

FOR LEASE

LATHAM PROFESSIONAL BUILDING

1000 E. LATHAM AVENUE | HEMET, CA



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OFFERING SUMMARY

LEASE RATE:	\$1.50 PSF
LEASE TYPE:	Modified Gross
BUILDING SIZE:	±9,584 SF
AVAILABLE SF:	±1,307
ZONING:	Office Professional (OP)
MARKET:	Inland Empire
SUBMARKET:	West Riverside County

LOCATION OVERVIEW

Latham Professional Building is located in Hemet, CA in the heart of the city’s medical district. The property has a diverse medical tenant mix and is directly adjacent to Hemet Global Medical Center, Hemet’s 327-bed acute care hospital. Latham Professional is also in close proximity to major thoroughfares like Florida Ave. and San Jacinto St. as well as several major retail centers.

PROPERTY HIGHLIGHTS

- Move-in ready medical office suite for lease
- Diverse medical tenant mix
- Attractive lease rates
- Directly adjacent to Hemet Global Medical Center
- Monument signage available on Latham Avenue
- Close proximity to Florida Avenue retail corridor

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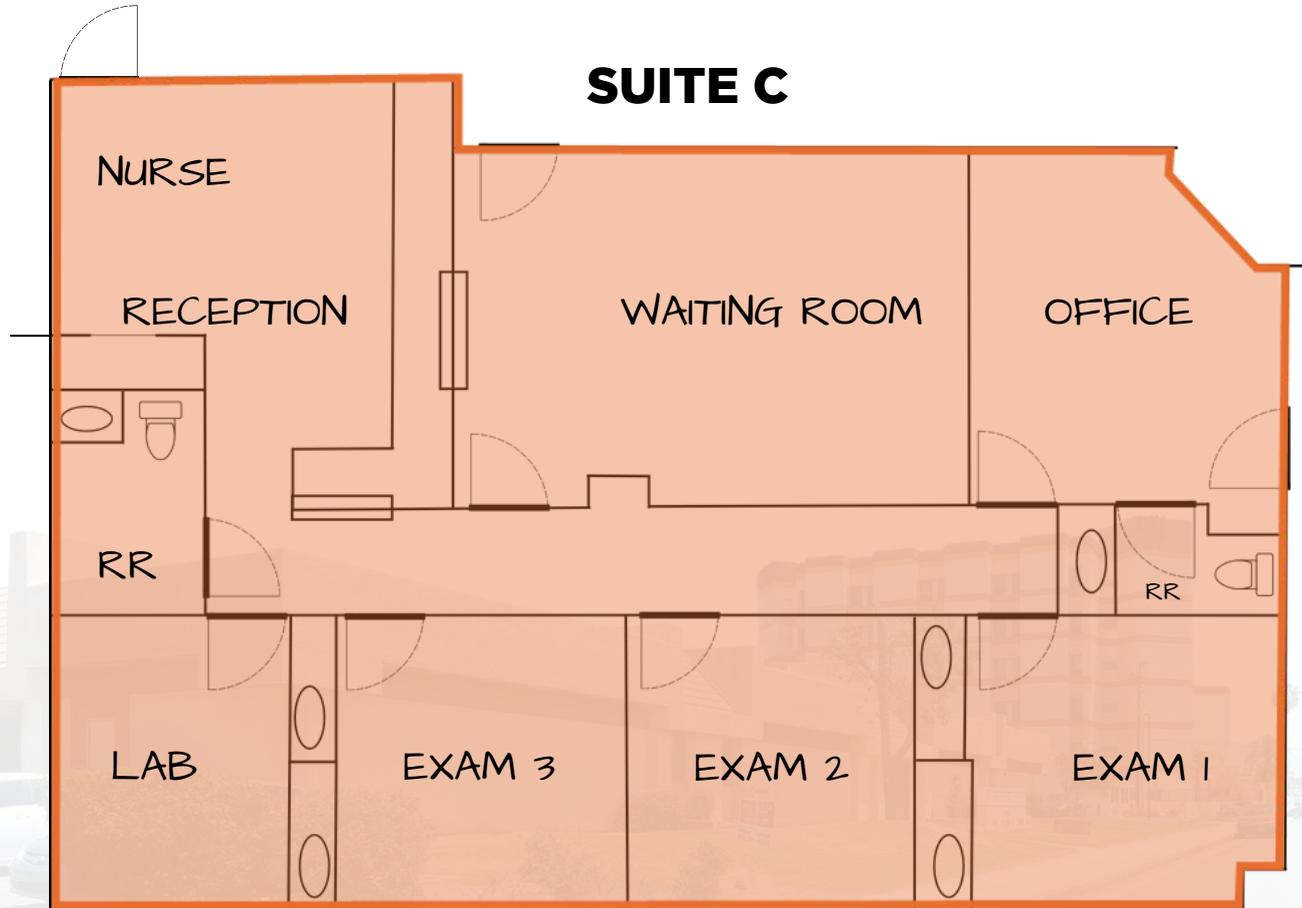
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FLOOR PLAN - SUITES C & D

LATHAM PROFESSIONAL BUILDING | 1000 E. Latham Ave. Hemet, CA 92543

SUITE	AVAILABILITY	SF
C	9.1.24	±1,307

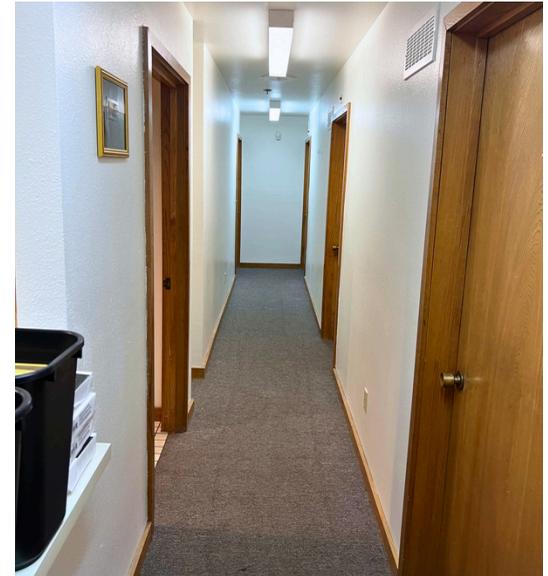


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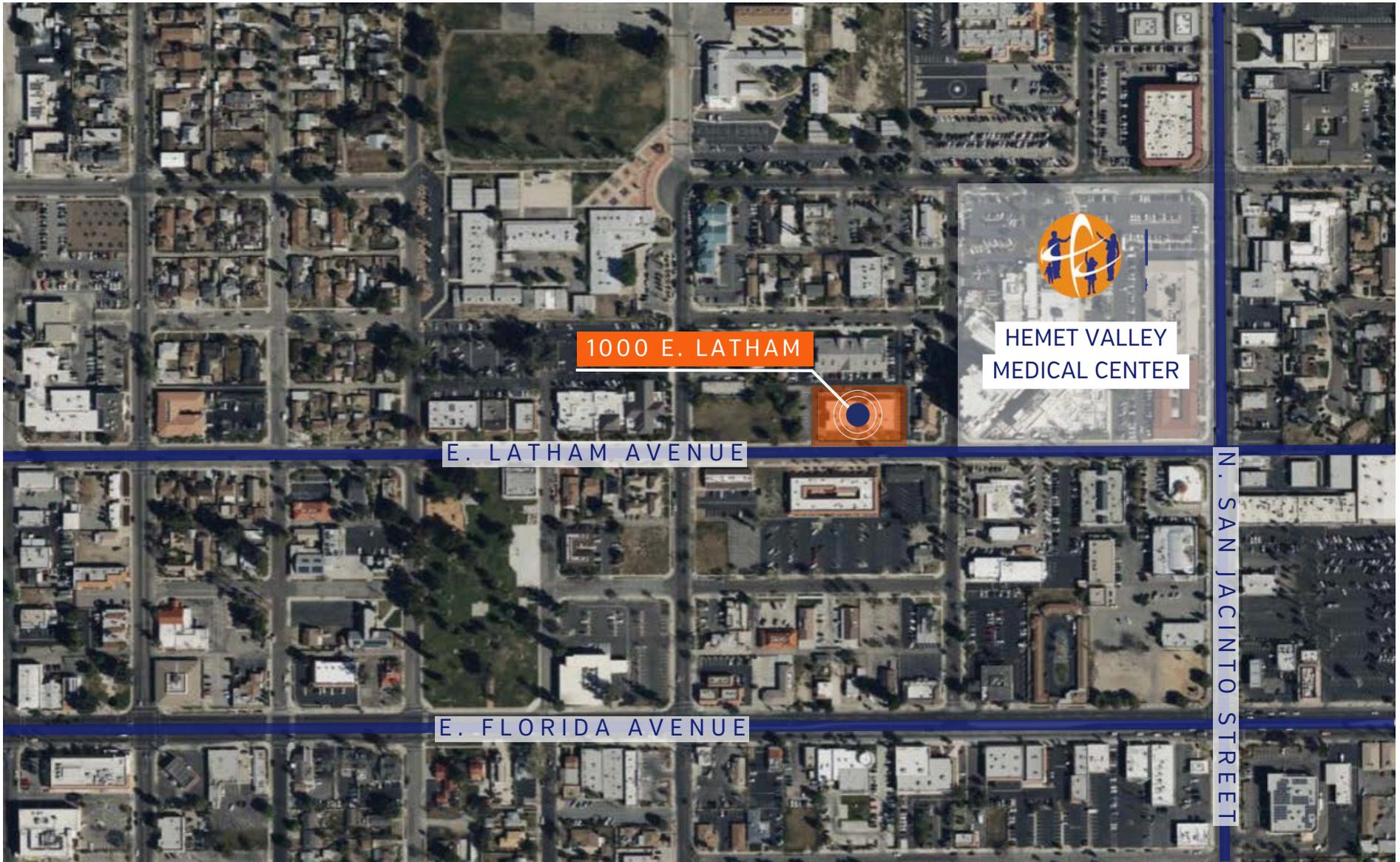


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DEMOGRAPHICS

LATHAM PROFESSIONAL BUILDING | 1000 E. Latham Ave. Hemet, CA 92543



-  **State** California
-  **County** Riverside
-  **Mayor** Joe Males
-  **Website** hemetca.gov

POPULATION

Source: ESRI



125,902
POPULATION



37.4
MEDIAN AGE



42,524
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



42.5%
WHITE COLLAR



33.4%
BLUE COLLAR



24.1%
SERVICES



± 46,565
EMPLOYED CIVILIANS

EDUCATION



34%
HIGH SCHOOL
GRADUATE



32%
SOME COLLEGE



14%
BACHELORS/GRAD/
PROF DEGREE

INCOME



20.8%
>\$100,000
ANNUAL INCOME



50.1%
>\$50,000
ANNUAL INCOME



\$80,566
MEDIAN NET
WORTH

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