



**SUPER@TARGET**  
COMMERCIAL

**MORENO VALLEY**  
CALIFORNIA

[www.morenovalleybusiness.com](http://www.morenovalleybusiness.com)

## ACCELERATING OPPORTUNITIES

### DYNAMIC RETAIL DESTINATIONS

Two regional shopping destinations and over 40 shopping plazas with major tenants including Costco, SuperTarget, Home Depot, Lowe's, Macy's, Burlington, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

### STRATEGIC LOCATION

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 56.2 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

### PRO-BUSINESS PHILOSOPHY

Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

### DEMOGRAPHIC STRENGTH

Average household income of \$94,801 with more than 20,000 households at \$100,000 or more; highly educated workforce with 50% of residents in white collar jobs.


 **2nd**  
largest city in  
Riverside County

 **21st**  
largest city in  
CALIFORNIA

 **51.3** square  
MILES

 **3.44%**  
annual growth  
RATE

**217,197**  
Moreno Valley  
Population 2022

 20-mile  
radius population  
**2,420,046**

 Median  
AGE: **33.1**

 Inland Empire  
ONE OF THE FASTEST GROWING REGIONS  
**IN THE US**

 Home to numerous  
**Fortune 500**  
AND INTERNATIONAL COMPANIES

 **4500**  
businesses  
STRONG

 **25,600**  
JOBS  
created in 9 years

 TRANSPORTATION  
SERVED  
BY

CALIFORNIA STATE ROUTE 60 | INTERSTATE 215  
METROLINK  
MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS  
INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT

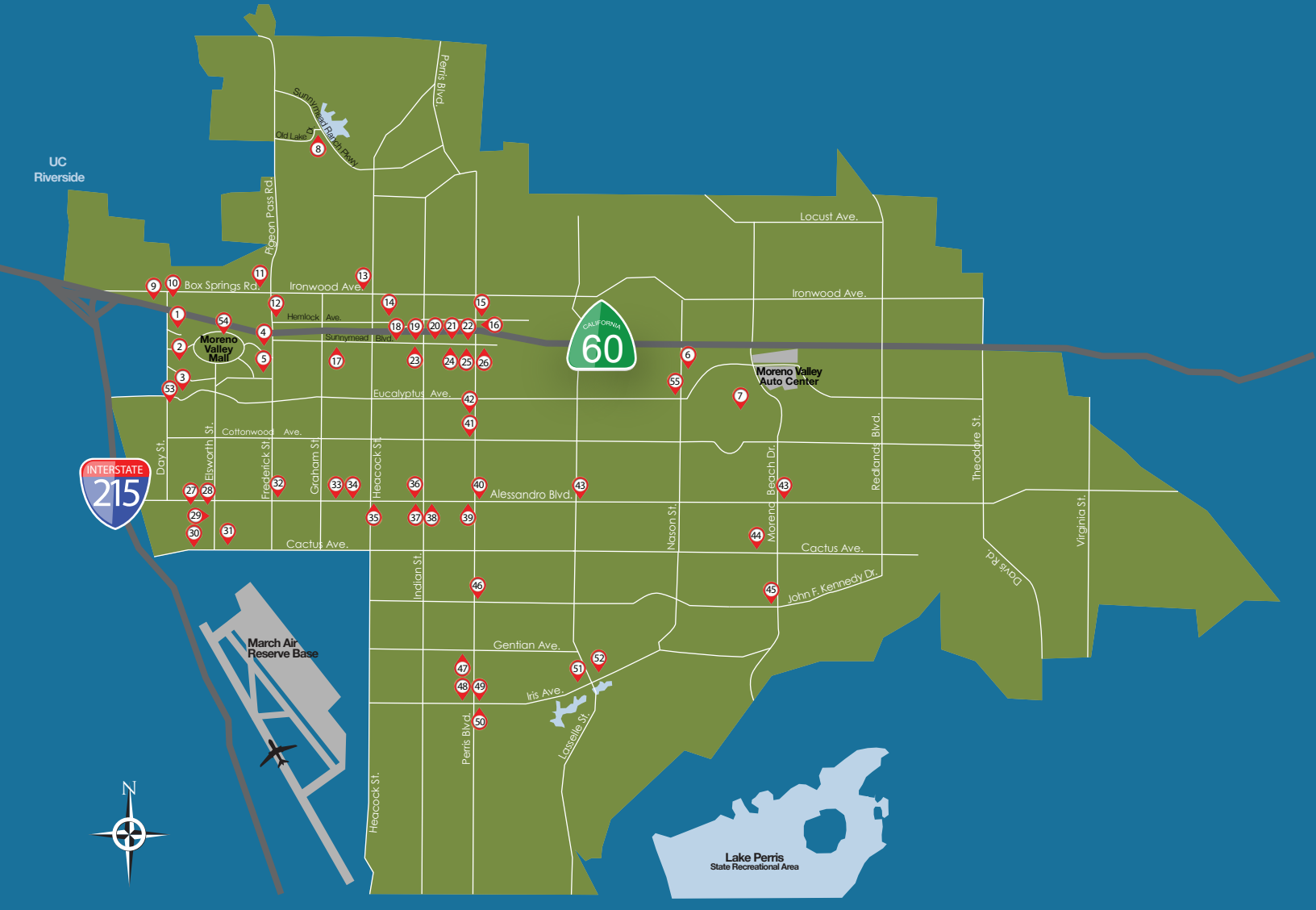
 **\$94,801**  
Average household  
INCOME



# MORENO VALLEY

## CALIFORNIA

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## COMMERCIAL PROPERTIES

- |                                 |                                    |                                     |                             |
|---------------------------------|------------------------------------|-------------------------------------|-----------------------------|
| 1 TownGate Crossing             | 15 Moreno Valley Village           | 29 Elsworth Business Center         | 73 Moreno Beach Marketplace |
| 2 TownGate Promenade            | 16 Moreno Valley Center            | 30 Cactus Commerce Center           | 74 Moreno Marketplace       |
| 3 TownGate Square               | 17 Moreno Valley Plaza             | 31 Koll Corporate Center            | 75 Rancho Belago Plaza      |
| 4 TownGate Plaza                | 18 Sunnymead One-Stop              | 32 Plaza del Sol (Alessandro Blvd.) | 76 JFK Plaza                |
| 5 TownGate Center               | 19 Rolling Ridge Plaza             | 33 Alessandro Plaza                 | 77 Walmart South            |
| 6 Stoneridge Towne Centre       | 20 Indian Center                   | 34 Moreno Valley Commerce Center    | 78 Home Depot South         |
| 7 Moreno Beach Plaza            | 21 Palm Plaza                      | 35 Southpointe Center               | 79 Westgate Shopping Center |
| 8 Lakeshore Village Marketplace | 22 Plaza del Sol (Sunnymead Blvd.) | 36 Shoppes In Moreno Valley         | 80 Iris Plaza               |
| 9 Canyon Springs Plaza          | 23 Sundance Center                 | 37 Moreno Valley Towne Plaza        | 81 Lakeside Plaza           |
| 10 TownGate Highlands           | 24 Las Brisas Center               | 38 Sunnymead Village Center         | 82 Lakeside Terrace         |
| 11 Pigeon Pass Plaza            | 25 Sunnymead Plaza                 | 39 Sunnymead Towne Center           | 83 The Quarter              |
| 12 Plaza de Majorca             | 26 Butterfield Valley Village      | 40 Bear Valley Plaza                | 84 Moreno Valley Mall       |
| 13 Ironwood Plaza               | 27 Alessandro One-Stop             | 41 Home Town Square                 | 85 Nason St & 60 Fwy        |
| 14 The District                 | 28 Elsworth Plaza                  | 42 Zono's Plaza                     |                             |