

For Lease

23031 Sunnymead Blvd, Moreno Valley, CA 92553



Property Highlights

- Strategically located at the on/off ramp to the 60 Freeway
- High traffic intersection at the SEC Frederick Street/Sunnymead Boulevard with average daily traffic of approximately 45,000 cars along Frederick and 19,000 cars along Sunnymead
- Premier retail intersection which includes TJ Maxx/Home Goods, Ross, Dress For Less, Burlington Coat Factory, Regency Theatres, Planet Fitness, BevMo!, Ulta, Dollar Tree, Starbucks, Chipotle, Carl's Jr., BJ's Restaurant & Brewhouse, and many more
- Join Little Caesars and 7 Eleven
- Freeway pylon signage available
- Last available space (1,400 sq.ft)

Demographic Highlights

2017 Estimates	1-Mile	2-Mile	3-Mile
Population	26,288	129,541	240,737
Avg. HH Income	\$58,502	\$66,659	\$76,081

For more information, contact:

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RETAIL ADVISORS

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Argent Retail Advisors.

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Highly Visible from the 60 Freeway



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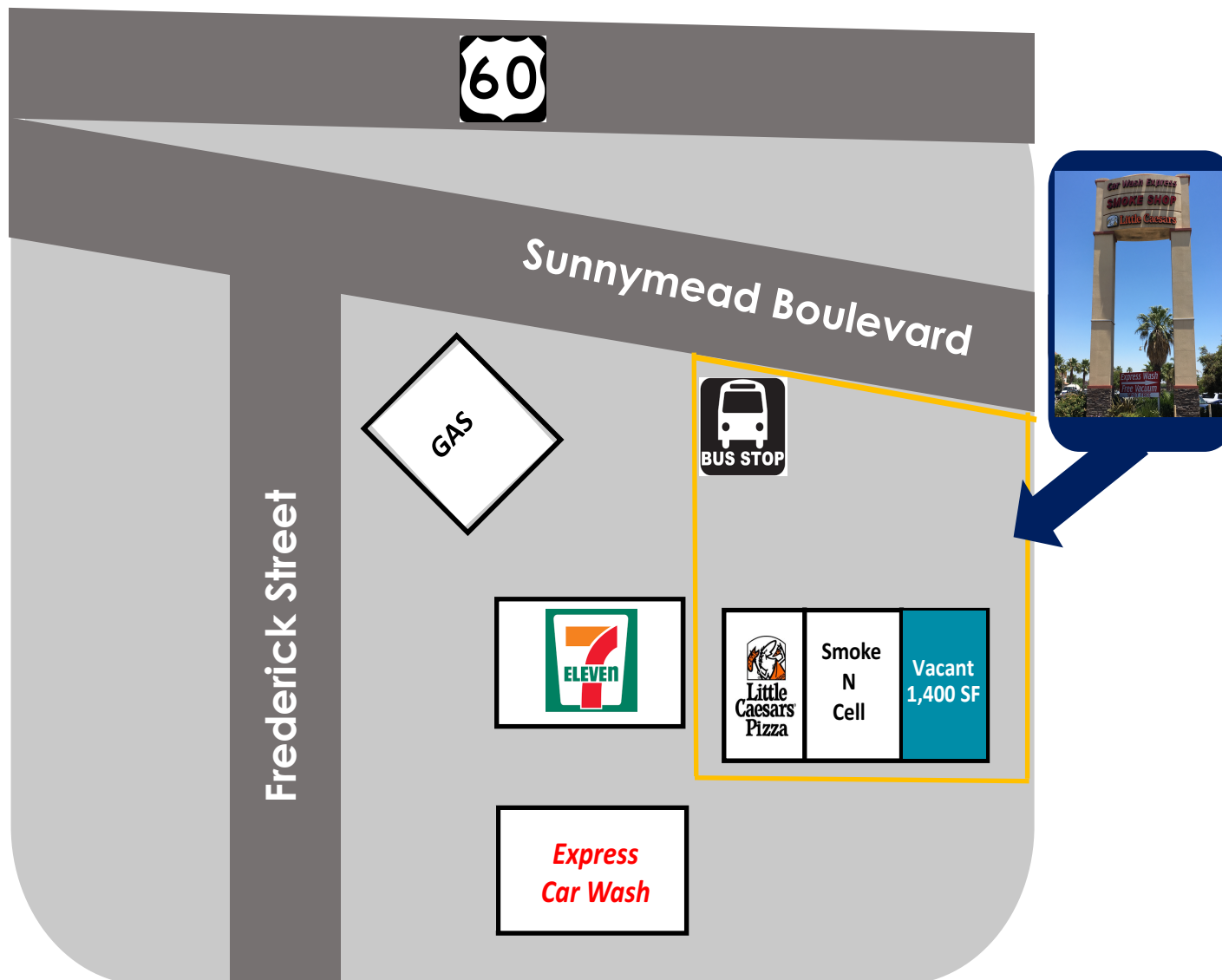
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