

Diamond Valley Center

1105 S. State Street, Hemet, CA 92543

- 3,071± SF Endcap Position
 - Asking Lease Rate: \$1.15 PSF NNN (NNN Estimated at \$0.40-\$0.45)
- 1,355± SF Former Hair Salon
 - Asking Lease Rate: \$1.15 PSF NNN (NNN Estimated at \$0.40-\$0.45)
- 606-900± SF Office Space
 - Asking Lease Rate: \$1.00 PSF MG
- Immediate Occupancy
- Monument Signage Available



Nearby Tenants:



Demographics

Source: CoStar 2018	1 mile	3 mile	5 mile
2017 Population (Estimated)	18,138	90,520	160,091
2022 Population (Projected)	19,269	95,994	169,745
Daytime Employee Population	2,131	22,548	30,108
Average Household Income	\$40,007	\$47,297	\$53,947

Traffic Counts

Source: CoStar 2017	ADT
Stetson Avenue West of State Street	20,204
State Street South of Stetson Avenue	9,658



EXCLUSIVELY LISTED BY:

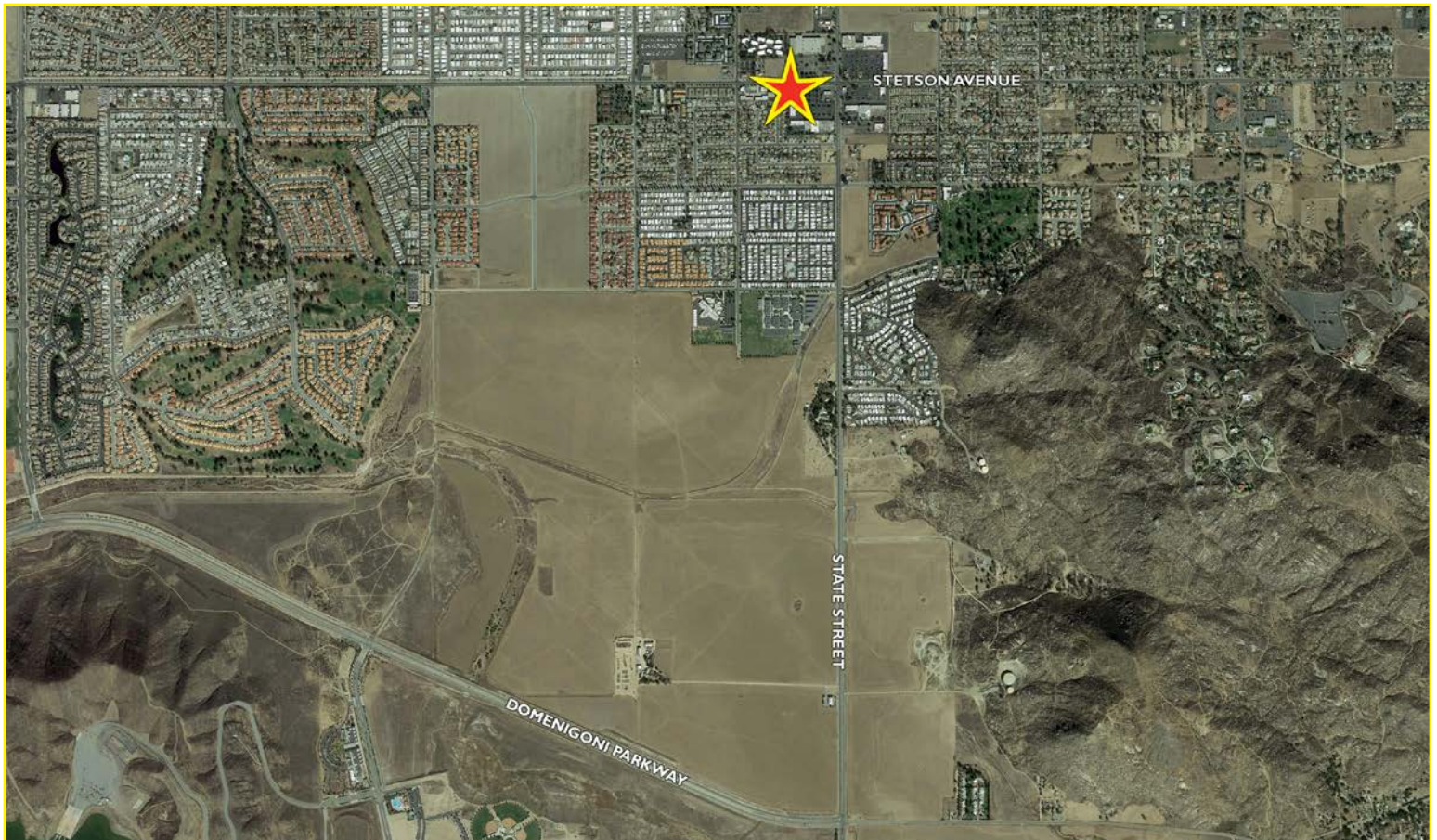
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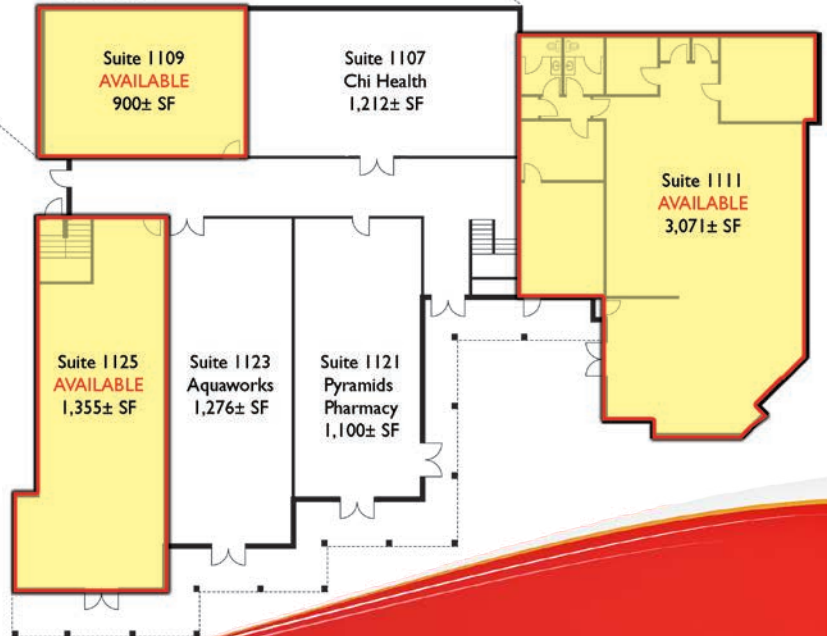
FOR LEASE: DIAMOND VALLEY CENTER



2nd Floor



1st Floor



SUITE	TENANT	SF	RENT
1107	Chi Health	1,212	----
1109	AVAILABLE	900	\$1.00 MG
1111	AVAILABLE	3,071	\$1.15 NNN
1113	Beeline Pest Control	606	----
1117	AVAILABLE	606	\$1.00 MG
1119	Right at Home	918	----
1121	Pyramids Pharmacy	1,100	----
1123	Aquaworks	1,276	----
1125	AVAILABLE	1,355	\$1.15 NNN

The above information, while not guaranteed, has been secured from sources we believe to be reliable.