

# Lease Availability Report

## 22500 Town Cir - Moreno Valley Mall

Moreno Valley, CA 92553 - Moreno Valley/Perris Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Super Regional Mall
Tenancy:	Multiple
Year Built:	1991; Renov 2006
GLA:	414,063 SF
Floors:	2
Typical Floor:	207,031 SF

### AVAILABILITY

Min Divisible:	866 SF
Max Contig:	77,350 SF
Total Available:	177,632 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$1.92 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	75,400	75,400	75,400	Withheld	Vacant	Negotiable
International Growth Properties - Michelle McDonnell (951) 200-5714, Adam Ilbak (310) 405-4878									
P 2nd		Retail	Direct	8,189	8,189	8,189	Withheld	Vacant	Negotiable
International Growth Properties - Michelle McDonnell (951) 200-5714, Adam Ilbak (310) 405-4878									
P 2nd	2076	Retail	Direct	10,236	10,236	10,236	Withheld	Vacant	Negotiable
International Growth Properties - Michelle McDonnell (951) 200-5714, Adam Ilbak (310) 405-4878									
P 2nd		Retail	Direct	1,109	1,109	1,109	Withheld	Vacant	Negotiable
International Growth Properties - Michelle McDonnell (951) 200-5714, Adam Ilbak (310) 405-4878									
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International Growth Properties - Michelle McDonnell (951) 200-5714, Adam Ilbak (310) 405-4878									
P 2nd		Retail	Direct	1,958	1,958	1,958	Withheld	Vacant	Negotiable
International Growth Properties - Michelle McDonnell (951) 200-5714, Adam Ilbak (310) 405-4878									
P 2nd		Retail	Direct	2,524	2,524	2,524	Withheld	Vacant	Negotiable
International Growth Properties - Michelle McDonnell (951) 200-5714, Adam Ilbak (310) 405-4878									
P 2nd		Retail	Direct	77,350	77,350	77,350	Withheld	Vacant	Negotiable
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### LEASING COMPANY

Company:	International Growth Properties
Contacts:	Michelle McDonnell (951) 200-5714, Adam Ilbak (310) 405-4878



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### SALE

Last Sale: Portfolio of 2 Retail Properties in Moreno Valley, CA Sold on Dec 15, 2017 for \$60,250,000 (\$122.69/SF)

### AMENITIES

Enclosed Mall, Food Court, Kiosk/Cart Space, Property Manager on Site, Restaurant

### KEY TENANTS

Macy's Backstage	55,000 SF	Round1	42,000 SF
Crunch	15,000 SF	Forever 21	8,000 SF
The Children's Place	6,340 SF	Victoria's Secret	6,000 SF

### TRAFFIC & FRONTAGE

Traffic Volume: 145,000 on Moreno Valley Fwy & Day St (2020)

147,045 on Day St & Moreno Valley Fwy (2020)

Frontage: 7,085' on Town Cir (with 12 curb cuts)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking: 6,528 free Surface Spaces are available; Ratio of 6.31/1,000 SF

Commuter Rail: 15 minute drive to Riverside-Downtown Commuter Rail (Riverside, Inland Empire-Orange County, 91 Lines)

Airport: 33 minute drive to Ontario International Airport

Walk Score ®: Somewhat Walkable (68)

Transit Score ®: Some Transit (40)



# Property Summary Report

## 22500 Town Cir



Moreno Valley, CA 92553 - Moreno Valley/Perris Submarket



### BUILDING

Type	4 Star Retail Freestanding (Super Regional Mall)
Tenancy	Multi
Year Built	1991
Year Renov	2006
GLA	414,063 SF
Stories	2
Typical Floor	207,031 SF
Construction	Reinforced Concrete

### LAND

Land SF	1,354,280 SF
Parcel	291-110-032

### EXPENSES

Taxes	\$1.92/SF (2020)
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### TENANTS

Macy's Backstage	55,000 SF	Round1	42,000 SF
Crunch	15,000 SF	Forever 21	8,000 SF
The Children's Place	6,340 SF	Victoria's Secret	6,000 SF
Shiekh Shoes	5,934 SF	Hollister	5,841 SF
Hibbett Sports	5,204 SF	Express	5,000 SF
Moreno Valley Public Library	4,795 SF	Dental Associates Of Moreno Valley	4,597 SF
Solo Wear	4,377 SF	Career Care Institute	4,000 SF
Lexy	3,908 SF	Foot Locker	3,500 SF
LensCrafters Inc	3,500 SF	RUE21	3,500 SF
Torrid	3,300 SF	Zumiez	3,162 SF
Tilly's	3,000 SF	Toys 4 U	2,980 SF
Grommet's Knife & Carry	2,503 SF	Champs Sports	2,500 SF
FYE	2,500 SF	Jump 'N Jammin	2,500 SF
Champions Barbershop	2,492 SF	Vans	2,490 SF
Spirit Of The Moon	2,209 SF	First Impression Salon & Spa	2,188 SF
Cap World: Embroidery	2,126 SF	Zales Jewelers	2,070 SF
Aeropostale	2,000 SF	Hot Topic	1,772 SF
GNC	1,646 SF	Dollar Book Fair	1,600 SF
BreakOut Escape Rooms	1,500 SF	Kay Jewelers	1,500 SF
Fashion Island Jewelers	1,300 SF	Helzberg Diamonds	1,200 SF
Spencer's	1,200 SF	T-Mobile	1,200 SF
Sbarro	1,101 SF	Kids Foot Locker	1,100 SF

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Lids	1,061 SF
Journeys	1,005 SF
Cricket	1,000 SF
El Paso Mexican Food	1,000 SF
Glamour Nails	950 SF
Claire's	900 SF
Avis Budget	800 SF
Charleys Philly Steaks	782 SF
Boba Express	750 SF
Dairy Queen @ Orange Julius	750 SF
House Of Beauty	657 SF
Tick Tock Jewelry & Watch	650 SF
The Raider Image	600 SF
Hot Dog On A Stick	589 SF
Comics & Anime	500 SF
Windsor	500 SF

Hope Diamonds & Co	1,008 SF
Bayside Watch	1,000 SF
Daniels Jewelers	1,000 SF
Potato Corner	1,000 SF
Cinnabon	900 SF
A Girls Best Friend	800 SF
Bay Jewelers	800 SF
Auntie Anne's	750 SF
Burger & Grill	750 SF
Subway	750 SF
The Repair Center	650 SF
Perfume Hut	600 SF
Pretzelmaker	593 SF
Bath & Body Works	500 SF
Kelly's Coffee & Fudge Factory	500 SF

### SPACE FEATURES

- Enclosed Mall
- Food Court
- Kiosk/Cart Space
- Property Manager on Site
- Restaurant

### FOR LEASE

Smallest Space	866 SF	Retail Avail	177,632 SF
Max Contiguous	77,350 SF		
# of Spaces	8		
Vacant	177,632 SF		
% Leased	57.1%		
Rent	Withheld - CoStar Est.		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	75,400	75,400	75,400	Withheld	Vacant	Negotiable
International Growth Properties									
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International Growth Properties									

SALE		TRAFFIC & FRONTAGE	
Sold Price	\$52,000,400 (\$125.59/SF) - Part of Portfolio	Traffic Volume	145,000 on Moreno Valley Fwy & Day St W (2020)
Date	Dec 2017		147,045 on Day St & Moreno Valley Fwy E (2020)
Sale Type	Investment	Frontage	7,085' on Town Cir (with 12 curb cuts)
Cap Rate	11.60%	Made with TrafficMetrix® Products	
Properties	2		

TRANSPORTATION	
Parking	6528 available (Surface);Ratio of 6.31/1,000 SF
Commuter Rail	15 min drive to Riverside-Downtown Commuter Rail (Riverside, Inland Empire-Orange County, 91 Lines)
Airport	33 min drive to Ontario International Airport
Walk Score®	Somewhat Walkable (68)
Transit Score®	Some Transit (40)









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### PROPERTY CONTACTS

Primary Leasing Company	International Growth Properties 22500 Town Cir Moreno Valley, CA 92553 (951) 653-1777 (p)	True Owner	International Growth Properties 22500 Town Cir Moreno Valley, CA 92553 (951) 653-1777 (p)
			
Recorded Owner	Moreno Valley Mall Holding Llc 110 9th St Los Angeles, CA 90079	Previous True Owner	International Growth Properties 22500 Town Cir Moreno Valley, CA 92553 (951) 653-1777 (p)
			
Previous True Owner	CW Capital 900 19th St NW Washington, DC 20006 (202) 715-9500 (p) (202) 787-5049 (f)	Previous True Owner	U.S. Bank 9376 S University Blvd Littleton, CO 80126 (303) 683-8930 (p)
			
Previous True Owner	GGP, Inc. 350 N Orleans St Chicago, IL 60654 (312) 960-5463 (f)	Developer	Homart Development Company 55 W Monroe St Chicago, IL 60603 (312) 551-5000 (p) (312) 551-5475 (f)
			
Architect	The Jerde Partnership		
			

### BUILDING NOTES

Ideally situated in the Riverside-San Bernardino – Ontario region, the Moreno Valley Mall in Moreno Valley, California, is an enclosed two-level shopping center that houses a state-of-the-art theatre with 16 screens and stadium-style seating and is home to nationally renowned retailers. Moreno Valley Mall boasts a combined total GLA of 1,090,000 square feet as of January 2019 and is situated on a massive 80.15-acre site conveniently located off I-60/Moreno Valley Freeway that includes 6,500 total parking spaces. In addition to the easy freeway access, I-60 provides tenants in the mall exposure to average daily traffic counts of 145,000 vehicles. With a total number of 160 tenants, anchors include Macy's Harkins Theatres, Sears, and JC Penny's, and the expansive list of national retailers includes Aeropostale, Bath & Body Works, Champs Sports, Round 1 Bowling & Amusement, and many more. Moreno Valley Mall is well-situated in a predominately residential community, with nearly 257,000 people living in a five-mile radius who contributed to a consumer spending total of \$2.1 billion. Surrounding Moreno Valley Mall along I-60's established commercial corridor are big-box retailers including Costco, Target, Best Buy, and Hobby Lobby, as well as numerous chain restaurants, entertainment destinations, and hospitality venues.