

ENDCAP SPACE &
FORMER RESTAURANT AVAILABLE

PROGRESSIVE
REAL ESTATE PARTNERS

1,594 SF
FORMER
STARBUCKS
AVAILABLE

6,200 SF
FORMER
RESTAURANT
AVAILABLE

ULTA



ROSS
DRESS FOR LESS

HomeGoods

BevMo!



FIVE GUYS

Yogurtland

Burlington

Bank of America



BJ's
RESTAURANT
BREWHOUSE



135,000 CPD

TOWNGATE PLAZA

12515 Frederick Street, Moreno Valley, CA 92553

22,000 CPD on FREDERICK ST.

TOWNGATE PLAZA - ENDCAP SPACE AND FORMER RESTAURANT AVAILABLE

12515 Frederick Street | Moreno Valley, CA 92553
SWQ of the 60 Fwy & Frederick Street

FOR LEASE



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FEATURES

- **1,594 SF Starbucks** End Cap Space Available in 2020 (will be relocating next door) with excellent street visibility
- **6,200 SF Former Outback Steakhouse** For Lease or 2.34 Acre Pad also available for ground lease
- Located in one of the largest retail districts serving surrounding cities including Riverside, Perris, Hemet, Banning and many more
- Join tenants such as: BJ's Brewhouse, Burlington, Starbucks (relocating next door), Olive Garden, Home Goods, Chili's, Five Guys, Yogurtland, BevMo, Ross and many more!

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 7 MILES |
|--------------------|----------|----------|----------|
| Population | 112,410 | 221,876 | 334,668 |
| Average Income | \$61,151 | \$68,504 | \$73,576 |
| Daytime Population | 31,350 | 49,831 | 95,645 |

TRAFFIC COUNTS

125,000 CPD on 60 Fwy & 19,000 CPD on Frederick Street

** Derived from Sites to Do Business*

VISIT INTERACTIVE MAP



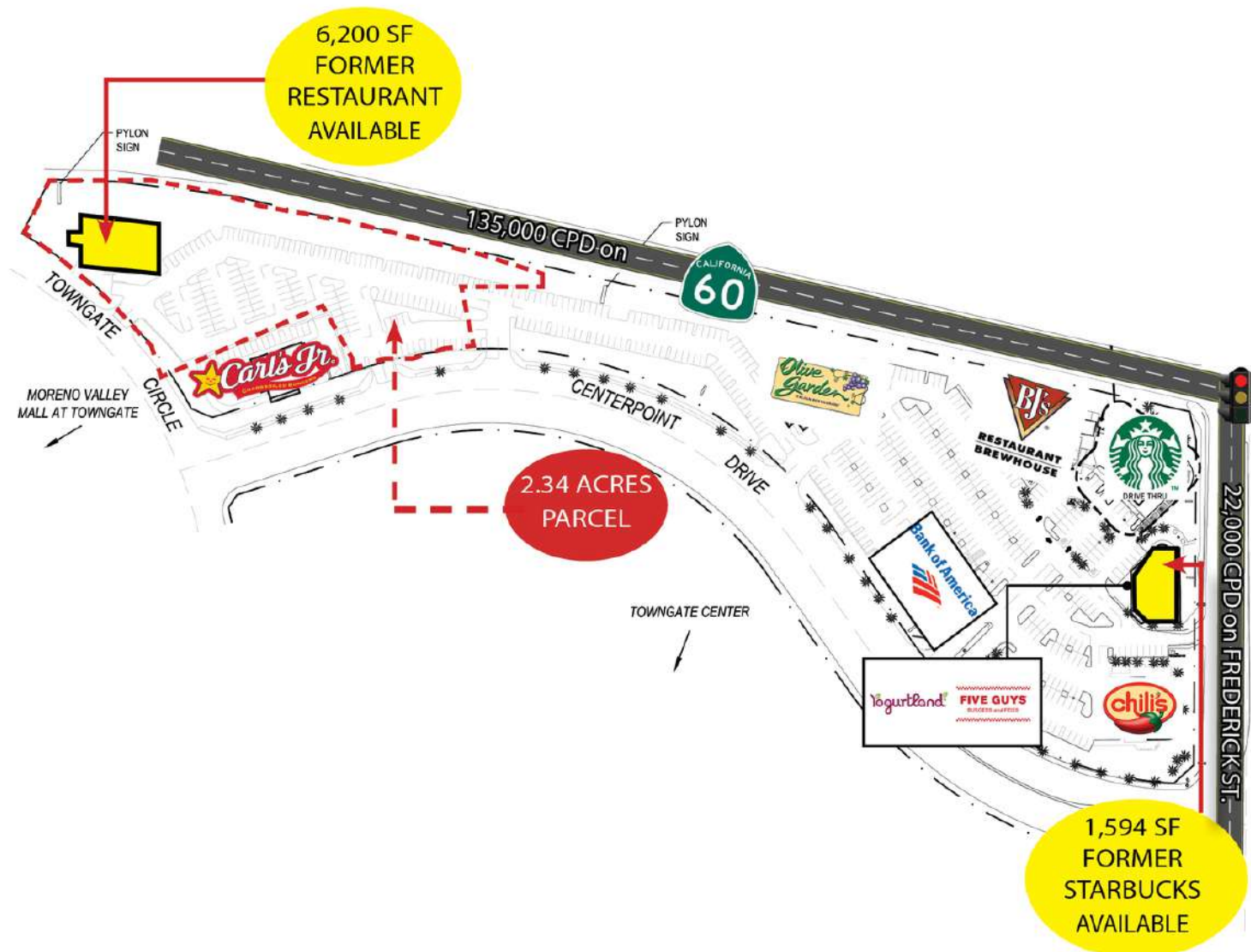
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SITE PLAN | Towngate Plaza - Endcap Space and Former Restaurant Available



| 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 | AVAILABLE | 6,200 SF |
| A-4 | STARBUCKS | |
| TOTAL | | 46,572 SF |

RETAIL MAP | Towngate Plaza - Endcap Space and Former Restaurant Available

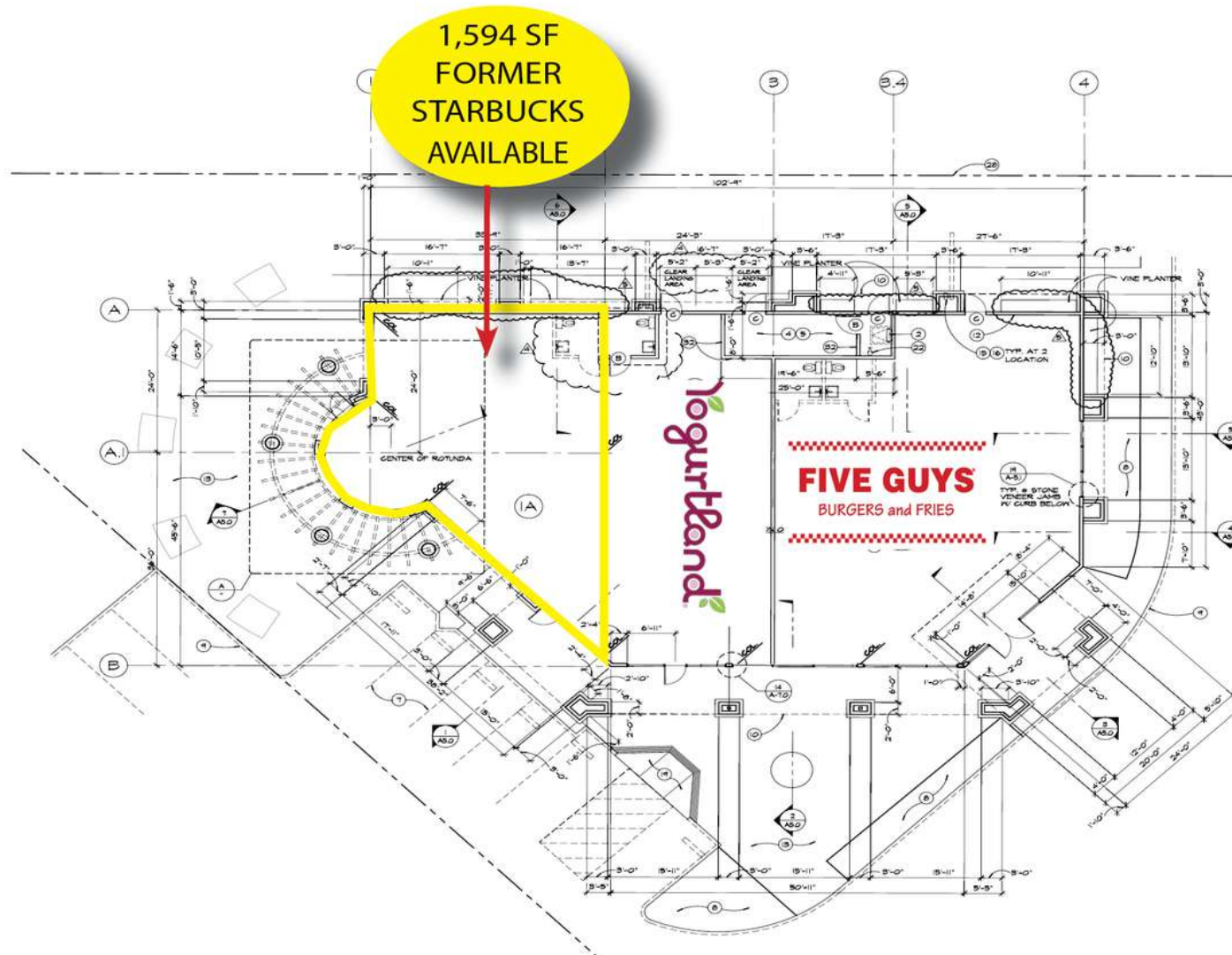


NEARBY RETAILERS | TOWNGATE PLAZA - ENDCAP SPACE AND FORMER RESTAURANT AVAILABLE

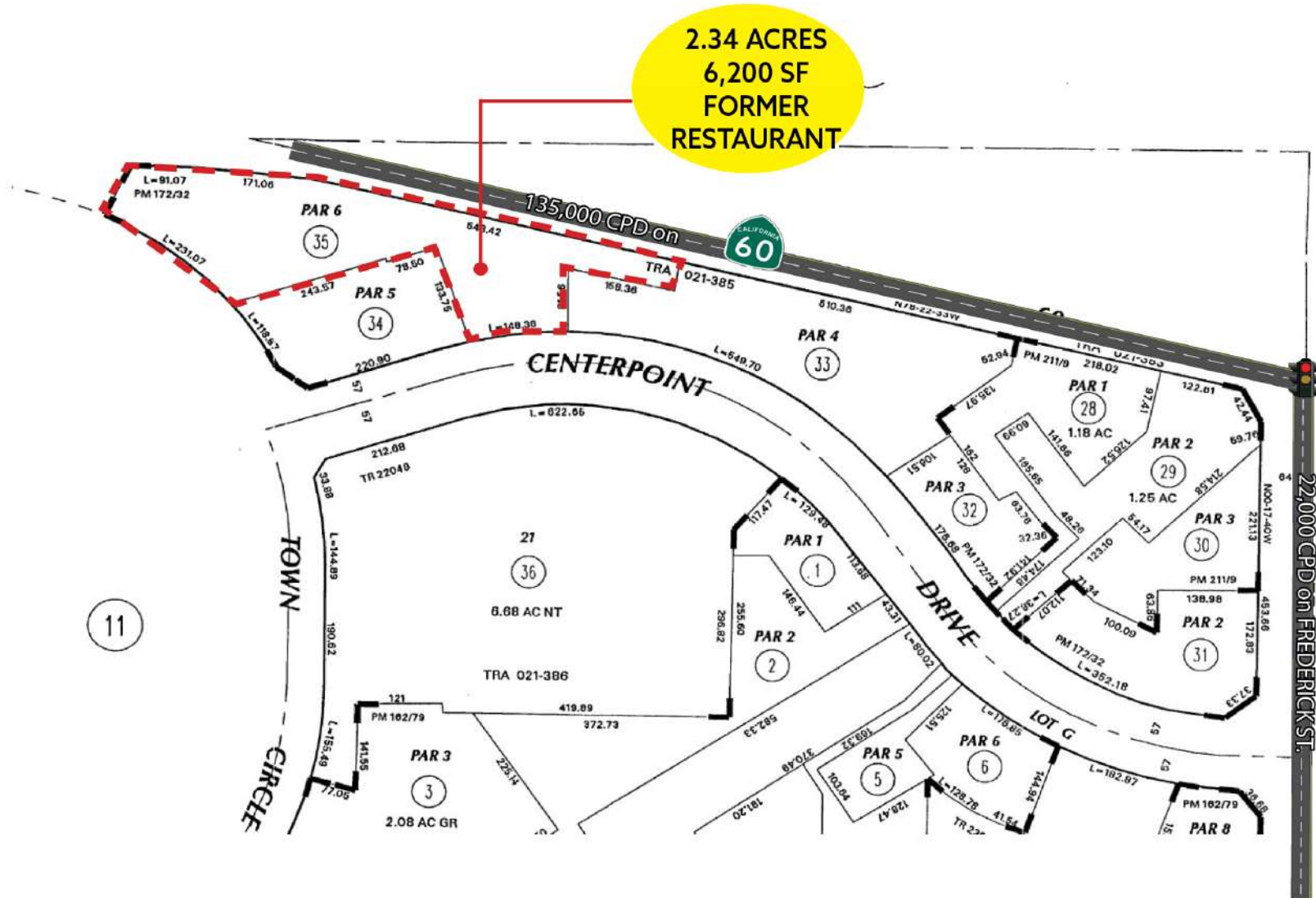


Map data ©2020 Google Imagery ©2020 , County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

FLOOR PLAN- END CAP | Towngate Plaza - Endcap Space and Former Restaurant Available



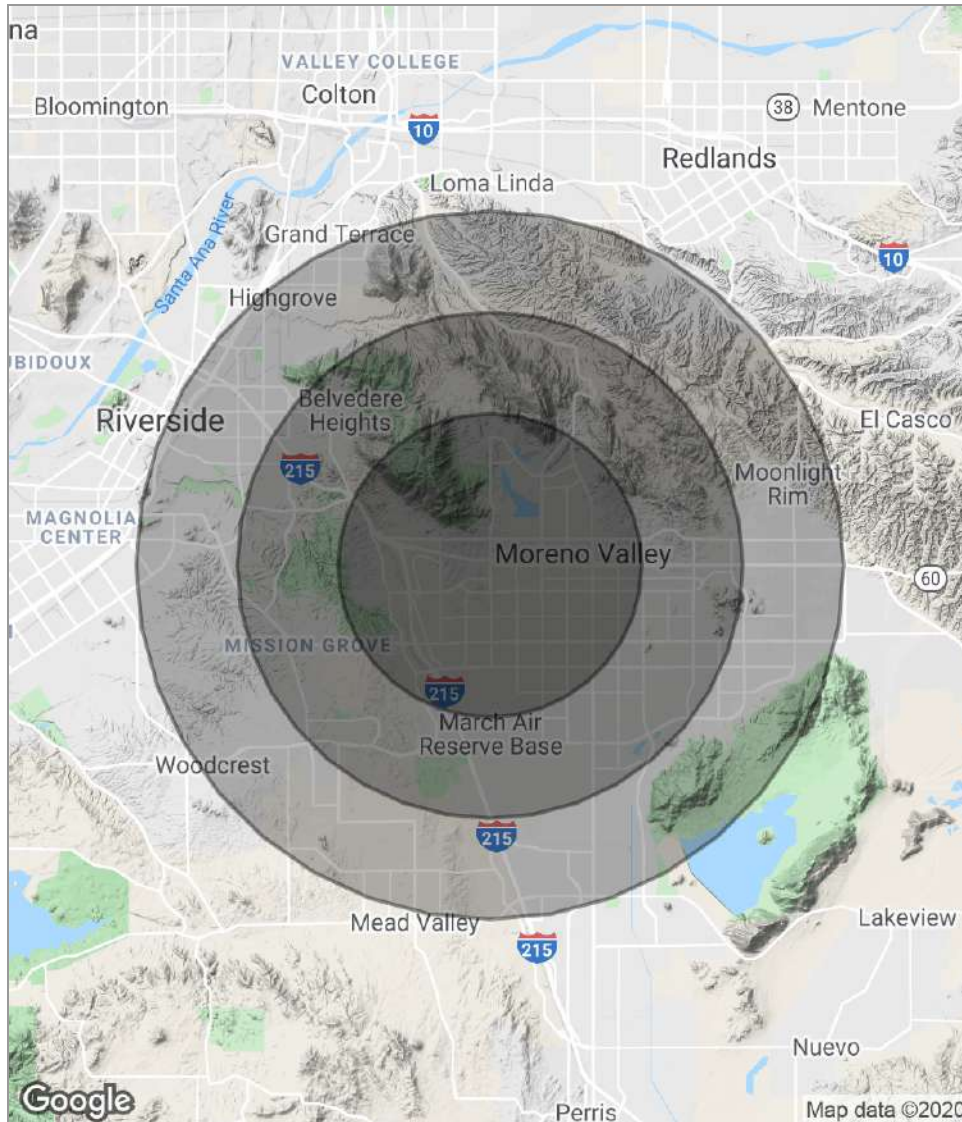
PLAT MAP-PAD | Towngate Plaza - Endcap Space and Former Restaurant Available



ADDITIONAL PHOTOS | Towngate Plaza - Endcap Space and Former Restaurant Available



DEMO MAP & DATA | Towngate Plaza - Endcap Space and Former Restaurant Available



| POPULATION | 3 MILES | 5 MILES | 7 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 112,410 | 221,876 | 334,668 |
| Median age | 27.4 | 28.5 | 29.7 |
| Median age (Male) | 26.2 | 27.4 | 28.6 |
| Median age (Female) | 28.3 | 29.6 | 30.8 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 7 MILES |
| Total households | 31,014 | 62,158 | 96,108 |
| # of persons per HH | 3.6 | 3.6 | 3.5 |
| Average HH income | \$61,151 | \$68,504 | \$73,576 |
| Average house value | \$288,942 | \$313,265 | \$354,212 |
| ETHNICITY (%) | 3 MILES | 5 MILES | 7 MILES |
| Hispanic | 52.4% | 48.0% | 45.0% |
| RACE (%) | 3 MILES | 5 MILES | 7 MILES |
| White | 46.8% | 49.0% | 52.0% |
| Black | 17.7% | 15.7% | 14.5% |
| Asian | 5.6% | 7.5% | 9.0% |
| Hawaiian | 0.5% | 0.5% | 0.4% |
| American Indian | 0.4% | 0.4% | 0.4% |
| Other | 25.1% | 23.1% | 20.0% |

* Demographic data derived from 2010 US Census