



LEASING BROCHURE

STONERIDGE

TOWNE CENTRE

27110-27140 Eucalyptus Ave
Moreno Valley, CA 92555

RESTAURANT & RETAIL
AVAILABLE





STONERIDGE TOWNE CENTRE

AVAILABLE RESTAURANT & RETAIL

- Established Super Target & Kohl's anchored power center with an excellent tenant lineup serving the greater Moreno Valley population given the regionalism of the site
- Immediate proximity to the Moreno Valley Fwy (over 74,000 CPD!), the major arterial through Moreno Valley
- Strategically positioned between high-performing national retailers generating large volumes of customer traffic to the center and promoting cross shopping among tenants
- Massive signage opportunities on freeway monument and several pylons throughout the shopping center
- Primary retail provider to ALDI & SKECHERS distribution centers (nearly 2 million SF!) along with multiple nearby housing developments underway
 - Approved World Logistics Center (approx. 40.6M SF; 20K jobs)

STONERIDGE

TOWNE CENTRE

1-3-5 MILE RADIUS DEMOGRAPHIC

2021	1 MILE	3 MILE	5 MILE
POPULATION	7,678	79,311	193,507
AVG. HOUSEHOLD INCOME	\$95,871	\$85,280	\$79,752
DAYTIME POPULATION	2,125	13,161	34,578
MEDIAN AGE	33.3	32.0	31.2
AVG HOUSEHOLD SIZE	3.52	3.78	3.78
OWNER OCCUPIED HOUSING UNITS	1,649	14,629	33,369
RENTER OCCUPIED HOUSING UNITS	526	6,319	17,729

MORENO VALLEY IS MOVING AT THE SPEED OF BUSINESS!

INDUSTRIAL GROWTH

4.5 Million Square Feet of Industrial Space Completed in 2020

*Source: morenovalleybusiness.com

amazon

SKECHERS
FOOTWEAR



Amazon (2 facilities)

Procter & Gamble

Skechers USA

Harbor Freight Tools

Aldi Foods

Deckers Outdoor (UGG Boots)

Philips Electronics

Harman Kardon

Serta Mattress

Walgreens

Lowe's Home Improvement

Ross Dress For Less

Minka Lighting

United Natural Foods

ResMed

Federal-Mogul

O'Reilly Automotive

Masonite Doors

Fisher & Paykel Healthcare

Karma Automotive

CITY OF MORENO VALLEY | ESTIMATED 2022

SUMMARY DEMOGRAPHICS

*Source: Claritas



217,197
POPULATION



57,222
HOUSEHOLDS



\$363,939
AVERAGE HOUSING VALUE



33.1
AVERAGE AGE



3.79
SIZE HOUSEHOLD



\$94,801
AVERAGE INCOME

REGIONAL EMPLOYERS (*source: moval.org)

OF EMPLOYEES

9,600

March Air Reserve Base
(Military Reserve Base)

7,500

Amazon (Retail Distribution)

3,400

Riverside University Health Systems
Medical Center (County Hospital)

3,100

Moreno Valley Unified School District
(Public Schools)

2,400

Ross Dress for Less / DD's Discounts
(Distribution)

1,500

Moreno Valley Mall excludes major tenants
(Retail Mall)

1,457

Kaiser Permanente Community Hospital
(Hospital/Medical Services)



Moreno Valley Fwy (approx 74,000 cpd)

17,948 SF
Jr. Anchor Available
(Please Do Not Disturb)

Large Freeway
Monument Sign

National Health
Club Pending

Nason St (approx 17,100 cpd)

Pylon Sign

N.A.P.
SUPER TARGET



N.A.P.
KOHL'S

KIRKLAND'S.
TRUCKS, TRAILERS, EQUIPMENT

TRACTOR
SUPPLY CO.

5,710 SF
Improved Restaurant +
Patio Available

H&R BLOCK

Coming Soon!
POPEYES

National Car
Wash Pending

ROUND TABLE
PIZZA ITALY

usbank



chili's

Atlanta's
STONERIDGE
DENTAL SERVICES

Sharetea

SUPERCUTS
verizon
ME Message Envoy

Altura
CREDIT UNION
T-Mobile
menchie's
creamy gelato

BEAZER
HOMES

UNDER CONSTRUCTION
275 SINGLE FAMILY HOMES

Fir Ave

Eucalyptus Ave

Monument Sign

MS





Large Freeway
Monument Sign

N.A.P.

SIGNAGE LEGEND

FP

Freeway Pylon

PS

Pylon Signage

MS

Monument Signage



TENANT LIST

TOTAL GLA: 117,191 SF

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
A0C	Inland Empire HotSpring Spas	7,361	G0D	Verizon Wireless	2,500	LAG	Realty Masters & Associates	3,495
B0A	Kirkland's	7,000	G0E	China One Restaurant	1,600	LOB	H&R Block	1,100
C0A	National Health Club Pending	45,622	G0F	Hear USA	1,280	R0A	Taco Bell	3,178
D0A	Jr. Anchor Available	17,948	G0H	UPS	1,492	R0B	US Bank	3,600
E0A	Tractor Supply <i>Under Construction</i>	25,000	G0J	Focus Vision Optometry	1,131	R0C	Jack-In-The-Box	3,500
F0A	Stoneridge Dental	3,500	H0A	Round Table Pizza	3,807	R0D	Chevron Gas	3,000
F0C	Poki-Licious	1,700	H0C	Imp. Restaurant + Patio Available	5,710	R0E	Chase Bank	4,127
F0D	Sonnier Beauty Supply	1,173	H0F	Available	4,441	R0F	Chili's	5,924
F0E	Sharetea	1,267	J0A	Audeo Charter School	2,674	R0G	Popeye's	28,214
F0G	Albertos Taco Shop	2,257	J0B	BurgerIM	1,300	R0J	N.A.P.	33,832
F0H	Elegant Nail Spa	1,900	J0C	Menchies	1,689	R0K	National Car Wash Pending	62,119
G0A	Massage Envy	3,767	J0D	T-Mobile	2,002	N.A.P.	Super Target	178,665
G0B	Supercuts	1,102	J0E	Altura Credit Union	3,995	N.A.P.	Kohl's	96,350
G0C	See's Candies	1,211	J0H	Audeo Charter School	2,143			



STONERIDGE

TOWNE CENTRE

Site: Stoneridge Towne Centre

Moreno Beach Plaza II

Moreno Beach Plaza I

Beazer Home Development
Under Construction:
275 single home family homes

CA 60 FWY
APPROX. 74,000 CPD



KOHL'S

National
Health Club
Pending

17,948 SF
Jr. Anchor
Available

KIRKLAND'S

Inland Empire
HotSpring
Portable Spas

N.A.P.

SUPER TARGET

N.A.P.

H&R BLOCK

Coming Soon!
POPEYES

Altura
T-Mobile
menchie's

ROUND TABLE

STONERIDGE
CENTER

chili's

Chevron

Jack
in the box

usbank

TACO
BELL

CHASE

SUPERCUTS
verizon
ME Message Envoy

NASON ST
APPROX. 17,100 CPD



LA | FITNESS
POTTERY BARN
OUTLET

Sprint

CALIFORNIA
60

CHRYSLER
Jeep RAM

HONDA

HYUNDAI

TRACTOR
SUPPLY CO.

N.A.P.

National
Car Wash
Pending

PAD 14

EUCALYPTUS AVE

AutoZone

ARCO

DEL TACO
Wendy's

TOYOTA

CHEVROLET

Starbucks

GameStop

Tojo Loco



BEAZER
HOMES

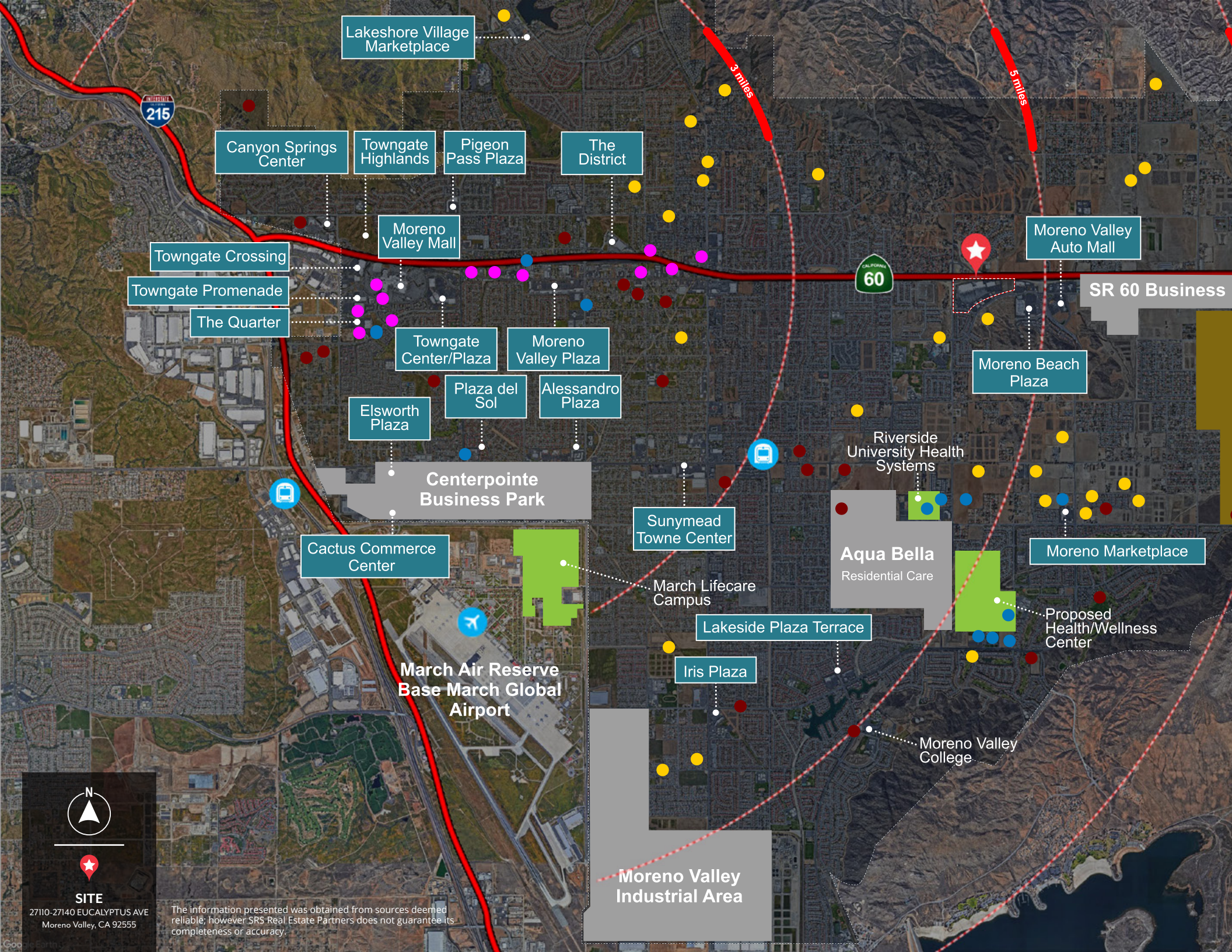
(UNDER CONSTRUCTION)

Walmart
Save money. Live better.

at&t
Pizza Hut
SCHOOLS FIRST
PERSONAL CREDIT UNION



SRS
Real Estate Partners



Lakeshore Village Marketplace

Canyon Springs Center

Towngate Highlands

Pigeon Pass Plaza

The District

Moreno Valley Mall

Towngate Crossing

Towngate Promenade

The Quarter

Towngate Center/Plaza

Moreno Valley Plaza

Elsworth Plaza

Plaza del Sol

Alessandro Plaza

Centerpointe Business Park

Cactus Commerce Center

March Air Reserve Base March Global Airport

Sunymead Towne Center

March Lifecare Campus

Lakeside Plaza Terrace

Iris Plaza

Moreno Valley Industrial Area

Riverside University Health Systems

Aqua Bella Residential Care

Moreno Valley Auto Mall

Moreno Beach Plaza

Moreno Marketplace

Proposed Health/Wellness Center

Moreno Valley College



SITE

27110-27140 EUCALYPTUS AVE
Moreno Valley, CA 92555

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.











DEVELOPMENT PROJECTS

CITY OF MORENO VALLEY, CALIFORNIA

MILE RADIUS DEMOGRAPHIC : DATA FROM EMIRONICS ANALYSIS NOVEMBER 2020

2021	POPULATION	AVG HOUSEHOLD INCOME
CITY OF MORENO VALLEY	214,982	\$86,641
3 MILES MARKET REACH	108,990	\$83,111
5 MILES MARKET REACH	260,044	\$95,214
10 MILES MARKET REACH	675,520	\$95,519
20 MILES MARKET REACH	2,399,647	\$96,560

-  Metrolink Station
-  Single Family Housing
-  Office/Medical
-  Medical Projects
-  March Inland Port
-  Multi-Family Housing
-  Hospitality
-  Industrial/Business Park



2,420,046
20 Miles
RADIUS POPULATION



4500
Businesses
STRONG



2nd
Largest city in
RIVERSIDE COUNTY



21st
Largest city in
CALIFORNIA



Private air flights from March Inland Port in
MORENO VALLEY & INTERNATIONAL FLIGHTS
FROM ONTARIO AIRPORT

STONERIDGE

TOWNE CENTRE

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