



## 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

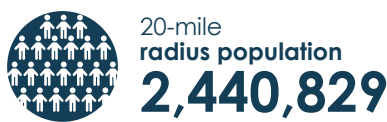
Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

### DEMOGRAPHIC STRENGTH

Average household income of \$96,932 with more than 21,000 households at \$100,000 or more; highly educated workforce with 47% of residents in white collar jobs.



**213,574**  
Moreno Valley  
Population 2023



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

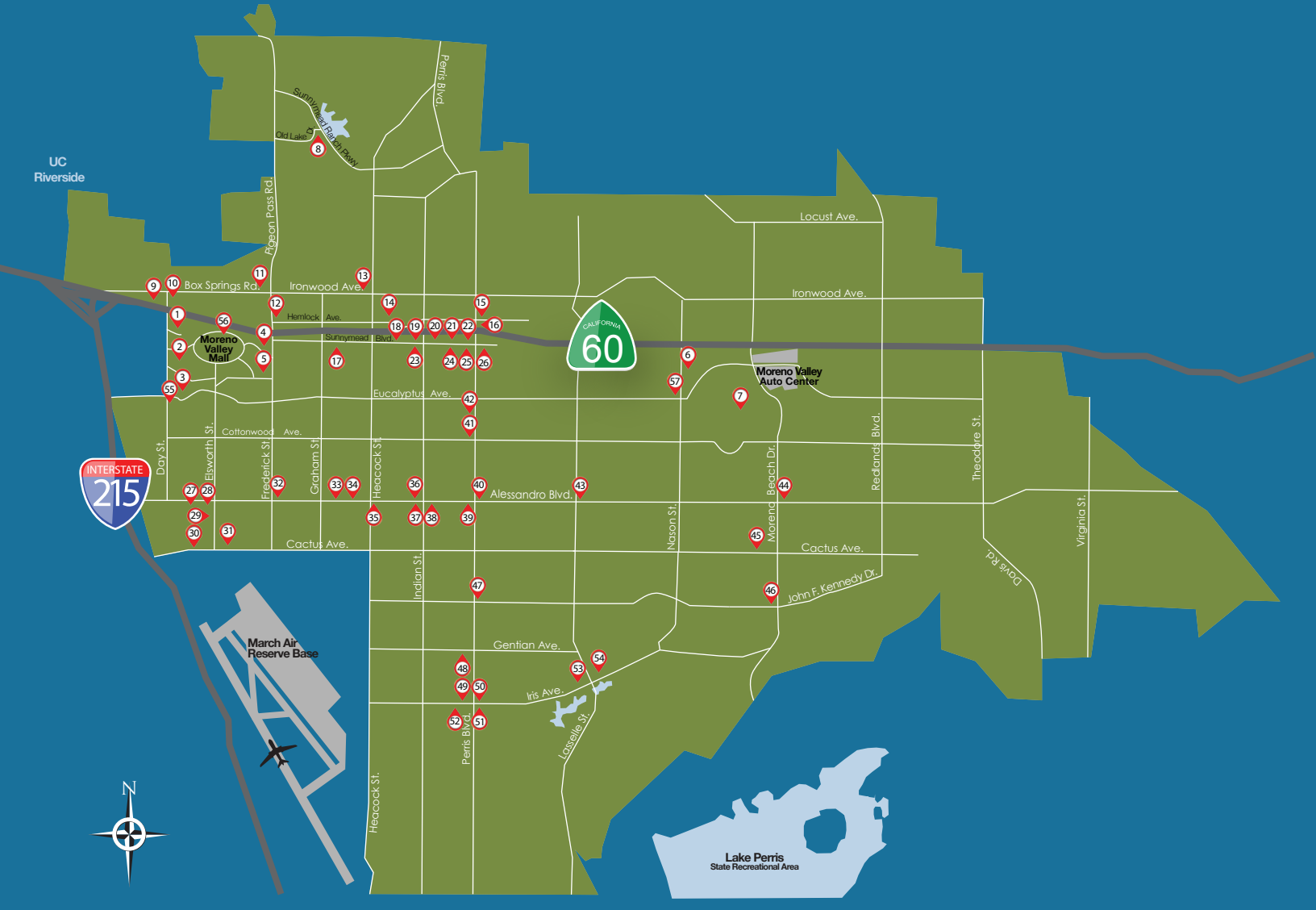




# MORENO VALLEY

## CALIFORNIA

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## COMMERCIAL PROPERTIES

- |                                 |                                    |                                     |                                 |
|---------------------------------|------------------------------------|-------------------------------------|---------------------------------|
| 1 TownGate Crossing             | 16 Moreno Valley Center            | 31 Koll Corporate Center            | 74 Rancho Belago Plaza          |
| 2 TownGate Promenade            | 17 Moreno Valley Plaza             | 32 Plaza del Sol (Alessandro Blvd.) | 75 JFK Plaza                    |
| 3 TownGate Square               | 18 Sunnymead One-Stop              | 33 Alessandro Plaza                 | 76 (Proposed) Walmart South     |
| 4 TownGate Plaza                | 19 Rolling Ridge Plaza             | 34 Moreno Valley Commerce Center    | 77 Home Depot South             |
| 5 TownGate Center               | 20 Indian Center                   | 35 Southpointe Center               | 78 Westgate Shopping Center     |
| 6 Stoneridge Towne Centre       | 21 Palm Plaza                      | 36 Shoppes In Moreno Valley         | 79 Iris Plaza                   |
| 7 Moreno Beach Plaza            | 22 Plaza del Sol (Sunnymead Blvd.) | 37 Moreno Valley Towne Plaza        | 80 Moreno Valley Marketplace    |
| 8 Lakeshore Village Marketplace | 23 Sundance Center                 | 38 Sunnymead Village Center         | 81 Lakeside Plaza               |
| 9 Canyon Springs Plaza          | 24 Las Brisas Center               | 39 Sunnymead Towne Center           | 82 Lakeside Terrace             |
| 10 TownGate Highlands           | 25 Sunnymead Plaza                 | 40 Bear Valley Plaza                | 83 The Quarter                  |
| 11 Pigeon Pass Plaza            | 26 Butterfield Valley Village      | 41 Home Town Square                 | 84 Moreno Valley Mall           |
| 12 Plaza de Majorca             | 27 Alessandro One-Stop             | 42 Zono's Plaza                     | 85 (Proposed) Nason St & 60 Fwy |
| 13 Ironwood Plaza               | 28 Elsworth Plaza                  | 43 (Proposed)                       |                                 |
| 14 The District                 | 29 Elsworth Business Center        | 44 Moreno Beach Marketplace         |                                 |
| 15 Moreno Valley Village        | 30 Cactus Commerce Center          | 45 Moreno Marketplace               |                                 |