

FOR SALE

Moreno Valley Mall Pad Site

22500 Town Circle | Moreno Valley, CA 92533



1 Acre Pad Site Available



Property Highlights

- Outparcel to Mall exceeding 1 million square foot of GLA, one of the major retail and entertainment destinations in Riverside County
- City of Moreno Valley recently ranked as one of the fastest growing cities in the national (with population of 100,000 or more)
- Located within the Major Retail Core of Moreno Valley and Riverside County
- Rapidly growing area with major job creation and over 20 million SF of planned development in the City of Moreno Valley
- Close proximity to I-215 and Highway 60 creates for convenient regional pull
- Caters to a Trade Area population of approximately 400,000 people

SRS REAL ESTATE PARTNERS

610 Newport Center Drive, Suite 400, Newport Beach, CA 92660

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Demographics

EST. 2016	1 MILE	3 MILE	5 MILE
Population	22,049	113,496	238,675
Average Household Income	\$59,774	\$65,114	\$75,783
Daytime Population	6,805	32,481	51,726

TRAFFIC COUNT

Frederick Street	approx. 24,200 cars per day
Towngate Boulevard	approx. 8,100 cars per day

Source: Esri 2016

Contact

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