

NEC Cactus Ave Moreno Valley

Property Highlights:

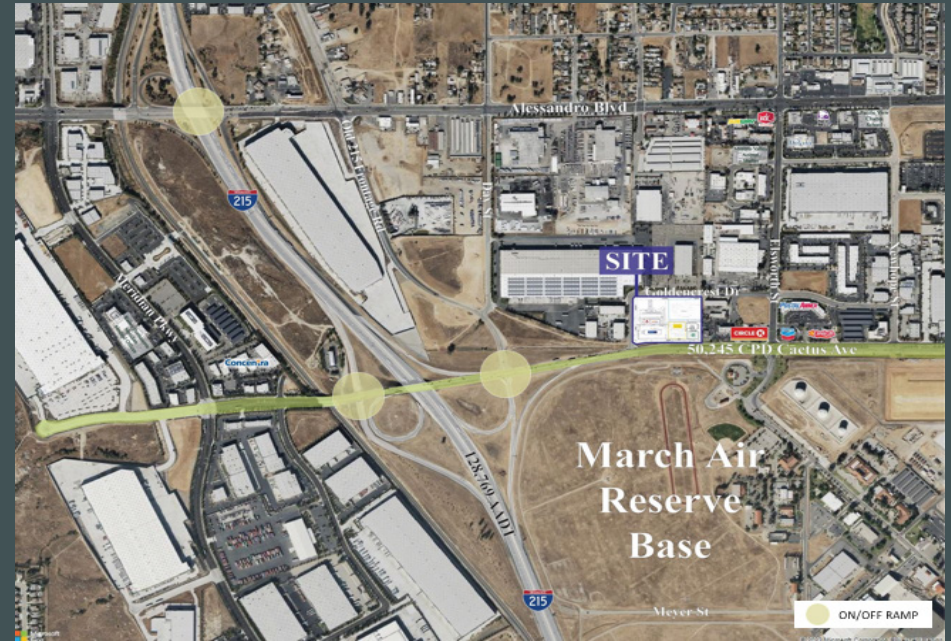
- + ± 2,500 SF Fast food pad (± 0.66 acre) available for sale or ground lease
- + Just 0.3 mile from I-215 with 128,769 AADT
- + Neighbors in the project include Arco AM/PM, Wendy's and Starbucks
- + Located directly across from the March Air Reserve Base which employs over 8,000 military and civilian personnel, contractors

Finished Pad (All Utilities to site and all off-site completed)



2022 Drive Time	5 Minutes	10 Minutes	15 Minutes
Population	53,724	245,090	455,266
Average Household Income	\$73,732	\$93,376	\$91,954
Daytime Population	53,221	226,352	430,533

Traffic Counts	
I-215 at Cactus Ave	128,769 AADT
Cactus Ave at Commerce Center Dr	50,245 ADT



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