

RETAIL FOR LEASE

The District at Moreno Valley

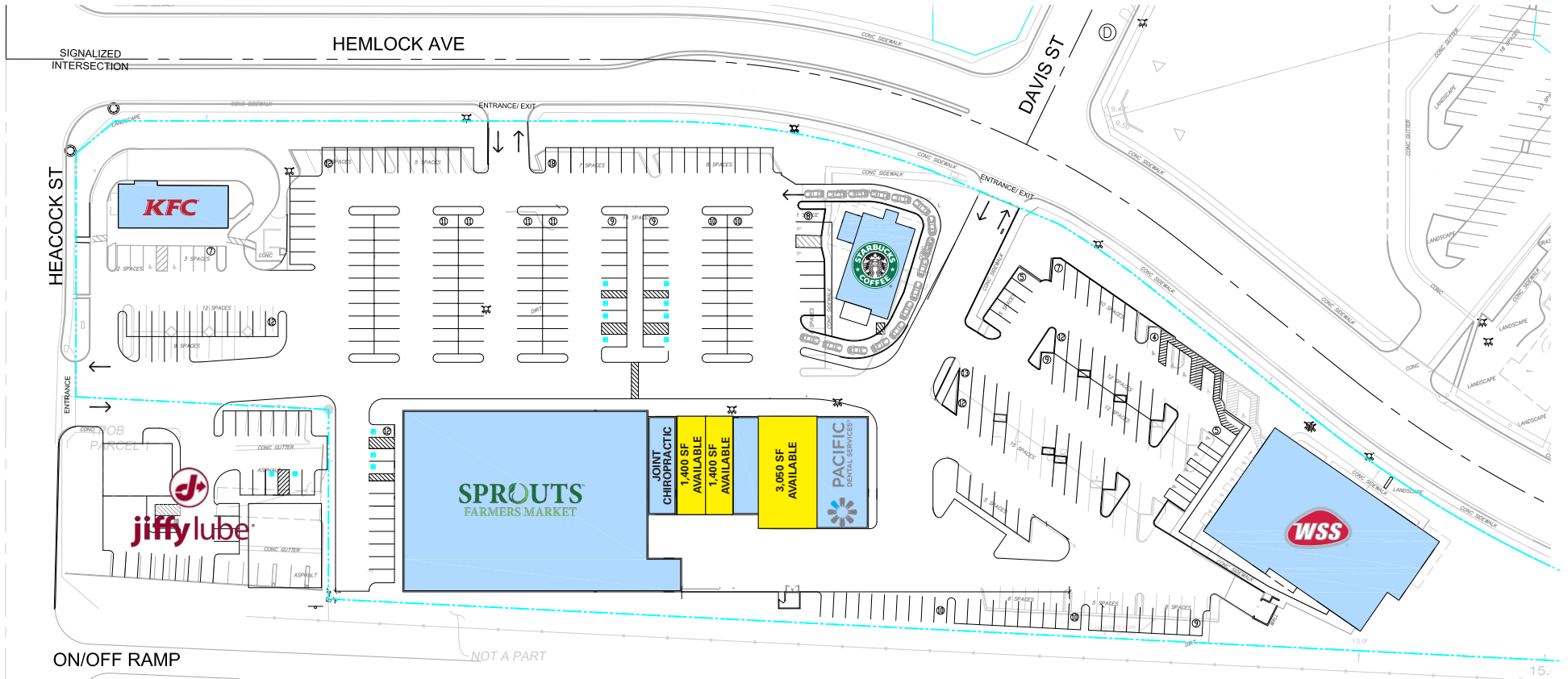
HEMLOCK AVE. AT 60 FREEWAY, MORENO VALLEY, CA 92557



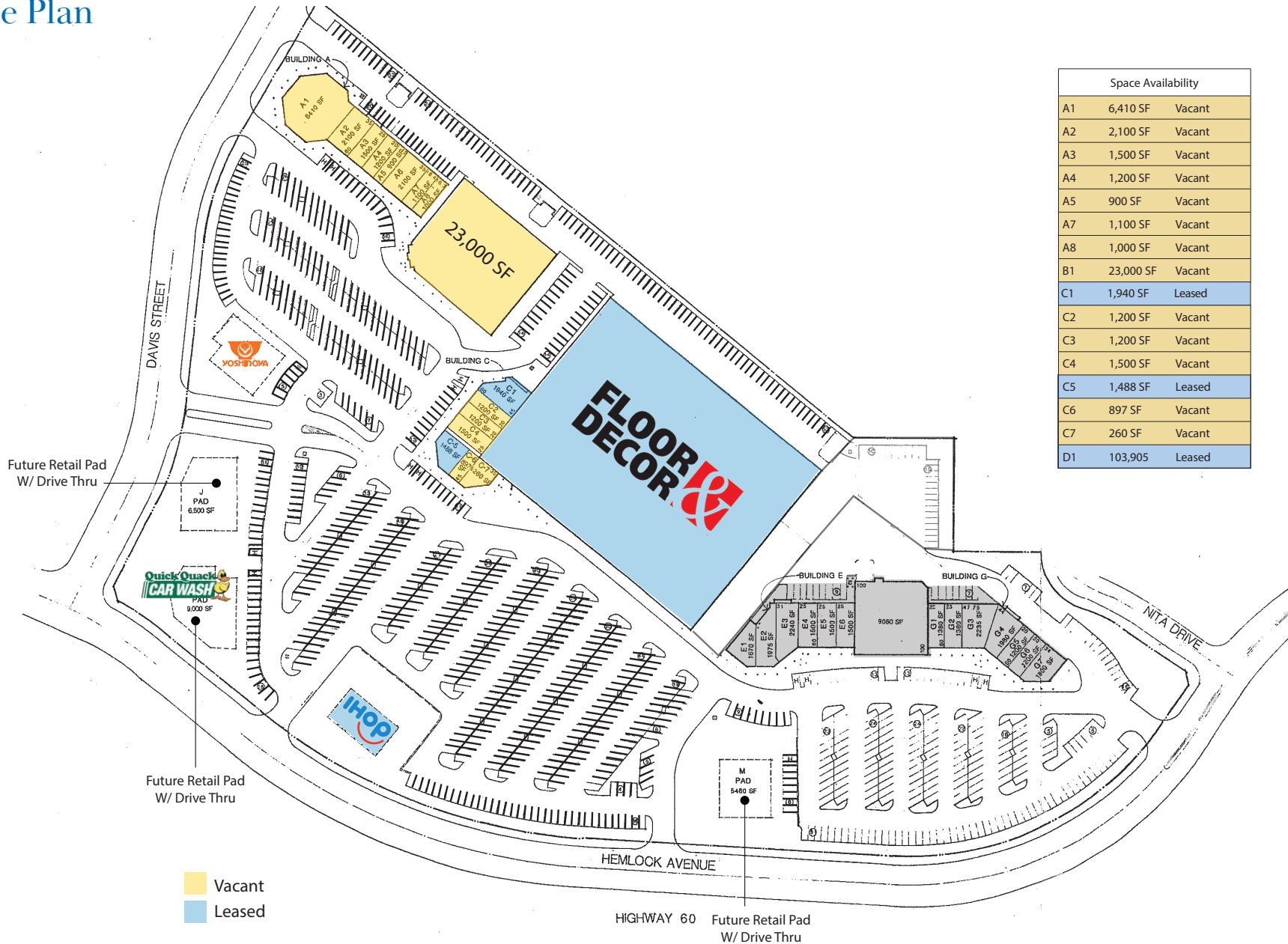
Site Plan



Site Plan



Site Plan



Space Availability		
A1	6,410 SF	Vacant
A2	2,100 SF	Vacant
A3	1,500 SF	Vacant
A4	1,200 SF	Vacant
A5	900 SF	Vacant
A7	1,100 SF	Vacant
A8	1,000 SF	Vacant
B1	23,000 SF	Vacant
C1	1,940 SF	Leased
C2	1,200 SF	Vacant
C3	1,200 SF	Vacant
C4	1,500 SF	Vacant
C5	1,488 SF	Leased
C6	897 SF	Vacant
C7	260 SF	Vacant
D1	103,905	Leased

Property Features

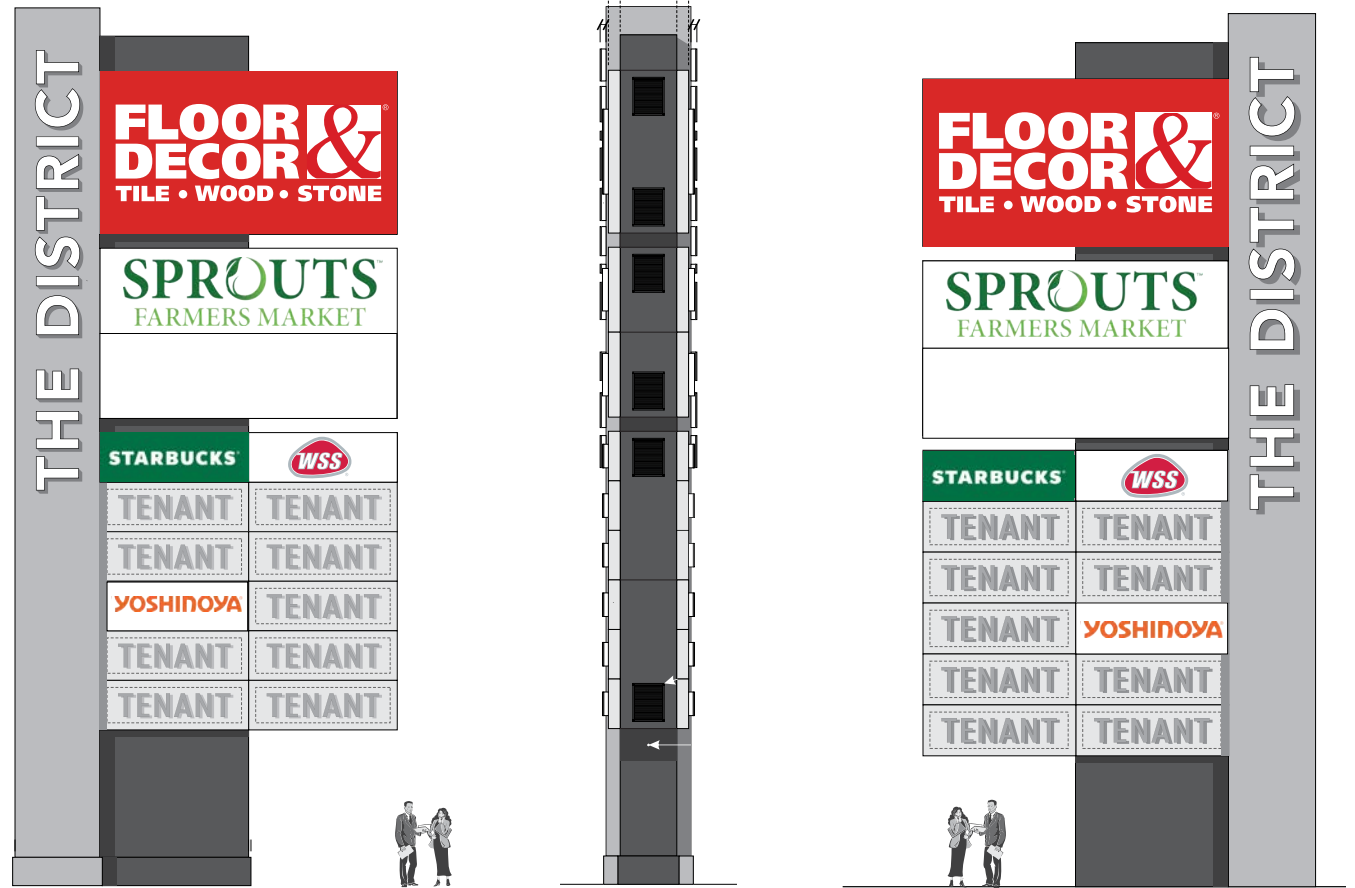
- Approx. 30 acre site with 2,500 feet of freeway frontage along Highway 60
- Close proximity to Moreno Valley Mall in the heart of regional retail trade area
- New freeway pylon sign
- Immediate access to the center off of Heacock St. and 60 Freeway
- Property renovation in progress
- New adjacent commercial business park under construction

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Front View: Freeway Pylon A

Freeway End View:
Freeway Pylon A

Front View: Freeway Pylon A

THE DISTRICT AT MORENO VALLEY

DEMOGRAPHICS

POPULATION

1-MILE	3-MILE	5-MILE
21,749	143,974	220,472

AVERAGE HH INCOME

1-MILE	3-MILE	5-MILE
\$62,078	\$76,306	\$82,147

TRAFFIC COUNTS

HEACOCK STREET	33,500 CPD
60 FREEWAY	103,000 CPD



BOOMING DAYTIME POPULATION

NEIGHBORING CORPORATE FACILITIES:



FURTHER DEMOGRAPHICS

- Avg. population growth rate of over 5.04% annually
- Avg. household income of \$74,823
21,000+ households over \$75,000
- Over 50% of residents in white collar jobs and a highly educated workforce



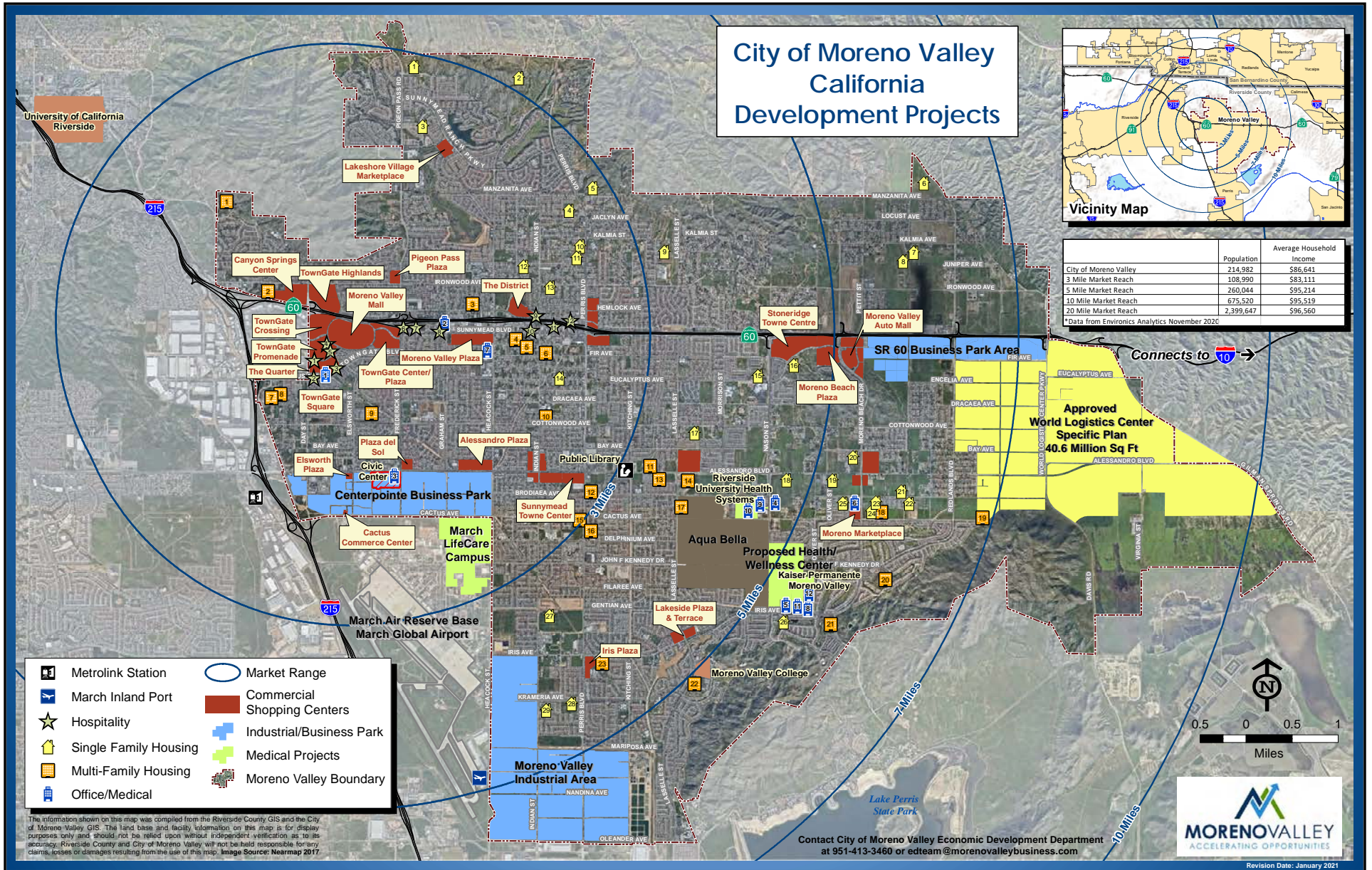
THE DISTRICT AT MORENO VALLEY



Aerial



THE DISTRICT AT MORENO VALLEY



THE DISTRICT AT MORENO VALLEY

COMMERCIAL development

The City of Moreno Valley is a growing city with a bright future. Strategically located in the Inland Empire of Southern California, with a market area of over two million people and abundant developable land, savvy developers and retailers continue to choose Moreno Valley for growth and success. The City of Moreno Valley is dedicated to fostering new businesses and well-managed growth to create a superb quality of life. *Take a look at what's happening!*



Commercial Centers

Center Name	Size (sq. ft.)	Traffic Counts (ADT)	
		East/West	North/South
TownGate Highlands	251,900	154,000	21,000
Moreno Valley Mall	1,200,000	154,000	22,900
Stoneridge Towne Centre	579,295	90,000	17,100
TownGate Center/Plaza	465,000	137,000	24,200
Moreno Beach Plaza	350,000	74,000	15,400
Moreno Valley Plaza	341,000	19,500	22,900
TownGate Square	136,000	20,600	22,900
TownGate Crossing	237,000	154,000	22,900
TownGate Promenade	200,000	154,000	22,900
Moreno Beach Marketplace	175,000	74,000	15,400
Lakeside Plaza & Terrace	143,000	20,700	23,600
Lakeshore Village	140,000	20,500	18,000
Alessandro & Lasselle	140,000	16,600	12,100
Moreno Marketplace	93,788	11,900	14,000
Iris Plaza	87,120	16,800	25,900
Elsworth Plaza	30,000	19,000	8,800
Cactus Commerce Center	16,000	43,300	7,700
The District	1,327,645	120,000	33,500
The Quarter	420,485	13,800	22,900

Office/Medical

Map #	Name	Size (sq. ft.)
1	TownGate Square	170,000
2	Olivewood Plaza	22,758
3	Centerpointe Office Area	258,000
4	Moreno Valley Medical Plaza	217,000
5	Moreno Valley Medical Overlay Area	122,250
6	Renaissance Village	98,400
7	Riverside County Office Building	52,000
8	Fresenius Medical Care	12,000
9	Integrated Care Communities	44,000
10	Riverside University Health System Expansion	1,200,000
11	Kaiser Permanente Master Campus Expansion	800,000
12	Mainstreet Post-acute Care	57,000



Industrial/Job Centers

Areas	Occupied/Leased (sq. ft.)	Available/Approved (sq. ft.)	Proposed (sq. ft.)
Centerpointe Business Park	5,465,659	957,060	119,800
Moreno Valley Industrial Area	19,001,657	1,311,080	221,859
SR-60 Business Park Area	3,651,264	1,249,121	--
Approved World Logistics Center	--	40,600,000	--



Hospitality Development

Map #	Hotel Name	# Guest Rooms
TownGate Hotels:		
1	Residence Inn by Marriott	112
2	Holiday Inn Express	104
3	Fairfield Inn & Suites	106
4	Hampton Inn & Suites	115
5	Ayres Suites	127
Sunnymead Area Hotels		
6	La Quinta Inn & Suites	58
7	Travelers Inn	55
8	Comfort Inn	92
9	WoodSpring Suites	122
10	Econo Lodge	51
11	Hotel XOLA by Wyndham	151
12	Best Western Moreno Hotel & Suites	59



RESIDENTIAL development



Single-Family Development: 2,124 Units

Map#	Record	Builder/Applicant	# of Units	Status
1	PEN18-0145	KB Homes	97	Under Construction
2	PA04-0019 PEN18-0252 PEN18-0210	Redhill Village	214	Approved
3	PA05-0057	Lennar Homes	148	Under Construction
4	PEN19-0202	Tom Love	31	In Process
5	PA03-0086 PEN17-0109 (TR 31592)	KB Homes	115	Under Construction
6	PEN18-0162 PEN19-0247	Curtis Development	23	Approved
7	PA05-0114 PEN16-0146 PEN19-0254	Sussex Capital Group	11	Approved
8	PA05-0115 PEN16-0147 PEN19-0255	Sussex Capital Group	57	Approved
9	PA05-0052 PEN19-0244	Winchester Associates	105	Amendment In Process
10	PA07-0129	Metric Homes	16	Under Construction
11	PA03-0100 PEN17-0014	Victoria Homes	12	Plan Check
12	PA14-0031 PEN18-0144	Right Solutions	7	Plan Check
13	PEN17-0096	Manuel Ruiz	4	In Process
14	PEN19-0190	Alcantar Construction	4	In Process
15	PA03-0065	RSI	87	Under Construction
16	PA04-0146 PA10-0038 P15-066&067	Beazer Homes	274	Under Construction
17	PEN18-0065	Macjones Holdings	16	Approved
18	PEN18-0163	Gabel, Cook and Associates	107	Approved
19	PEN20-0144	Mike McKnight Planning	96	Approved
20	PA03-0106	Frontier Homes	56	Under Construction
21	PEN18-0053(GPA) PEN18-0092	Cantebury	45	Under Construction
22	PA12-0005	KB Homes	159	Under Construction
23	PEN18-0154	Michael De La Torre	6	Approved
24	PEN18-0080	Hakan Buvan	8	Approved
25	PA15-0010	Frontier Homes	40	Under Construction
26	PA01-0072	Pacific Communities	83	Under Construction

27	PEN16-0095 PEN20-0016	Mission Pacific Land	221	Plan Check
28	PEN19-0188	PI Properties No. 67 LLC	66	In Process
29	PEN18-0042	Ada Deturcios	2	Approved

Multi-Family Development: 2,751 Units

Map#	Record	Builder/Applicant	# of Units	Status
1	PEN20-0035(GPA) PEN20-0096(CZ)	PEN20-0096 (CZ)	138	In Process
2	PA07-0016 P15-003	Oak Park Partners	266	Under Construction
3	PA14-0027 PEN20-0019	Design Concepts	39	Plan Check
4	PEN16-0066	Cal Choice Inv. Inc.	20	Plan Check
5	PA08-0032 PEN18-0234	Jimmy Lee	12	Approved
6	PEN19-0157	Geri Relich	11	Approved
7	PEN20-0057 PEN20-0058	Apollo IV Dev Grp	51	In Process
8	PEN18-0064	Apollo III Dev Grp	18	Approved
9	PEN19-0127 PEN19-0128 PEN19-0129	JWDA-MS Architects	197	In Process
10	PEN 19-0110 PEN 19-0108 PEN 19-0109 PEN 19-0097	Moreno Valley Housing Authority	80	Approved
11	PA13-0062 PEN16-0120	Creative Design Assoc.	58	Plan Check
12	PA16-0039 PEN18-0211	Spruce Grove Inc.	272	Approved
13	PA06-0052 PEN19-0236	Perris Pacific Company	49	Approved
14	PA15-0046	Rocas Grandes	426	Approved
15	PA14-0015 PEN18-0032	Century Communities	117	Under Construction
16	PA06-0096 PEN18-0032	TL Group	52	Approved
17	PEN16-0123 PEN19-0007	Villa Annette, L.P.	220	Under Construction
18	PEN20-0175	RC Hobbs	38	In Process
19	PEN19-0232 PEN19-0233 PEN19-0234	Kimley-Horn	0	In Process
20	PEN16-0130	ROCIII CA Belago	358	Approved
21	PA08-0054 PEN18-0107	Granite Capital	135	Plan Check
22	PA11-0026 PEN18-0058	Continental East Fund	112	Under Construction
23	PEN20-0063 PEN20-0065-68	Passco Pacific LLC	112	In Process

In Process = not yet approved by Planning Commission
 Approved = Planning Commission approval
 Plan Check = Approved plus construction documents in review
 Under Construction



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 www.moval.org/simplicity (Check project status)

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