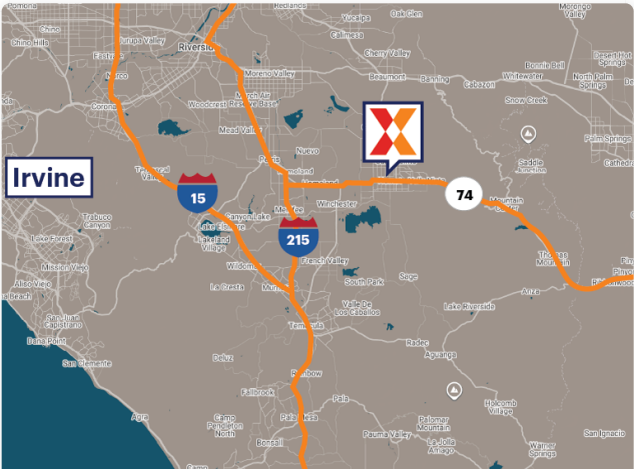


# Village West Shopping Center

2995-3223 West Florida Avenue | Hemet, CA 92545

Riverside County   Riverside-San Bernardino-Ontario, CA   198,877 Sq Ft

33.7468, -117.0032



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 13,830   | 95,624   | 169,404  |
| Daytime Pop. | 17,317   | 86,128   | 156,942  |
| Households   | 5,751    | 33,863   | 55,861   |
| Income       | \$78,362 | \$85,513 | \$91,339 |

Source: Synergos Technologies, Inc. 2024

Anchored by local-favorite Stater Bros. supermarket, this community shopping center includes a strong roster of national tenants, including Old Navy, Ross Dress for Less, Five Below, Dutch Bros., Panera Bread and Bath & Body Works, among others

Located in central Riverside County, population growth in the trade area exceeds the U.S. average by +80% within 3 miles

This highly trafficked center draws an estimated 4.9M annual visits (Placer.ai 2025), with traffic up +20% over 2024

Village West Shopping Center has excellent visibility from over 41K vehicles/day on West Florida Avenue and an additional 33K vehicles/day on Sanderson Avenue

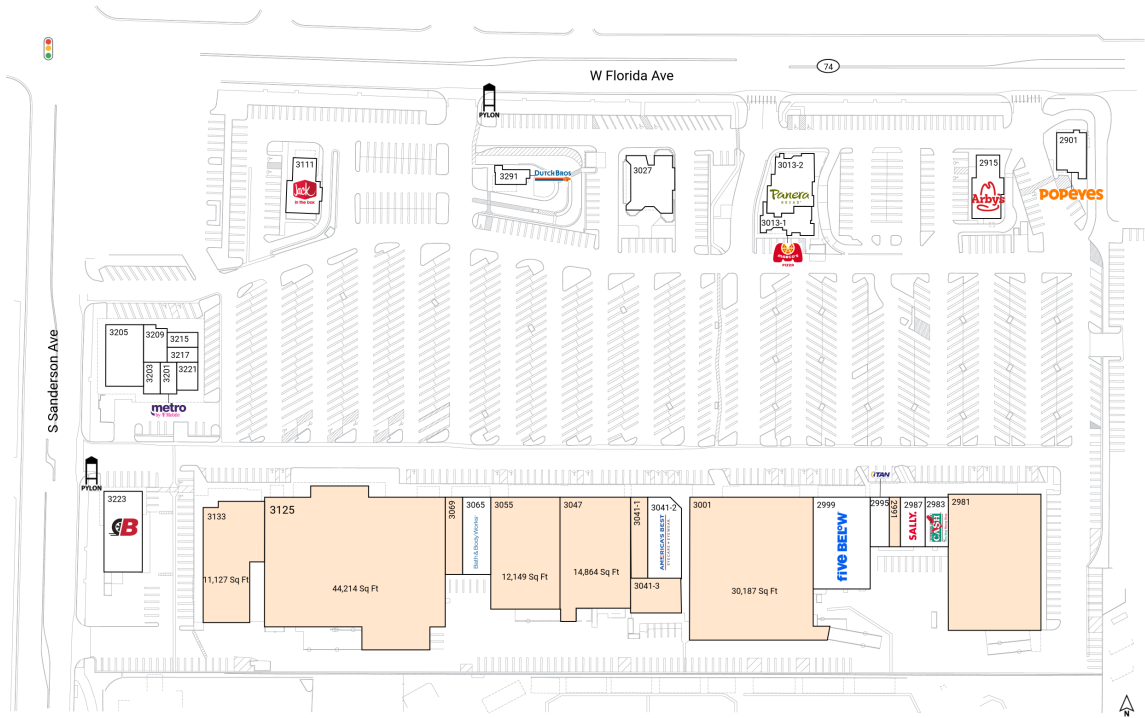


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## Available Spaces

|        |              |      |              |
|--------|--------------|------|--------------|
| 2981   | 21,398 Sq Ft | 3047 | 14,864 Sq Ft |
| 2991   | 0 Sq Ft      | 3055 | 12,149 Sq Ft |
| 3001   | 30,187 Sq Ft | 3069 | 2,000 Sq Ft  |
| 3041-1 | 2,334 Sq Ft  | 3125 | 44,214 Sq Ft |
| 3041-3 | 3,000 Sq Ft  | 3133 | 11,127 Sq Ft |

## Current Tenants

Space size listed in square feet

|        |                                      |       |
|--------|--------------------------------------|-------|
| 2901   | Popeyes Louisiana Kitchen            | 2,150 |
| 2915   | Arby's                               | 3,000 |
| 2983   | Check Into Cash                      | 1,950 |
| 2987   | Sally Beauty Supply                  | 1,950 |
| 2995   | Itan Sun Spray Spa                   | 1,602 |
| 2999   | Five Below                           | 8,867 |
| 3013-1 | Marco's Pizza                        | 1,800 |
| 3013-2 | Panera Bread                         | 4,200 |
| 3027   | West Coast Dental                    | 3,500 |
| 3041-2 | America's Best Contacts & Eyeglasses | 4,684 |
| 3065   | Bath & Body Works                    | 4,000 |
| 3111   | Jack in the Box                      | 3,100 |
| 3201   | Metro by T-Mobile                    | 1,000 |
| 3203   | Garmento Cleaners                    | 901   |
| 3205   | K-Town BBQ                           | 4,007 |
| 3209   | Tea Be Honest                        | 1,268 |
| 3215   | Hollywood Nails                      | 700   |
| 3217   | The Brow Studio                      | 700   |
| 3221   | Cig Zone                             | 1,110 |
| 3223   | Big Brand Tire & Service             | 5,250 |
| 3291   | Dutch Bros Coffee                    | 875   |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1793

