

MORENO VALLEY: +/- 10,504 SF JR. ANCHOR SPACE AVAILABLE 12530 DAY STREET. MORENO VALLEY, CA 92553

FOR LEASE



SHARPLINE COMMERCIAL PARTNERS | 515 S. FLOWER STREET • 36TH FLOOR • LOS ANGELES, CA 90071 | 213.266.3333 • SHARPLINECP.COM | BRE #02021488

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RETAIL PROPERTY FOR LEASE



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OPPORTUNITY

Available SF:	10,504 SF
Number Of Spaces	1
Parking:	8.83/1,000 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	3.5 Acres
Building Size:	33,970 SF
Cross Streets:	Day St. & Campus Pkwy.
Neighboring Tenants:	99 Cents Only Store, Panera Bread, Buffalo Wings, AhiPoke Bowl

Source: CoStar



LOCATION OVERVIEW

Ideally situated at the junction of the 60 and I-215 Freeways, Moreno Valley is the Inland Empire's best opportunity for businesses. With over 4,500 businesses strong, Moreno Valley is home to many Fortune 500 and international companies.

Having just surpassed the 200,000 population mark in 2015, Moreno Valley is the second largest City in Riverside County and one of the fastest growing cities in the region.

PROPERTY HIGHLIGHTS

- 10,504 SF former Fallas available
- Located on signalized intersection
- Less than half a mile away from 215 & 60 freeway
- Surrounded by high quality shopping centers such as Moreno Valley Mall, Towngate Promenade, Canyon Springs, Canyon Crossings and more

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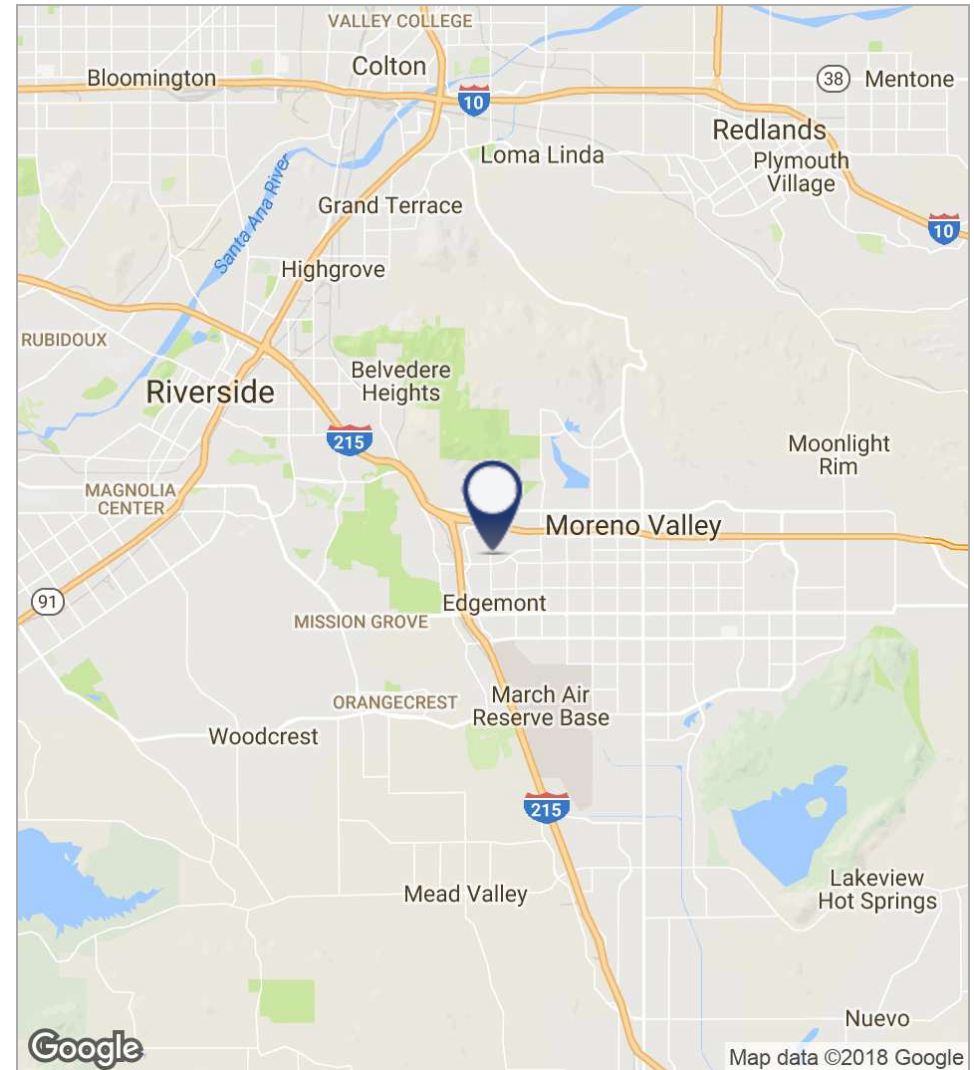
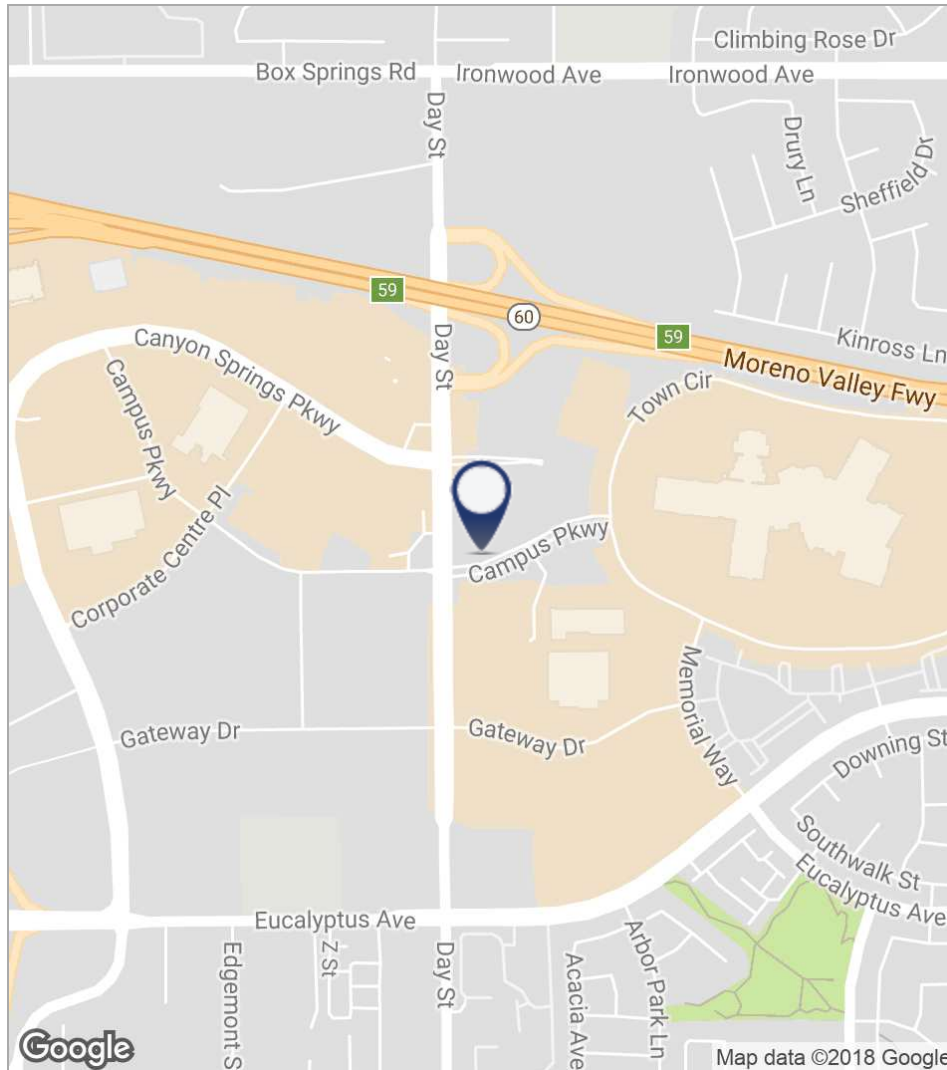
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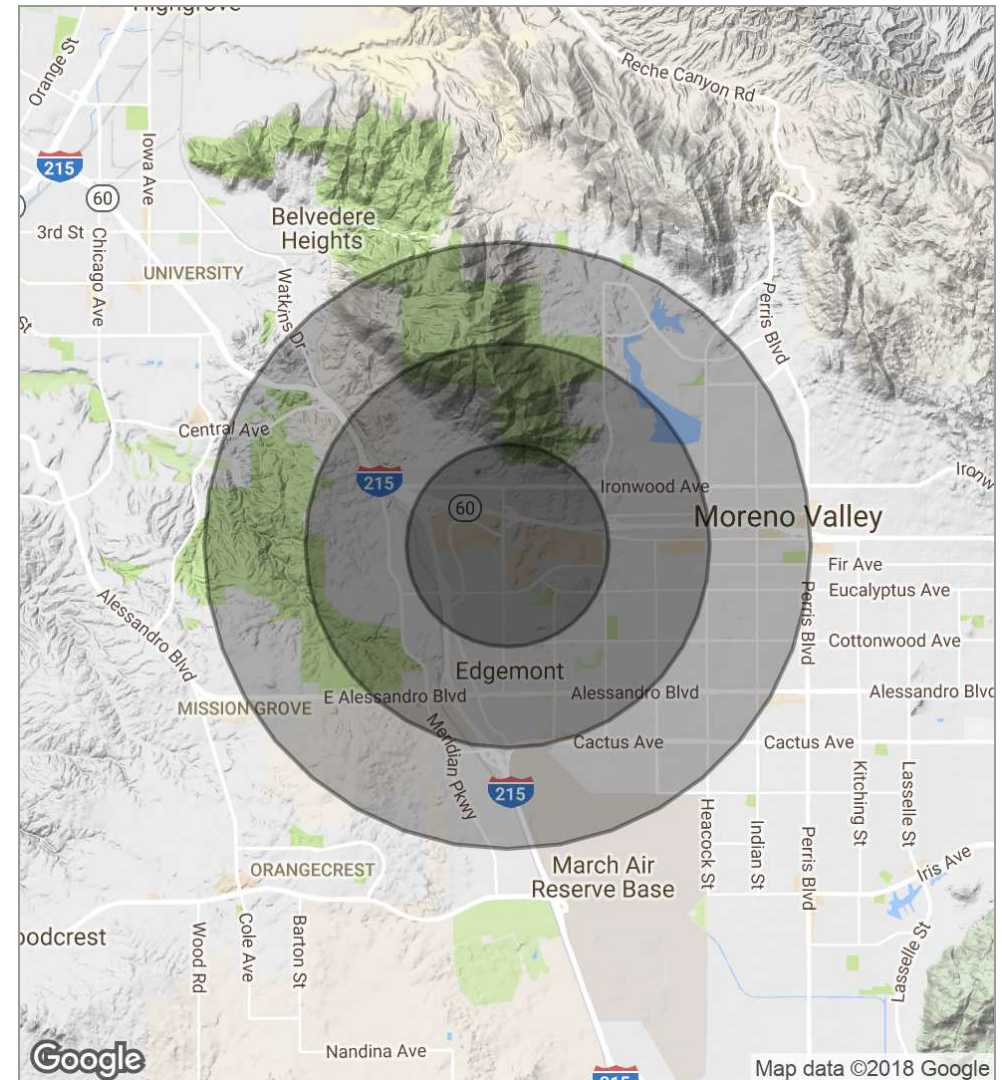


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	1 Mile	2 Miles	3 Miles
Total Population	14,597	43,152	85,702
Population Density	4,646	3,434	3,031
Median Age	24.4	26.0	27.2
Median Age (Male)	24.4	25.4	26.0
Median Age (Female)	24.7	26.7	28.0
Total Households	3,943	12,555	24,684
# of Persons Per HH	3.7	3.4	3.5
Average HH Income	\$62,000	\$60,358	\$62,950
Average House Value	\$244,348	\$282,083	\$292,192



* Demographic data derived from 2010 US Census



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