PHASE 1
OPENING JANUARY 2019

THE **QUARTER**

DAY & EUCALYPTUS
MORENO VALLEY, CA

A BRAND NEW OPPORTUNITY IN ONE OF CALIFORNIA'S **FASTEST GROWING CITIES!**

JOIN

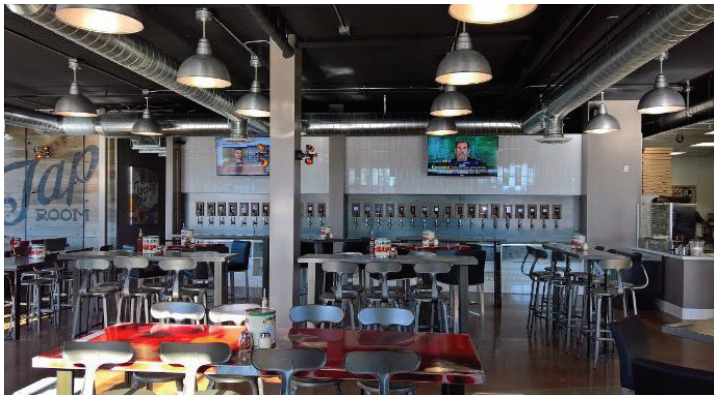
Country Kitchen

zpizza

Tap ROOM™

Holiday Inn & Suites

Shine,
A Nail Boutique



THE COFFEE BEAN & TEA LEAF™

NUTRISHOP
VITAMINS • SPORTS NUTRITION • WEIGHT LOSS

ALAMILLA'S MEXICAN FOOD

Residence Inn Marriott

Simply Blended

and more!

ZEN PHARMACY

PROJECT HIGHLIGHTS

8.5 ACRES, FULLY APPROVED AND ENTITLED

ANCHORED BY 112-ROOM RESIDENCE INN BY MARRIOTT,
105-ROOM HOLIDAY INN & SUITES BY INTERCONTINENTAL HOTEL GROUP
(Under Construction / Open 1st Quarter 2019)

ADJACENT TO 105-ROOM FAIRFIELD INN & SUITES BY MARRIOTT
(Separately Owned)

CURRENTLY IN PROCESS OF SPECIFIC PLAN AMENDMENT:
CANYON SPRINGS HEALTHCARE
51 Acres; 5-Phases; 1.56 Million SF; 280 Hospital Beds; 2 Parking Structures
655 Residential Units/Apartments (Assisted Living and Skilled Nurse Facilities)

STRONG & PROVEN MARKETPLACE SERVES MORENO VALLEY
AND NEARBY RIVERSIDE AND PERRIS

MINUTES FROM 1.25 MILLION SF MORENO VALLEY MALL REGIONAL CENTER

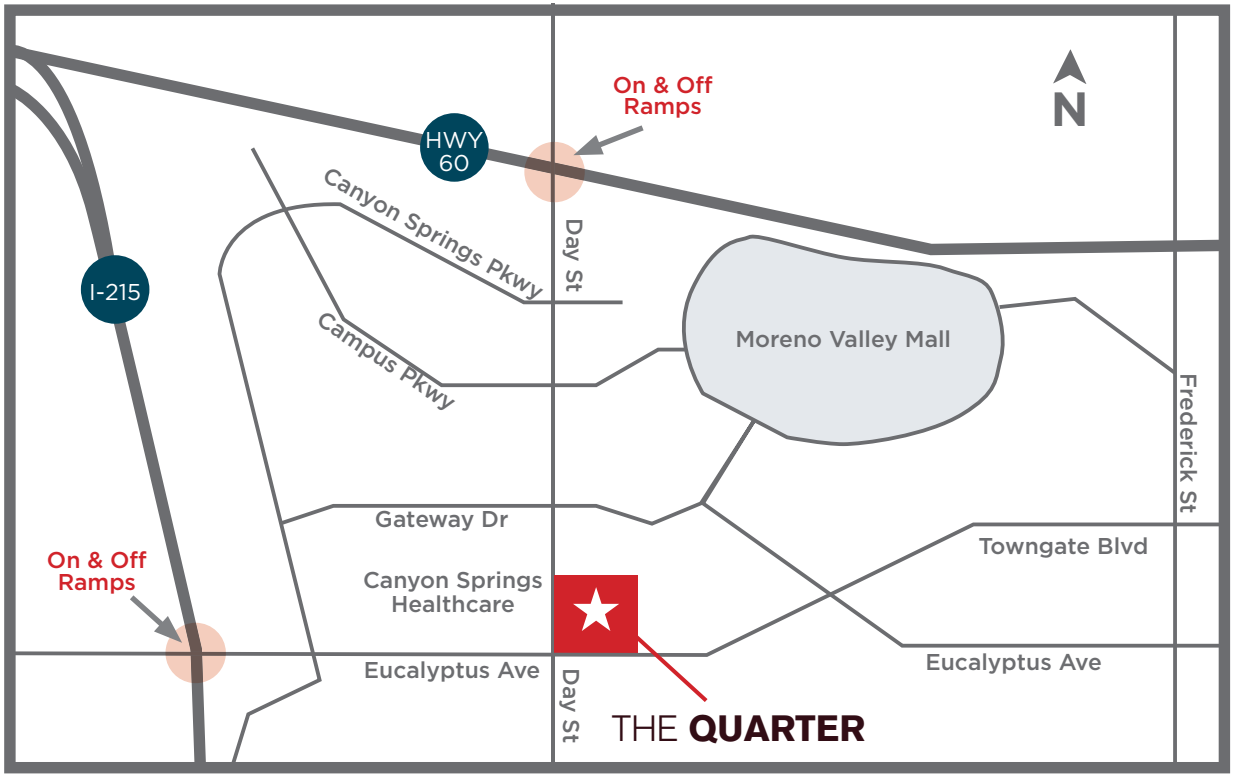
BOOMING DAYTIME POPULATION WITH MAJOR BUSINESS GROWTH
AND SIGNIFICANT JOB CREATION WITHIN THE PAST SIX YEARS
WITH MANY LEADING FORTUNE 500 COMPANIES

SURROUNDED BY FIVE EXISTING APARTMENT COMMUNITIES
WITH COMBINED 1,532 RESIDENTIAL UNITS

AVAILABLE

RETAIL
RESTAURANTS
HOTELS
MEDICAL PAD

- Owner will build to suit
- Anchored by 4-story, 112 unit Residence Inn & Suites by Marriott
  and 4-story, 104 unit Holiday Inn & Suites by IHG
- 76 Union Gas/Beyond Convenience store
- Great location with signalized corners
- Ample parking, easy access
- Traffic counts in excess of 54,000 cars per day!
- Ideally located to serve regional and local businesses and community
- "Going to work" side of the street for both 60 and 215 Freeways



(not to scale)

All information furnished regarding property for lease is from sources deemed reliable. We cannot assume responsibility for its accuracy.

CONTACT: Cody Small **949.795.4353** | Brent Ogden **949.718.0066**

AERIAL

- City of Moreno population of 207,000 with 72,260 within 7 minute trade area that serves western Moreno Valley and eastern Riverside
- 21,367 households within trade area projected to increase to 23,094 within 5 year period (8.1% increase)
- Project is surrounded by 5 apartment communities housing approx. 1,532 residents

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MARKETING PLAN

- The Quarter is perfect for new restaurants because of its prime location at Day Street and Eucalyptus Avenue
- Starbucks on Day Street is one of the highest producing Starbucks locations in the Inland Region because of it's drive thru operation
- Miguel's Jr. restaurant situated next door does nearly 70% of its business through its drive thru operation

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BY THE NUMBERS

Car Traffic

38,000
Day Street

16,200
Eucalyptus Avenue

Day Street and Eucalyptus Avenue are both going-to-work arteries

Demographics within 7-minute drive

33.1
Average Age

$51,455
Average HH Income

Population

207,000
City of Moreno Valley

72,260
Within 7 minute drive

Existing Population Located Within the Existing 600 Acre Town Gate Master Plan Community

7,200
2,400 residential units:
(3) persons per unit

Existing apartment housing includes:

4,596
Population:1,532 apartments:
(3) persons per unit

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ELEVATIONS

SHOP A EXTERIORS

EAST ELEVATION — A

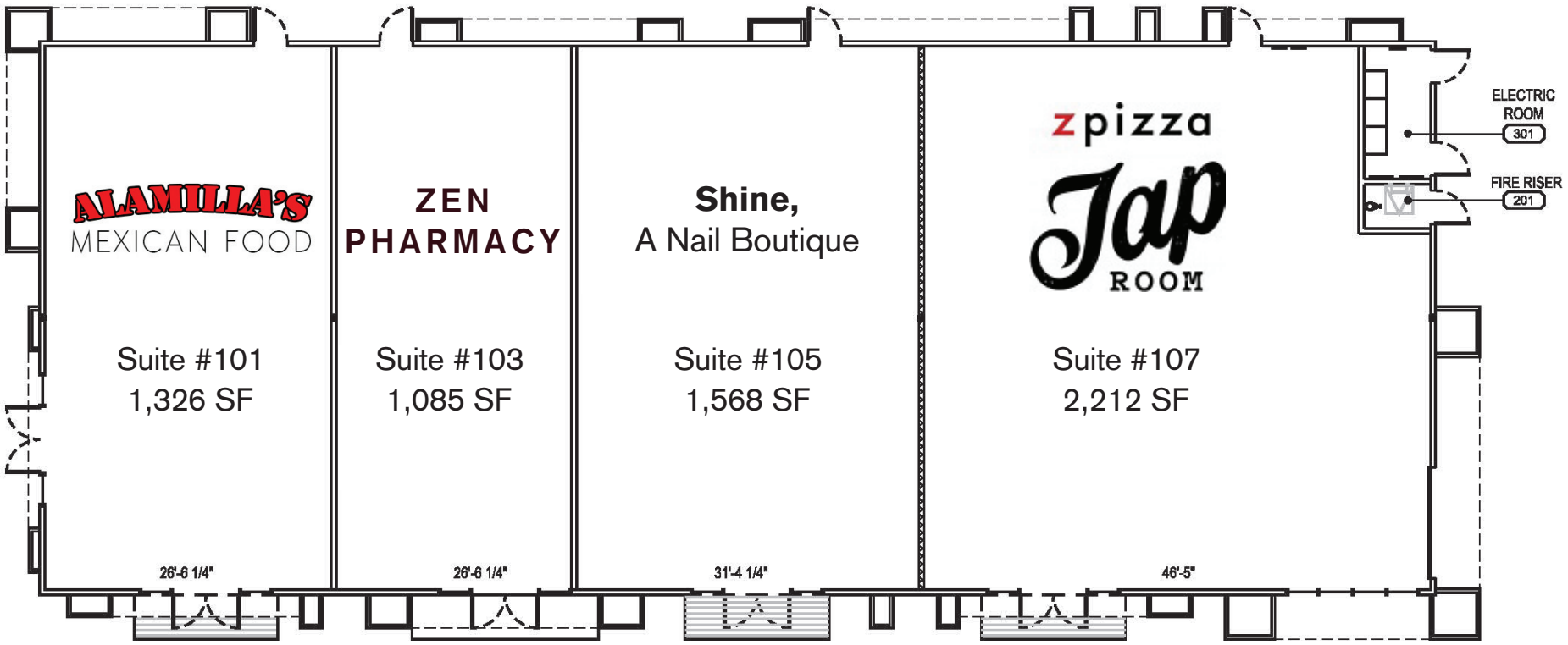
NORTH ELEVATION — B

WEST ELEVATION — C

SOUTH ELEVATION — D

FLOOR PLAN

SHOP A



FLOOR PLAN A

ELEVATIONS

SHOP B EXTERIORS

SOUTH ELEVATION (A) — NO SCALE

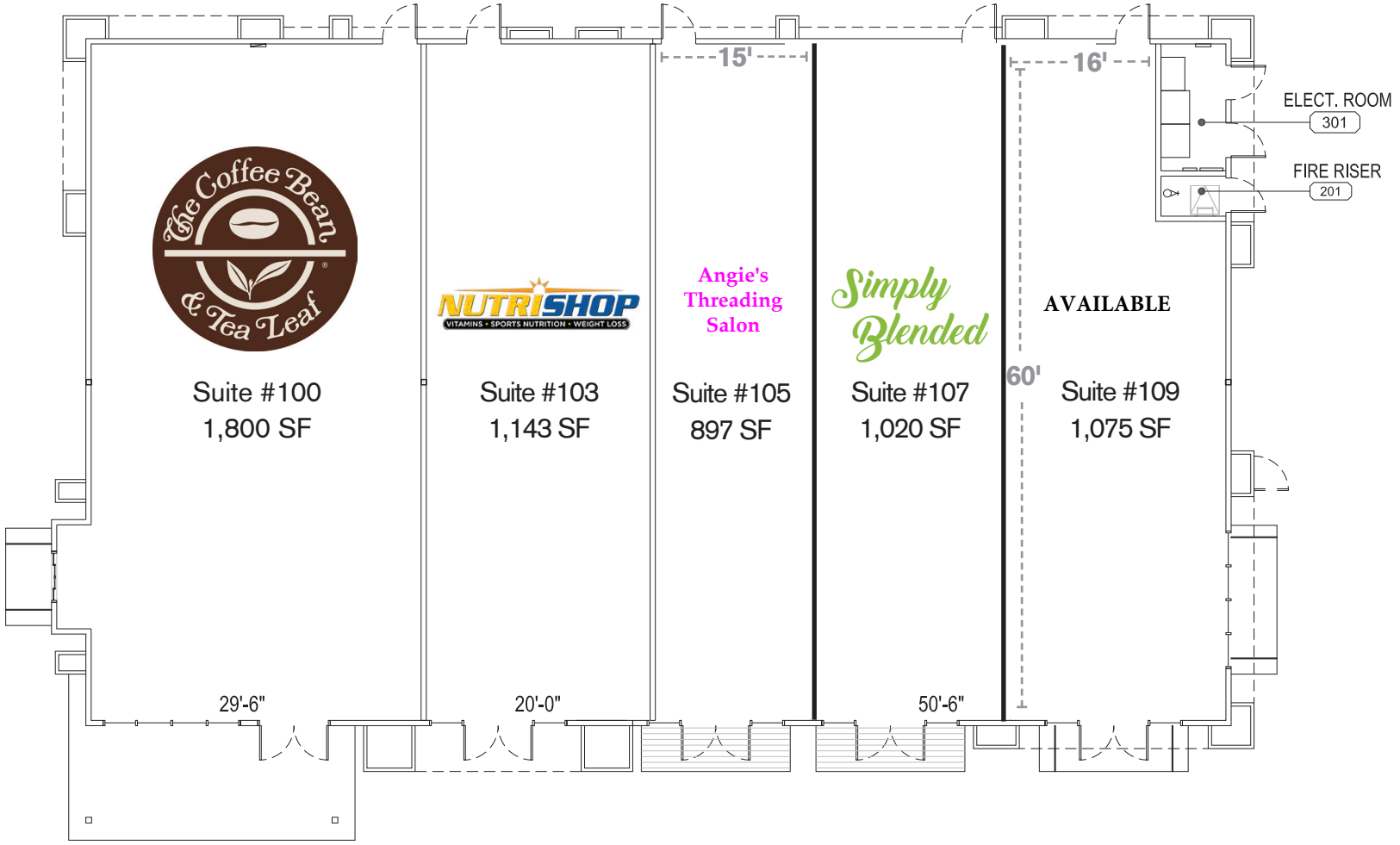
EAST ELEVATION (B) — NO SCALE

NORTH ELEVATION (C) — NO SCALE

WEST ELEVATION (D) — NO SCALE

FLOOR PLAN

SHOP B



FLOOR PLAN

BUILDING D

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