

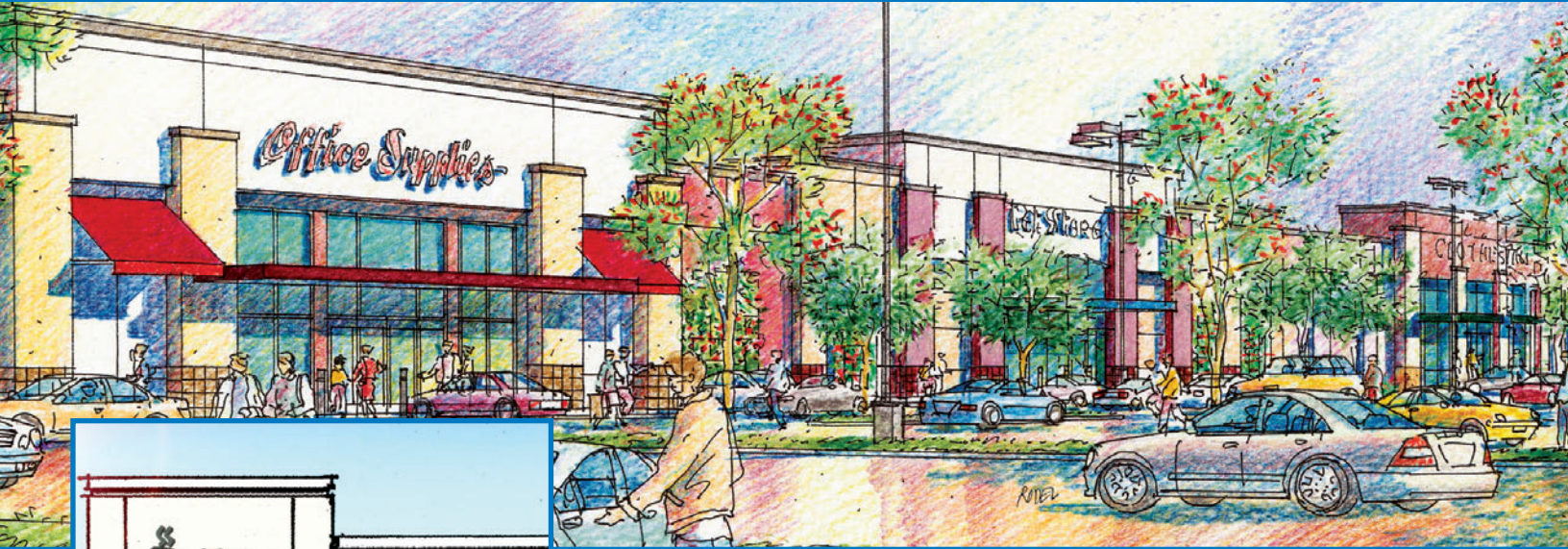


WESTRUST

Los Angeles • San Francisco • Irvine

HEMET VILLAGE

SEC Florida Avenue (HWY 74) and Sanderson Avenue, Hemet, CA



PROPERTY FEATURES

- A new 88,000 square foot promotional center featuring Marshalls, PetSmart and Office Depot.
- Hemet Village is located at the intersection of Florida Avenue and Sanderson Avenue, the main retail intersection in the trade area.
- Hemet is one of the fastest growing areas in Riverside County for young families. More than 14,000 new homes are being developed in the trade area.
- The trade area draws over 137,000 people and generates \$1.7 billion dollars in retail sales.
- The center will consist of 73,140 square feet of anchor space, 10,800 square feet of pad space and 4,100 square feet of in-line space.
- Available for immediate occupancy.
- 4/1,000 parking ratio

TRAFFIC COUNTS

Florida Ave. (HWY 74)
56,000 cars per day

Sanderson Ave.
39,740 cars per day

TRADE AREA DEMOGRAPHICS

	2006	2009*
Population	152,735	160,835
Avg. Household Income	\$45,654	\$47,951
No. of Households	58,806	64,220

*Projected

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TENANT LEGEND

Signed Leases

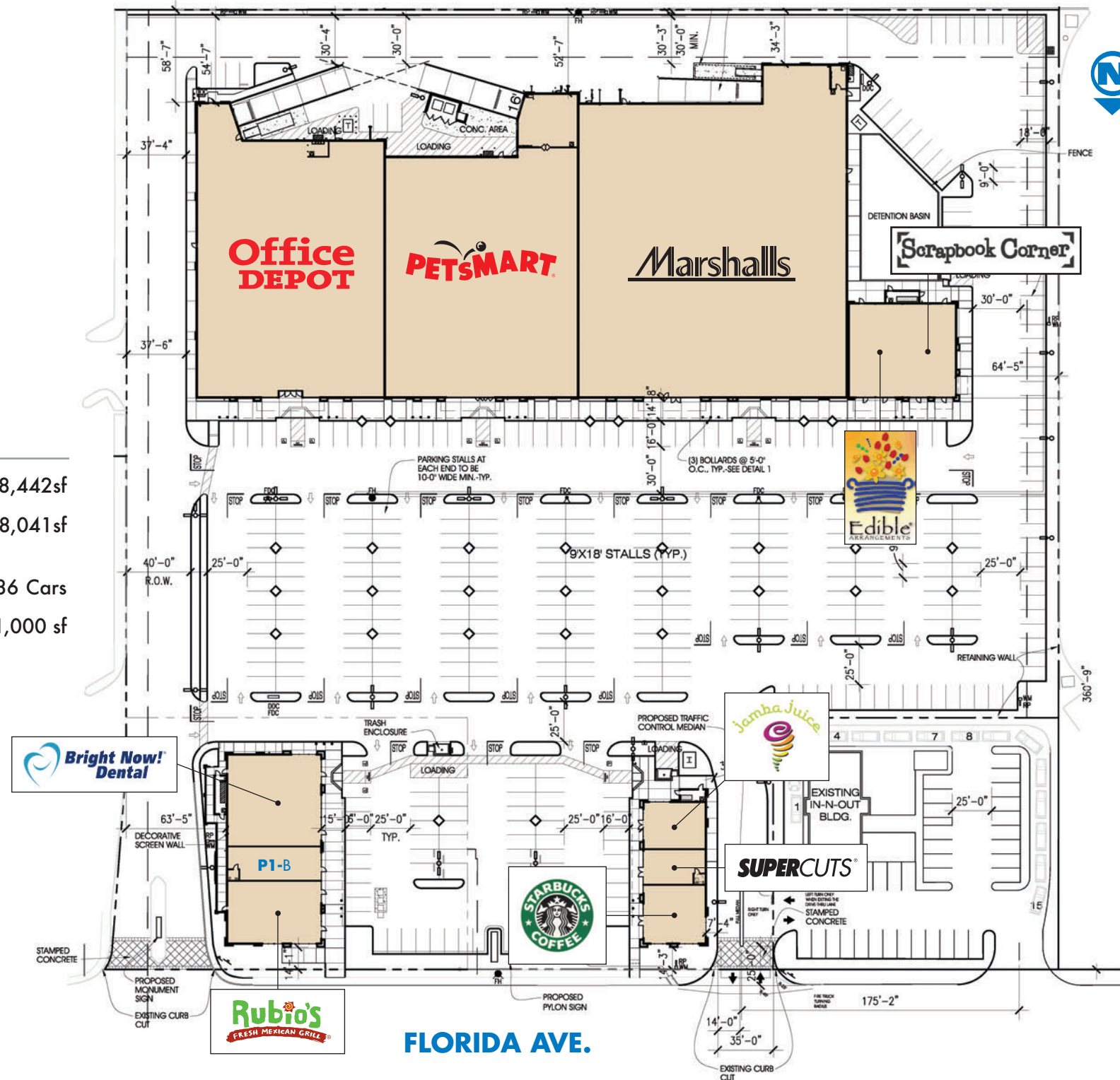
TENANT	SIZE (sf)	SPACE #	USE
Office Depot	20,000	M1	Office Supplies
PetSmart	20,140	M2	Pet Supplies
Marshalls	33,000	M3	Apparel
Rubio's	2,400	P-1A	Mexican QSR
Creative Nails	1,300	P-1B	Nail Salon
Bright Now! Dental	3,500	P-1C	Dental
Supercuts	900	P-2B	Haircut Salon
Starbucks	1,500	P-2C	Coffee House
Jamba Juice	1,200	P-2A	Juice/Smoothies
Edible Arrangements	1,400	S-1A	Gifts
Scrapbook Corner	2,600	S-1C, S-1D	Crafts

TOTAL: 87,940 sf

 Retail

SUMMARY

SITE AREA	328,442sf
BUILDING COVERAGE	88,041sf
TOTAL PARKING PROVIDED	386 Cars
PARKING RATIO	4.38 Cars/1,000 sf



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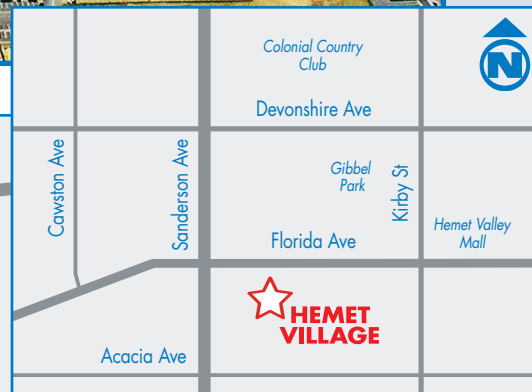


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For leasing information at Hemet Village contact:

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