



# Retail that resonates



**Moreno Beach Plaza**

Located at the corner of Moreno Beach Dr. & Eucalyptus Ave. • Moreno Valley, CA  
[www.newmarkmerrill.com](http://www.newmarkmerrill.com)



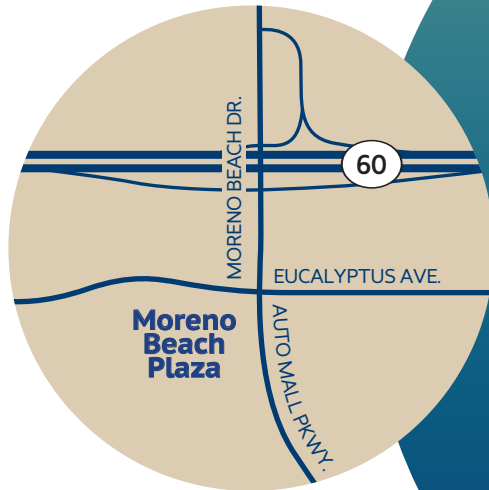
NewMark Merrill  
COMPANIES








# Prime Retail Space Available

at the corner of Moreno Beach Dr. & Eucalyptus Ave.

Visible from the 60 Freeway, Moreno Beach Plaza is a dynamic Walmart anchored center located near an upscale community and the gateway to Lake Perris Recreational Area. The center benefits from just under 1 million sq. ft. of retail synergy, and approved development of 1,300 additional homes in the immediate trade area.



 <p><b>39,498</b> POPULATION IN 3-MILE RADIUS*</p>	 <p><b>\$179,096</b> AVERAGE HH INCOME IN 3-MILE RADIUS*</p>	 <p><b>11,700</b> MORENO BEACH DR. <b>85,000</b> SR-60 CARS PER DAY</p>
 <p><b>3,480,545</b> ANNUAL VISITS</p>	 <p><b>22,667</b> SF OF RETAIL SPACE</p>	

\*Estimates are based on 2022 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.

#	TENANT	SF
751-101	Starbucks	1,700
751-102	Ono Hawaiian	1,575
761-101	Game Stop	1,510
761-102	Verizon Wireless	1,200
761-103	Bright Now Dental	2,880
<b>831-101</b>	<b>AVAILABLE</b>	<b>2,120</b>
831-102	Pizza Hut	1,300
831-103	Juice It Up	1,080
831-104	Sally Beauty Supply	1,500
831-105	Wingstop	1,200
831-106	D-Luxe Nail Studio	1,950
831-107	Capriotti's Sandwich Shop	1,502
831-108	Schools First Credit Union	3,150
Pad 21	El Pollo Loco	PAD
Pad 41	Del Taco	PAD
Pad 71	Wendy's	PAD
Parc. 10	Beyond Food Market/Union 76	PAD

 Separately Owned

## Moreno Beach Plaza



**NewMark Merrill**  
COMPANIES



# When you love shopping centers, it shows.

24025 Park Sorrento, Ste. 300 • Calabasas, CA 91302 • 818.710.6100 • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)

NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.



# Moreno Beach Plaza



#	TENANT	SF
51-101	Starbucks	1,700
51-102	Ono Hawaiian	1,575
61-101	Game Stop	1,510
61-102	Verizon Wireless	1,200
61-103	Bright Now Dental	2,880
31-101	<b>AVAILABLE</b>	<b>2,120</b>

#	TENANT	SF
31-102	Pizza Hut	1,300
31-103	Juice It Up	1,080
31-104	Sally Beauty Supply	1,500
31-105	Wingstop	1,200
31-106	D-Luxe Nail Studio	1,950
31-107	Capriotti's Sandwich Shop	1,502

#	TENANT	SF
31-108	Schools First Credit Union	3,150
Pad 21	El Pollo Loco	PAD
Pad 41	Del Taco	PAD
Pad 71	Wendy's	PAD
Parc. 10	Beyond Food Market/Union 76	PAD

For Leasing Information  
please contact:

**Greg Giacopuzzi**

Vice President - Leasing & Development  
Tel: 818.710.6100, x5798  
ggiacopuzzi@newmarkmerrill.com  
DRE LIC# 01906640

**Darren Bovard**

Senior Vice President - Leasing  
Tel: 818.710.6100, x5729  
dbovard@newmarkmerrill.com  
DRE LIC# 01362187

**When you love shopping centers, it shows.**

24025 Park Sorrento., Ste. 300 • Calabasas, CA 91302 • 818.710.6100 • www.newmarkmerrill.com

NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.



NewMark Merrill  
COMPANIES