

For Lease

Moreno Beach Plaza II

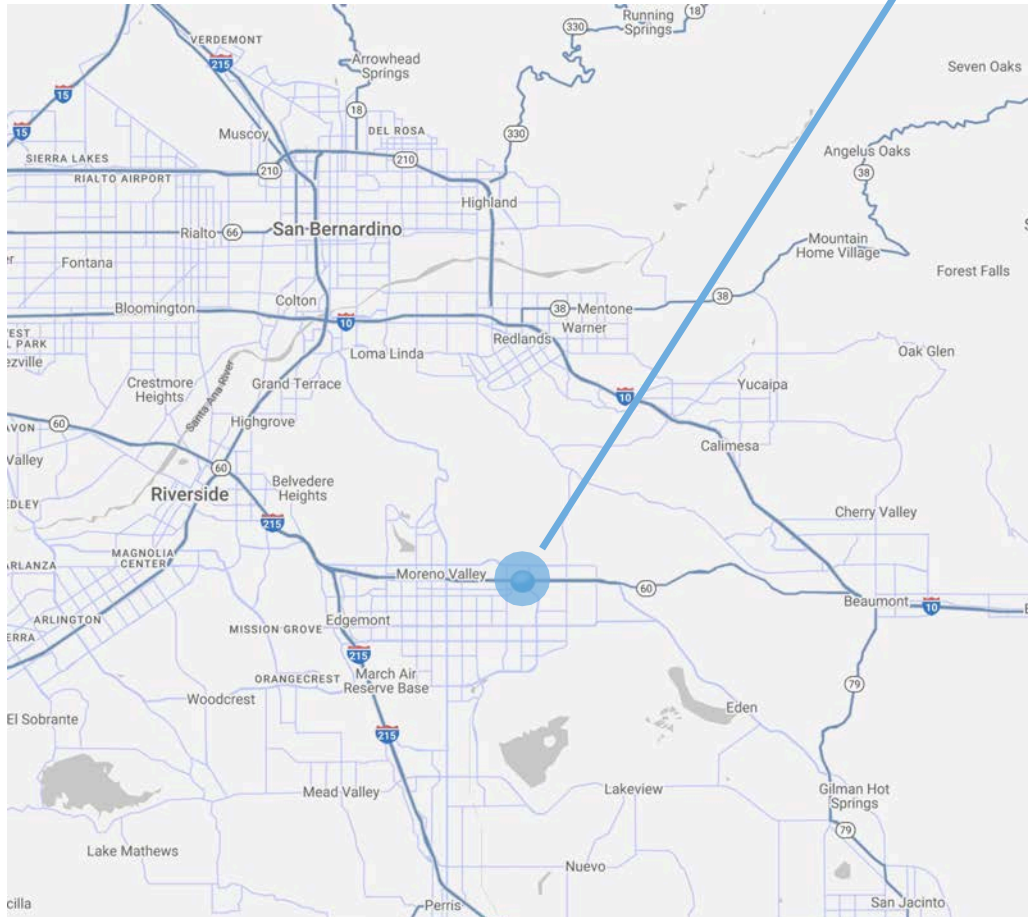
27610 Eucalyptus Avenue
Moreno Valley, CA 92555



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Property Highlights:

- Prime 3,312 sf retail end-cap for lease in heart of the Moreno Beach shopping district
- Freeway visible end-cap
- Prominently located along the 60 freeway at the Moreno Beach Blvd exit
- Ample parking
- Nearby national tenants include Wal-Mart, LA Fitness, Target, Kohls, Tractor Supply, Sportsman's Warehouse, Panda Express, Starbucks, and many more
- Strategically located adjacent to the 2,600 acre World Logistics Center, a \$3 billion dollar development that is projected to result in over 46 million square feet of commercial developments

Demographics:

2021 Estimates	1 MILE	3 MILE	5 MILE
Population	5,691	67,431	289,802
AHH Income	\$100,824	\$92,210	\$84,244



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#	Tenant	Square Feet
1	Sportsman's Warehouse	20,305 SF
3	LA Fitness	40,770 SF
8	Panda Express - Drive Thru	2,448 SF
9	Carl's Jr - Drive Thru	2,830 SF

#	Tenant	Square Feet
10	Autozone	8,000 SF
4A	Moreno Beach Urgent Care Center	4,000 SF
5	Vacant	3,312 SF
11	America's Tire	NAP



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