

HARD CORNER AVAILABLE FOR LEASE

14498 Moreno Beach Drive, Moreno Valley, CA 92555



HEATHER SHARP

Senior VP, Retail Sales & Leasing
O: 909.230.4500 | C: 760.880.1858
heather@progressiverep.com
DRE #01146312

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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Senior VP, Retail Sales & Leasing

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heather@progressiverep.com

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW



HIGHLIGHTS

- ±187,308 SF (±4.30 acres) at the NEC of Moreno Beach Dr. & Cactus Ave.
- Located across the street from strong performing Stater Bros. shopping center
- Site to be rezoned to allow commercial uses
- Located on a signalized intersection with a traffic count of ±43,935
- Demographics for this site show a daytime population 21,461 and an overall population of 160,421 with Average Household Incomes in excess of \$105,000 within a 5-mile radius of the property

DEVELOPMENT MAP



RETAILER MAP



WORLD LOGISTICS CENTER

The World Logistics Center is an unprecedented effort to create the largest, most efficient and most advanced logistics center in the United States.

Ideal Location

Located in Moreno Valley in Southern California --- the #1 logistics market in the USA and the entire world --- the World Logistics Center is only 1.5 hours from the Ports of Long Beach and Los Angeles, meaning that WLC has fast and easy access to these busy ports where over 40% of all imports to the United States arrive.

Conveniently located with easy access to the 60 freeway and fast access to Interstate 10 and Interstate 215. Companies located at the World Logistics Center will have access to 11 western states --- approximately 80 million people --- within about one day's drive.

The Site

The World Logistics Center is a Designated Free Trade Zone and is environmentally sustainable. It is the largest Net Zero GHG project in the United States.

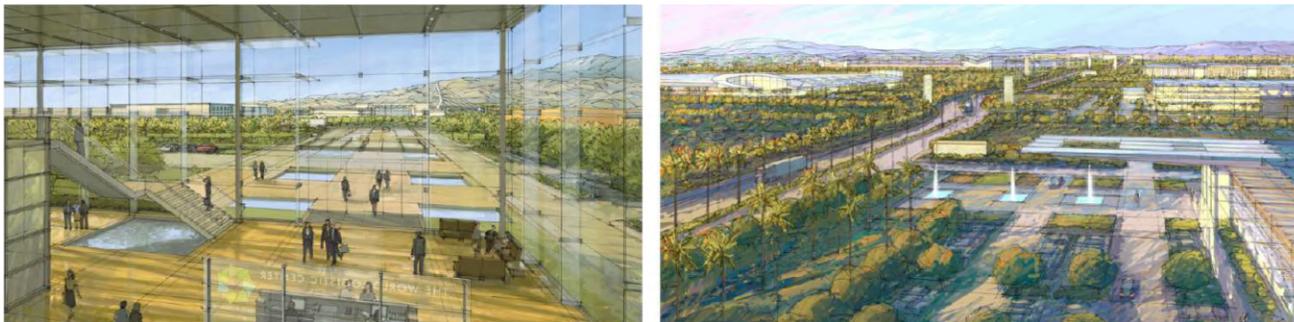
It boasts over 100 million square feet of available land with no limits on the size of buildings and with dedicated trailer parking space available for lease. Buildings are approved for heights up to 80 feet with 69' clear span.

There are 29 sites available with the potential to link multiple buildings via skybridges to form a corporate campus. In fact, Skechers has opened its second warehouse at the World Logistics Center, connected by a sky bridge to the first.

The Developer

Highland Fairview is a privately held full-service real estate development company specializing in large-scale Industrial, Commercial and Residential developments. The company is currently engaged in the development of world-class projects encompassing over 41 million square feet of buildings and facilities.

In 2011, the Company completed the 1.8 million square foot building for the Skechers North American Operations Headquarters. This facility has been honored as the largest LEED Gold Certified building of its kind in the nation to ever have been awarded with this distinction by the U.S. Green Building Council (USGBC). In 2021, Skechers increased its footprint with an additional 775,000 square foot warehouse connected to the first via a skybridge.



WHY MORENO VALLEY?



DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION			
2023 Total Population	11,765	72,165	160,421
2023 Median Age	34.7	32.2	31.9
2023 Total Households	3,398	19,425	42,510
2023 Average Household Size	3.4	3.7	3.8
INCOME			
2023 Average Household Income	\$139,646	\$113,973	\$105,777
2023 Median Household Income	\$102,743	\$92,074	\$86,540
2023 Per Capita Income	\$40,422	\$30,806	\$28,085
BUSINESS SUMMARY			
2023 Total Businesses	166	1,082	2,786
2023 Total Employees	1,164	9,111	21,461

Cactus Ave