208	\$40,350	\$42,180
Average HH Income	\$65,720	\$59,772	\$61,134

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,353	30,263	49,939
2010 Total Households	4,159	29,998	50,992
2019 Total Households	4,367	31,630	54,129
2024 Total Households	4,491	32,637	56,025
2019 Average Household Size	3.11	2.95	2.89
2000 Owner Occupied Housing	2,449	17,810	30,253
2000 Renter Occupied Housing	1,658	9,539	13,848
2019 Owner Occupied Housing	2,443	19,335	34,726
2019 Renter Occupied Housing	1,924	12,295	19,403
2019 Vacant Housing	487	3,650	6,937
2019 Total Housing	4,854	35,280	61,066
2024 Owner Occupied Housing	2,533	20,194	36,301
2024 Renter Occupied Housing	1,958	12,442	19,724
2024 Vacant Housing	529	3,957	7,497
2024 Total Housing	5,020	36,594	63,522
2019-2024: Households: Growth Rate	2.80 %	3.15 %	3.45 %



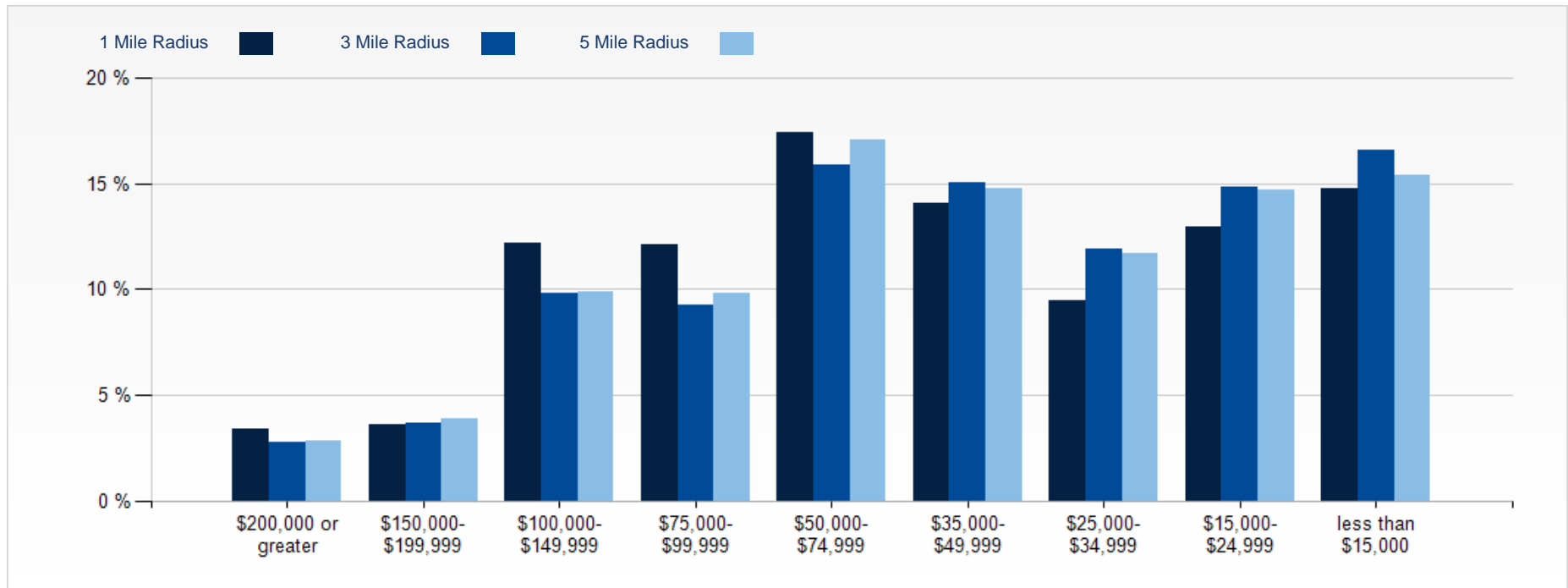
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	964	6,201	10,176
2019 Population Age 35-39	873	5,452	8,901
2019 Population Age 40-44	734	4,900	8,064
2019 Population Age 45-49	732	4,854	7,959
2019 Population Age 50-54	741	5,085	8,373
2019 Population Age 55-59	806	5,598	9,168
2019 Population Age 60-64	719	5,185	8,720
2019 Population Age 65-69	546	4,682	8,190
2019 Population Age 70-74	448	3,916	7,344
2019 Population Age 75-79	283	2,867	5,506
2019 Population Age 80-84	206	2,083	4,197
2019 Population Age 85+	256	2,418	5,278
2019 Population Age 18+	9,994	69,929	118,714
2019 Median Age	33	35	37

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,153	\$50,116	\$54,076
Average Household Income 25-34	\$64,916	\$64,279	\$67,387
Median Household Income 35-44	\$54,463	\$49,326	\$54,199
Average Household Income 35-44	\$74,349	\$70,451	\$74,921
Median Household Income 45-54	\$56,914	\$52,370	\$56,273
Average Household Income 45-54	\$78,882	\$73,640	\$77,228
Median Household Income 55-64	\$53,721	\$44,943	\$46,528
Average Household Income 55-64	\$65,330	\$62,483	\$63,483
Median Household Income 65-74	\$42,394	\$34,843	\$35,726
Average Household Income 65-74	\$59,817	\$51,341	\$52,504
Average Household Income 75+	\$46,636	\$39,485	\$40,543

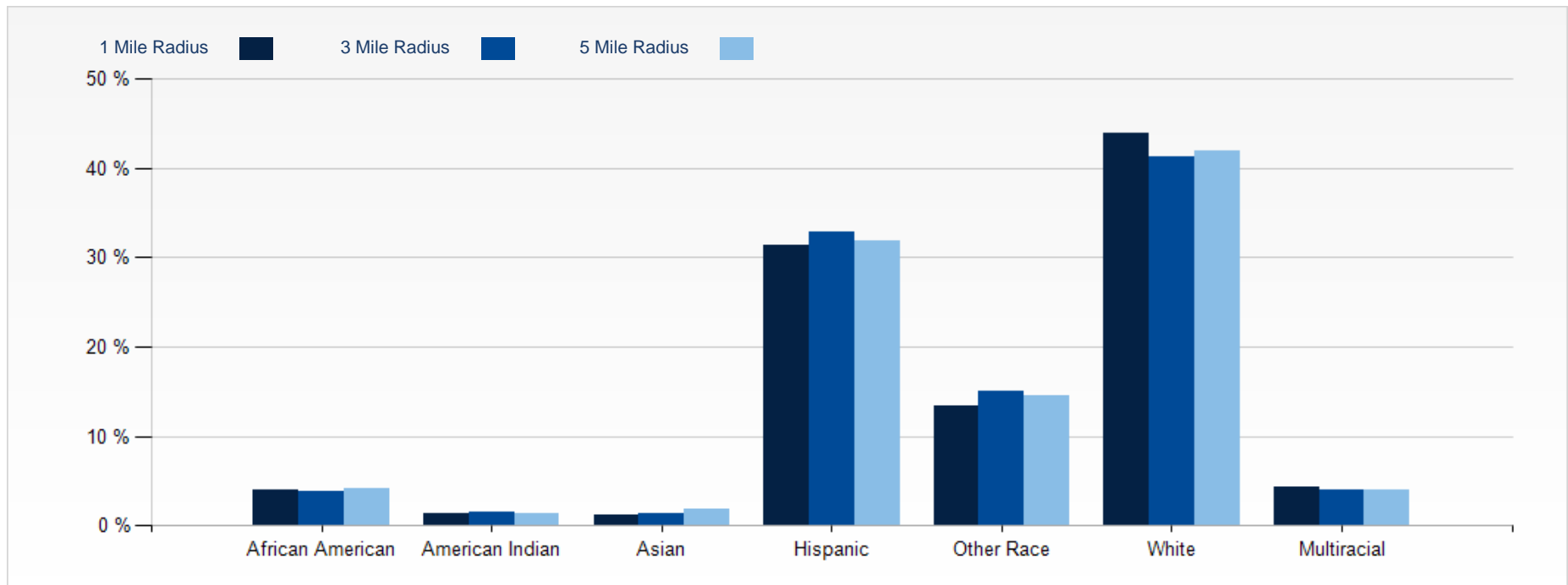
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,183	7,628	12,797
2024 Population Age 35-39	976	6,295	10,491
2024 Population Age 40-44	876	5,524	8,913
2024 Population Age 45-49	725	4,840	7,992
2024 Population Age 50-54	709	4,808	7,848
2024 Population Age 55-59	710	5,116	8,430
2024 Population Age 60-64	713	5,415	9,168
2024 Population Age 65-69	648	5,122	8,938
2024 Population Age 70-74	475	4,424	8,032
2024 Population Age 75-79	368	3,542	6,854
2024 Population Age 80-84	218	2,351	4,696
2024 Population Age 85+	231	2,345	5,184
2024 Population Age 18+	10,329	72,765	123,948
2024 Median Age	33	36	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,631	\$53,599	\$58,054
Average Household Income 25-34	\$71,330	\$70,582	\$74,576
Median Household Income 35-44	\$60,724	\$54,158	\$59,556
Average Household Income 35-44	\$84,040	\$78,159	\$83,255
Median Household Income 45-54	\$62,396	\$55,775	\$60,215
Average Household Income 45-54	\$87,835	\$80,552	\$84,866
Median Household Income 55-64	\$57,166	\$49,882	\$51,388
Average Household Income 55-64	\$72,836	\$69,381	\$71,041
Median Household Income 65-74	\$46,700	\$37,554	\$38,992
Average Household Income 65-74	\$67,782	\$57,774	\$59,565
Average Household Income 75+	\$53,201	\$44,323	\$45,805

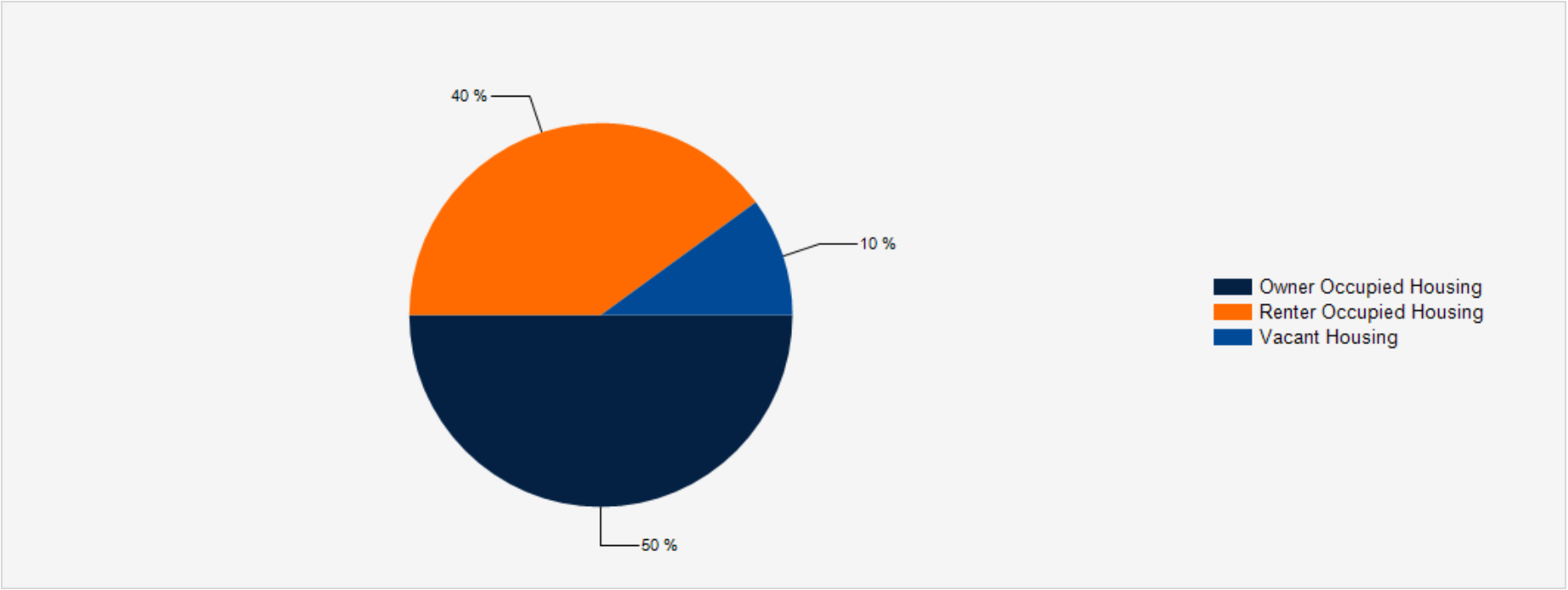
2019 Household Income



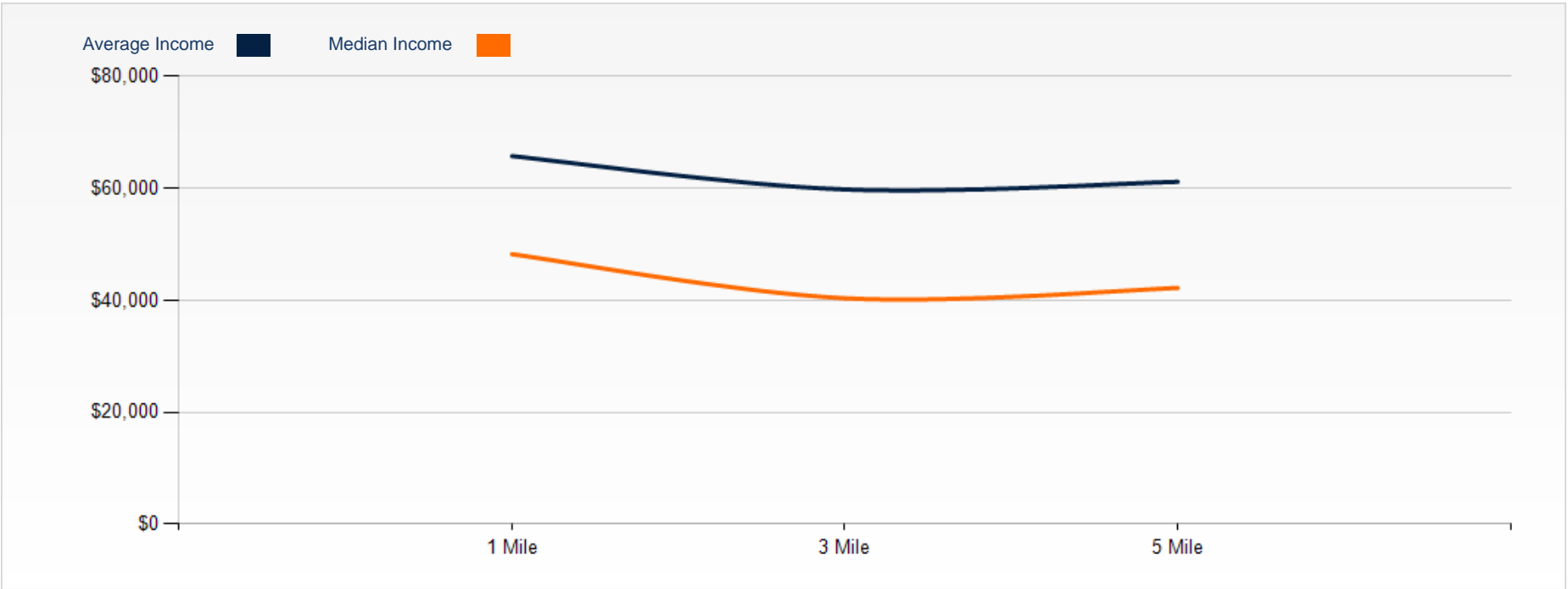
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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