

**FOR LEASE | BUILD TO SUIT MEDICAL | 4,000 TO 40,000 SF**

# **NEC CACTUS AVENUE & NASON STREET**

MORENO VALLEY | ACROSS FROM THE RIVERSIDE REGIONAL MEDICAL CENTER



## **PROPERTY INFO**

±4,000 To ±40,000 sq. ft. build to suit medical / office available for lease

Across from The Riverside County Regional Medical Center, with ±439 beds and ±3,028 employees

Riverside University Health System Phase 1: 200,000 sq. ft. medical offices / clinics – under construction with more to come and 26,000 sq. ft. Cactus Medical Office, exam rooms -opened

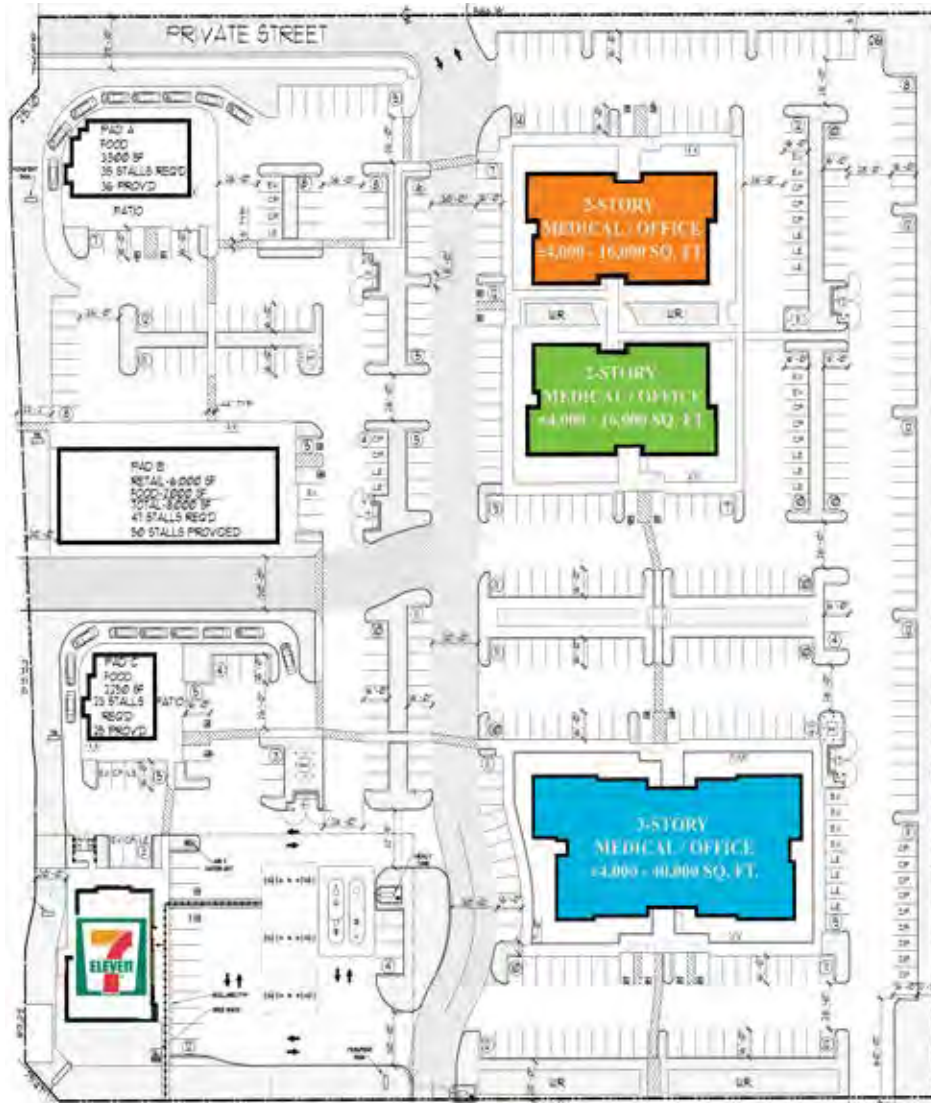
More than 4,600 single family units and more than 2,900 multi-family units approved, entitled or under construction



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**THREE MEDICAL BUILDINGS  
±4,000 - ±40,000 SQ. FT.  
AVAILABLE FOR BUILD TO SUIT**

## **2021 Drive Time Demographics**

	5 Minutes	10 Minutes	15 Minutes
Population	69,655	174,560	274,745
Average Household Income	\$89,791	\$82,703	\$89,435
Daytime Population	58,111	150,074	245,708

## **Traffic Counts**

Nason St @ Cactus Ave	9,511 ADT
Cactus Ave @ Nason St	12,241 ADT



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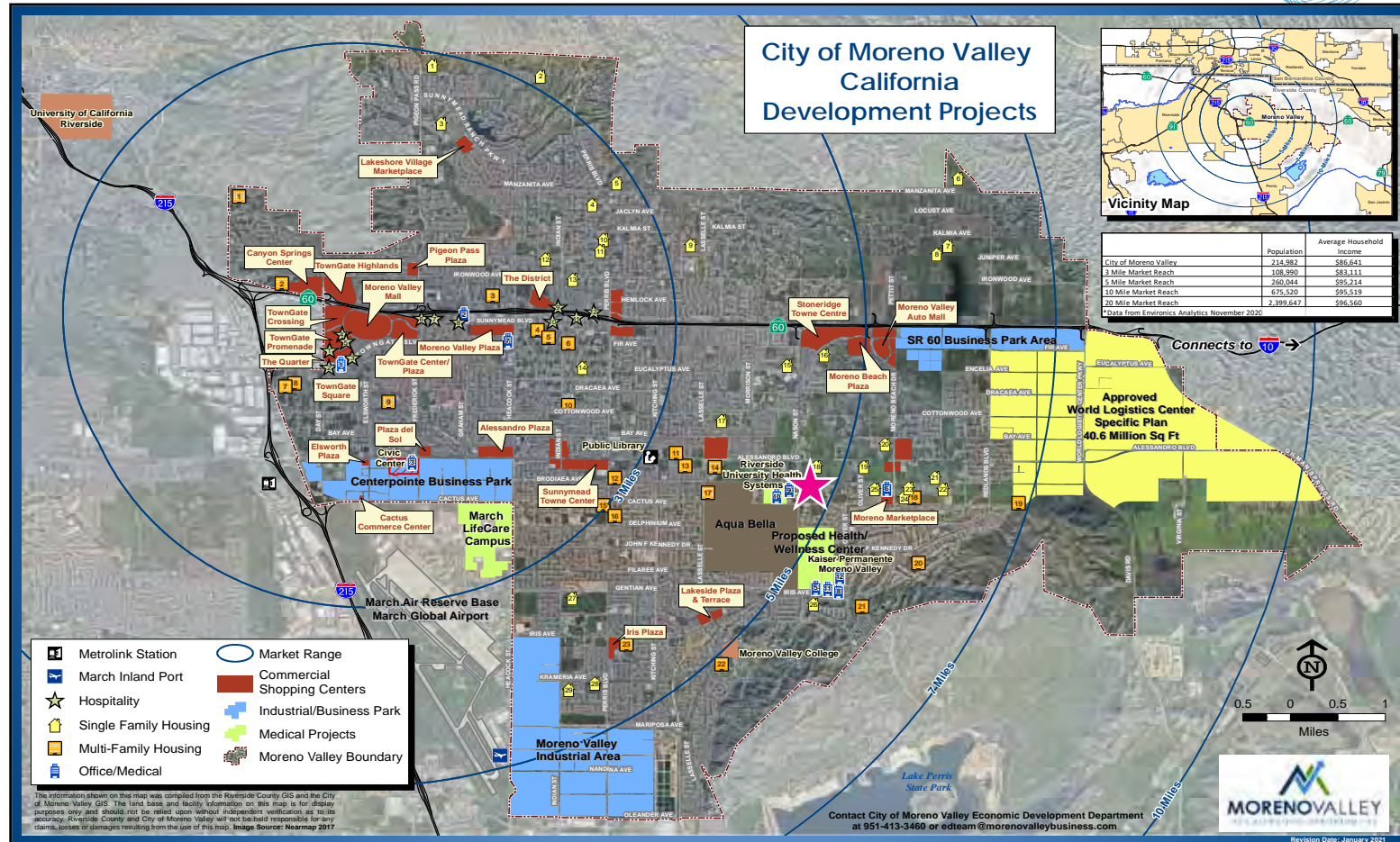




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