

TOWNGATE RETAIL MAP





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CURRENT AVAILABILITY

TownGate Promenade

13,000 SF between 24 Hour Fitness and Aldi -potentially divisible

Pad I available for ground lease – up to a 7,000 SFbuilding

TownGate Square

1.38 Acre Pad C For Sale or Ground Lease 1.74 Acre Pad K For Sale or Ground Lease

TownGate Plaza

1,594 SF Former Starbucks Available 2nd Quarter of 2020

TownGate Crossing

No current availability







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AREA HIGHLIGHTS

FEATURES

- Fastest growing trade area An annual population growth rate of 5% has propelled Moreno Valley to its position as the second largest city in Riverside County and one of the fastest growing cities in the nation. Moreno Valley's total population is 210,639 and is expected to reach 219,950 by the year 2021
- Substantial retail draw from surrounding cities Towngate Properties (Towngate Crossings, Towngate Promenade, Towngate Square & Towngate Plaza) serves as the largest retail district servicing surrounding cities including Riverside, Perris, Sun City, Hemet, Banning, Beaumont and Eastern Riverside communities. Major stores in this trade area include Macy's, Target, Aldi, Best Buy, Walmart Supercenter, Costco, and Sam's Club. The Towngate Center also offers various entertainment options including Round 1 Bowling, Jump 'n Jammin, and Harkins Theatres
- Business-friendly city government The City of Moreno Valley is dedicated to business growth and is proud to have unparalleled plan check turnaround times that consistently beat other agencies in the region.
- Job growth Moreno Valley has seen a surge in job growth in industries such as manufacturing, distribution, and commercial business. This has resulted in a job growth rate of 3.4% in the past year. There are more than 23 million square feet of industrial space in the City resulting in a high number of jobs in these industries. Moreno Valley is also located next to the March Air Reserve Base, which provides 9,600 jobs on base and 2,667 other jobs in the community. The City has a total workforce population of 99,285 people.
- New World Logistics Center The City has planned and approved the 40.6 million square foot World Logistics Center, which will generate more jobs and income for the city. The \$3 billion-dollar project will take 15 years to be built, creating thousands of construction jobs.





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AREA HIGHLIGHTS

FEATURES

- Robust youthful and family-oriented population growth—
 Moreno Valley has a youthful population. As approximately 48% of the population is under the age of 30. The family-focused community has an average household size of 3.77 people with over 54,358 households.
- Prime Southern California location Located at the junction of Interstate 215 and State Route 60, Moreno Valley is central to Los Angeles, Orange County, and San Diego and is one of the Inland Empire's best opportunities for new businesses and development projects.
- Moreno Valley Mall at Towngate— The "anchor" for the Towngate retail hub is the Moreno Valley Mall. Developed in 1992, Moreno Valley Mall is home to 142 stores and services and is anchored by Harkins Theaters, Macy's, Sears, and JCPenney. The Mall is currently owned by International Growth Properties.
- A Surge in residential development As the City continues to grow, there are 4,658 new single-family homes that have been approved for construction, as well as 2,543 new multi-family units. The average price for a new single-family home is \$472,075.







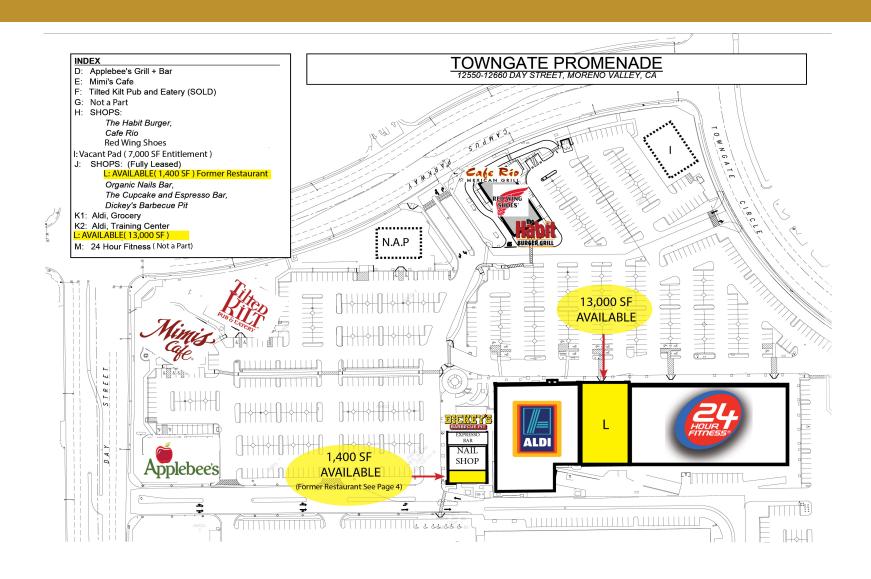
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TOWNGATE PROMENADE - SITE PLAN





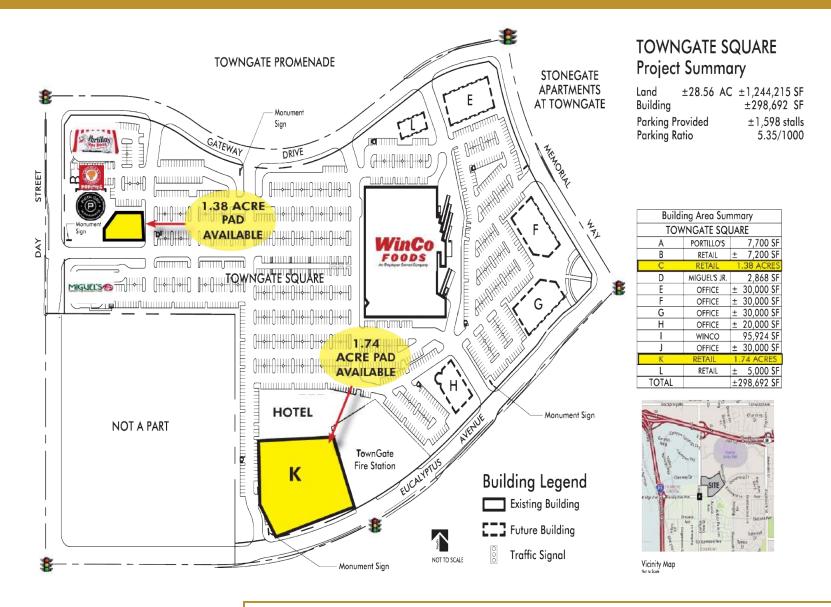
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TOWNGATE SQUARE - SITE PLAN





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TOWNGATE PLAZA - SITE PLAN



Project Summary

Land ±10.38 AC ±452,153 SF Building 46,572 SF Parking Provided Parking Ratio ±601 stalls 5.49/1000

Building Area Summary				
TOWNGATE PLAZA				
A-1	BJ'S REST.	8,321 SF		
A-2	AVAILABLE	1,594 SF		
B	CHILI'S REST.	6,000 SF		
C	BANK OF AMERICA	7,000 SF		
D	OLIVE GARDEN REST.	10,000 SF		
E	CARL'S JR. REST.	3,528 SF		
F	OUTBACK STEAKHOUSE	6,200 SF		
A-4	STARBŪCKS			
TOTAL		46,572 SF		



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TOWNGATE CROSSINGS - SITE PLAN



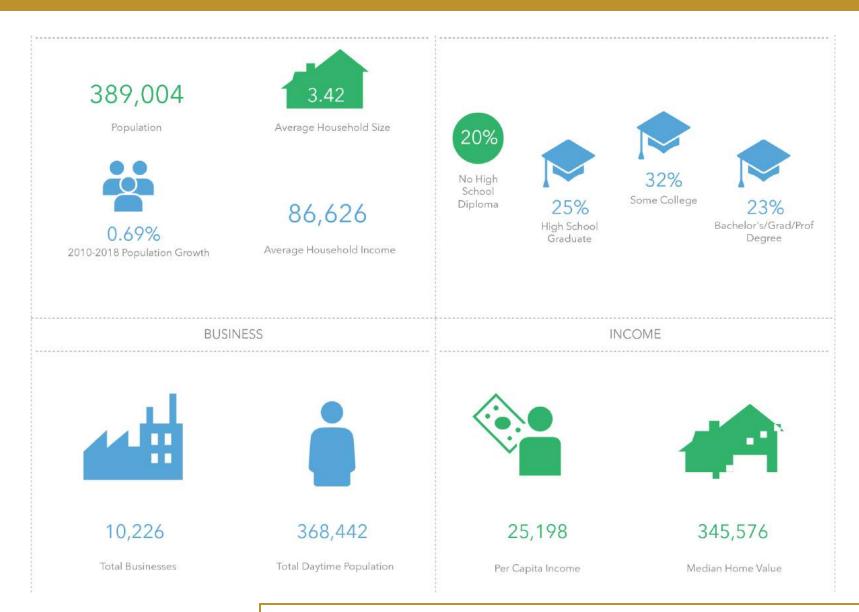


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DEMOGRAPHICS - 7 MILE TRADE AREA





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REGIONAL MAP



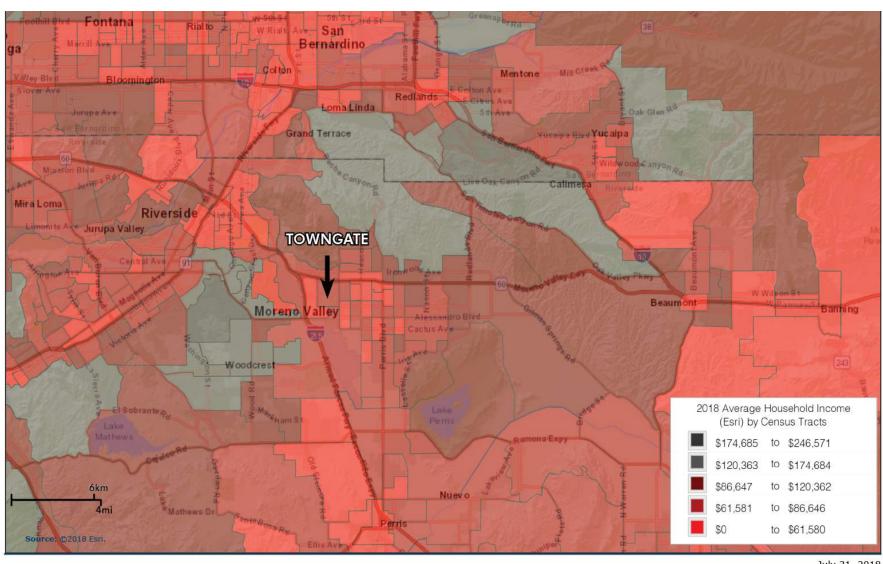


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AVERAGE HOUSEHOLD INCOME



July 31, 2018

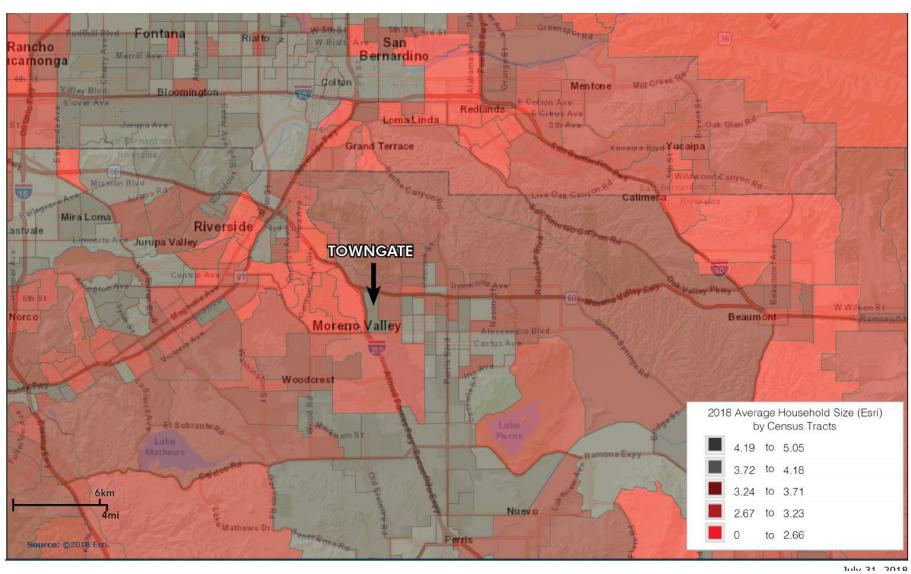


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AVERAGE HOUSEHOLD INCOME SIZE





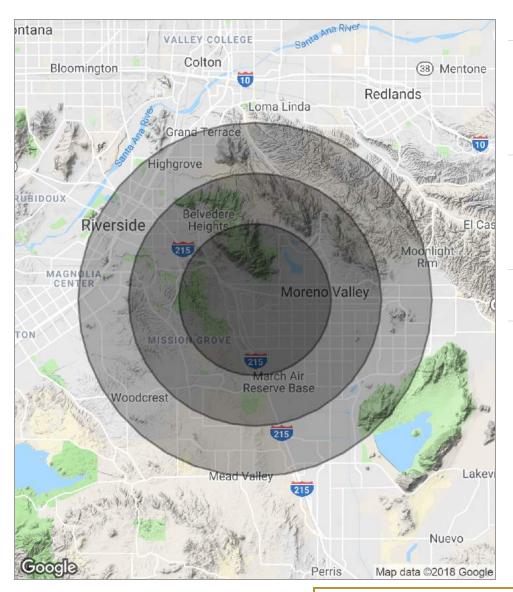


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DEMO MAP & DATA



POPULATION	3 MILES	5 MILES	7 MILES
Total population	85,873	225,323	363,897
Median age	27.2	29.2	29.9
Median age (Male)	26.0	28.1	28.9
Median age (Female)	28.0	30.2	31.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	24,772	65,047	104,957
# of persons per HH	3.5	3.5	3.5
Average HH income	\$62,793	\$70,811	\$74,070
Average house value	\$293,240	\$345,786	\$359,492
ETHNICITY (%)	3 MILES	5 MILES	7 MILES
Hispanic	48.0%	45.2%	46.0%
RACE (%)			
White	48.9%	52.3%	54.1%
Black	17.7%	14.5%	13.7%
Asian	6.6%	8.3%	8.4%
Asian Hawaiian	6.6% 0.2%	8.3% 0.5%	8.4% 0.4%

^{*}Demographic data derived from 2010 US Census



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ADVISOR BIO & CONTACT

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PROFESSIONAL BACKGROUND

Pablo focuses his efforts on representing landlord and sellers in leasing and selling their retail properties. In recognition of Pablo's success, he was awarded Costar's Top Power Broker Award which recognizes brokers that have had the most transactional success in their region for the past 4 years.

Pablo's strengths are his negotiation skills, his focus on getting transactions completed in a timely manner, and his creativity which he utilizes to find solutions to challenging situations. When serving landlords and sellers, Pablo provides commercial real estate owners and developers with up-to-date resources to preserve and grow their commercial real estate portfolio.

During the past 6 years, Pablo has completed over 142 transactions. Some of the tenants he has worked with during that period of time are The Habit, Lumber Liquidators, Sola Salon, 7-Eleven, SAS Shoes, 3 Men's Suits, Firestone Tire, Liberty Tax, Elite Medical Clinic, Boost Mobile, Curves, Subway, Jersey Mikes, Brite Smile Dental, Miracle-Ear, Marcos Pizza, Planet Fitness, Dunkin Donuts, Waba Grill, Great Clips,

The Camp, Farmers Insurance, IEHP and Davita Health Care.

Prior to joining Progressive, Pablo was a Real Estate Advisor for The Bergman Companies, specializing in site selection, financial analysis, management and marketing of current commercial real estate assets including potential development opportunities.

Pablo earned his MBA in Finance from La Sierra University in 2005. During his school years, he received multiple leadership and achievement awards for his role as President of Students In Free Enterprise. Most recently, Pablo completed The Top Dogs Fast Track program and earned the Lipsey School of Real Estate certification, both are premier commercial real estate training programs. Pablo is an active member of the International Council of Shopping Centers (ICSC).

Pablo, his wife, and two children currently reside in Rancho Cucamonga with their two dogs. They are sponsors of five children from Africa, India, and Mexico through World Vision and Mission of Mercy. Additionally, they are both members of Soft Coated Wheaten Terrier Club of Southern California and actively involved with Wheaten Terrier rescues.



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PROFESSIONAL BACKGROUND

Albert is focused on the leasing and sale of retail properties including both strip centers and anchored neighborhood centers in SoCal's Inland Empire. He is also actively involved in tenant representation and the acquisition and disposition of car wash properties.

A native of the Inland Empire, Albert's broad commercial and residential real estate experience includes leasing, sales, client relations, landlord and tenant representation, marketing and contract negotiation.

Prior to joining Progressive Real Estate Partners, Albert was a Retail Leasing Specialist at Argent Retail Advisors where he focused on retail leasing and pad sales within the Inland Empire, including projects in Ontario, Pomona, Baldwin Park, West Covina, Chino, Chino Hills, Fontana, Hesperia, Moreno Valley, Duarte, Redlands, Rialto, and Riverside.

Previous to that he was Senior Associate at Exclusive Properties, a top Inland Empire residential real estate firm. While there he oversaw a sales team and managed residential and multi-family investment properties. He was responsible for handling the acquisition, leasing, marketing and disposition of assets in that position.

Albert is a California licensed real estate broker and a member of the International Council of Shopping Centers (ICSC). He graduated from the University of La Verne earning both his Bachelor of Arts in Business Administration and an MBA in Leadership and Management. He currently resides in Rialto and is fluent in Spanish.