



Leasing Brochure

# STONERIDGE

TOWNE CENTRE

27110-27140 Eucalyptus Ave  
Moreno Valley, CA 92555

Pad, Restaurant, &  
Retail Available







AVAILABLE

## PAD, RESTAURANT, AND RETAIL

- Established Super Target & Kohl's anchored power center with an excellent tenant lineup serving the greater Moreno Valley population given the regionalism of the site
- Immediate proximity to the Moreno Valley Fwy (over 74,000 CPD!), the major arterial through Moreno Valley
- Strategically positioned between high-performing national retailers generating large volumes of customer traffic to the center and promoting cross shopping among tenants
- Massive signage opportunities on freeway monument and several pylons throughout the shopping center
- Primary retail provider to ALDI & SKECHERS distribution centers (nearly 2 million SF!) along with multiple nearby housing developments underway

# STONERIDGE

## TOWNE CENTRE

### 1-3-5 MILE RADIUS DEMOGRAPHIC

2019	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	20,194	135,765	249,694
<b>AVG. HOUSEHOLD INCOME</b>	\$61,856	\$89,712	\$103,177
<b>DAYTIME POPULATION</b>	31,298	156,966	241,693
<b>MEDIAN AGE</b>	29.5	33.5	34.2
<b>AVG HOUSEHOLD SIZE</b>	3.66	3.45	3.45
<b>OWNER OCCUPIED HOUSING UNITS</b>	1,590	21,959	46,868
<b>RENTER OCCUPIED HOUSING UNITS</b>	3,915	16,048	23,954

## MORENO VALLEY IS MOVING AT THE SPEED OF BUSINESS!

At 4,500 businesses strong and growing, Moreno Valley is home to many Fortune 500 and international companies, including:

\*Source: morenovalleybusiness.com

amazon

SKECHERS  
FOOTWEAR



Amazon (2 facilities)

Procter & Gamble

Skechers USA

Harbor Freight Tools

Aldi Foods

Deckers Outdoor (UGG Boots)

Philips Electronics

Harman Kardon

Serta Mattress

Walgreens

Lowe's Home Improvement

Ross Dress For Less

Minka Lighting

United Natural Foods

ResMed

Federal-Mogul

O'Reilly Automotive

Masonite Doors

Fisher & Paykel Healthcare

Karma Automotive

CITY OF MORENO VALLEY

## SUMMARY DEMOGRAPHICS

\*Source: Esri 2019



43,701

2019 EST POPULATION



11,923

2019 EST HOUSEHOLDS



\$412,360

2019 EST AVERAGE HOUSING VALUE



32.5

2019 EST AVERAGE AGE



3.66

2019 SIZE HOUSEHOLD



\$97,038

2019 EST AVERAGE INCOME

## REGIONAL EMPLOYERS (\*source: moval.org)

### # OF EMPLOYEES

9,600

March Air Reserve Base  
(Military Reserve Base)

7,500

Amazon (Retail Distribution)

3,400

Riverside University Health Systems  
Medical Center (County Hospital)

3,100

Moreno Valley Unified School District  
(Public Schools)

2,400

Ross Dress for Less / DD's Discounts  
(Distribution)

1,500

Moreno Valley Mall excludes major tenants  
(Retail Mall)

1,457

Kaiser Permanente Community Hospital  
(Hospital/Medical Services)



Moreno Valley Fwy (approx 74,000 cpd)

Nason St (approx 17,100 cpd)

Under Construction

Freeway Visible Monument Sign

Pylon Sign

Monument Sign



BEAZER HOMES

UNDER CONSTRUCTION  
275 SINGLE FAMILY HOMES





Large Freeway  
Monument Sign

N.A.P.

#### SIGNAGE LEGEND

FP

Freeway Pylon

PS

Pylon Signage

MS

Monument Signage



## TENANT LIST

TOTAL GLA: 117,191 SF

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
A0C	Available (Divisible)	7,361	G0D	Verizon Wireless	2,500	LAG	Realty Masters & Associates	3,495
B0A	Kirkland's	7,000	G0E	China One Restaurant	1,600	LOB	H&R Block	1,100
C0A	Best Buy Outlet	45,622	G0F	Hear USA	1,280	ROA	Taco Bell	3,178
D0A	West Elm Outlet	17,964	G0H	UPS	1,492	ROB	US Bank	3,600
E0A	Tractor Supply <i>Under Construction</i>	25,000	G0J	Available	1,954	ROC	Jack-In-The-Box	3,500
F0A	Stoneridge Dental	3,500	H0A	Round Table Pizza	3,807	ROD	Chevron Gas	3,000
F0C	Poki-Licious	1,700	H0C	Imp. Restaurant + Patio Available	5,710	ROE	Chase Bank	4,127
F0D	Available	1,173	H0F	Available	4,441	ROF	Chili's	5,924
F0E	Imp. Restaurant Available	1,267	J0A	Audeo Charter School	2,674	ROG	Pad 12	28,214
F0G	Albertos Taco Shop	2,257	J0B	BurgerIM	1,300	ROJ	Pad 13	33,832
F0H	Elegant Nail Spa	1,900	J0C	Menchies	1,689	ROK	Pad 14	62,119
G0A	Available	2,867	J0D	T-Mobile	2,002	N.A.P.	Super Target	178,665
G0B	Supercuts	1,102	J0E	Altura Credit Union	3,995	N.A.P.	Kohl's	96,350
G0C	See's Candies	1,211	J0H	Audeo Charter School	2,143			





# STONERIDGE

## TOWNE CENTRE

Site: Stoneridge Towne Centre

Moreno Beach Plaza II

Moreno Beach Plaza I

Beazer Home Development  
Under Construction:  
275 single home family homes

CA 60 FWY  
APPROX. 74,000 CPD

NASON ST  
APPROX. 17,100 CPD

SUPER TARGET

KOHL'S

KIRKLAND'S

BEST BUY  
OUTLET

west el  
OUTLET

H&R BLOCK

PAD 12

SHOP  
BUILDINGS

usbank

Jack  
in the box

Chevron

chili's

Alamo  
STONERIDGE

ROUND TABLE  
STEAK HOUSE

Altura  
T-Mobile  
menchie's

TACO  
BELL

CHASE

SUPERCUTS  
verizon  
ME Message Envoy





Under Construction  
TRACTOR SUPPLY CO

LA | FITNESS  
POTTERY BARN  
OUTLET

Sprint

CALIFORNIA  
60

CHEVROLET  
Jeep  
RAM

HONDA

HYUNDAI

N.A.P.

PAD 13

PAD 14

EUCALYPTUS AVE

AutoZone

ARCO

DEL TACO  
Wendy's

TOYOTA

CHEVROLET



BEAZER  
HOMES

(UNDER CONSTRUCTION)

Walmart  
Save money. Live better.

GameStop

Starbucks

Tojo Loco

at&t  
SCHOOLS FIRST  
FEDERAL CREDIT UNION



SRS  
Real Estate Partners



# STONERIDGE

TOWNE CENTRE

FOR LEASING INFORMATION  
CONTACT

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