



SUPER@TARGET
COMMERCIAL



MORENO VALLEY
CALIFORNIA

www.morenovalleybusiness.com

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 \$101,026 with more than 22,000 households at \$100,000 or more; highly educated workforce with 45% of residents in white collar jobs.



2nd
largest city in
Riverside County



21st
largest city in
CALIFORNIA



51.3 square
MILES



4.31%
annual growth
RATE

214,196
Moreno Valley
Population 2024



20-mile
radius population
2,440,083



Median
AGE: **33.01**



Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US



Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES



4500
businesses
STRONG



34,000
JOBS
created in 10 years



TRANSPORTATION
SERVED BY

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



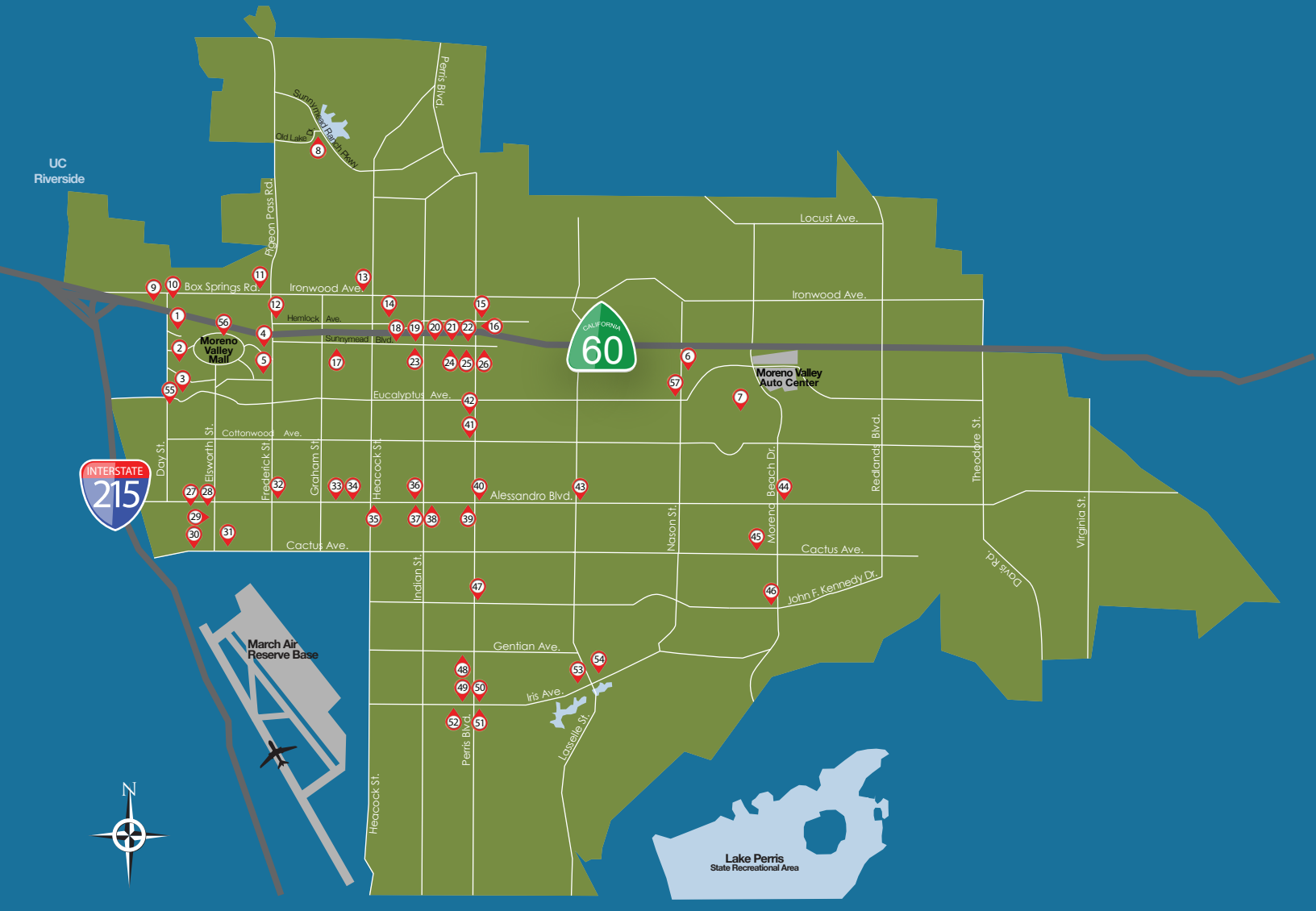
\$101,026
Average household
INCOME



MORENO VALLEY

CALIFORNIA

www.morenovalleybusiness.com | 951.413.3460 | edteam@morenovalleybusiness.com



COMMERCIAL PROPERTIES

- | | | | |
|---------------------------------|----------------------------------|-------------------------------------|---------------------------------|
| 1 TownGate Crossing | 16 TownGate Crossing | 31 Koll Corporate Center | 46 Rancho Belago Plaza |
| 2 TownGate Promenade | 17 TownGate Promenade | 32 Plaza del Sol (Alessandro Blvd.) | 47 JFK Plaza |
| 3 TownGate Square | 18 TownGate Square | 33 Alessandro Plaza | 48 (Proposed) Walmart South |
| 4 TownGate Plaza | 19 TownGate Plaza | 34 Moreno Valley Commerce Center | 49 Home Depot South |
| 5 TownGate Center | 20 TownGate Center | 35 Southpointe Center | 50 Westgate Shopping Center |
| 6 Stoneridge Towne Centre | 21 Stoneridge Towne Centre | 36 Shoppes In Moreno Valley | 51 Iris Plaza |
| 7 Moreno Beach Plaza | 22 Moreno Beach Plaza | 37 Moreno Valley Towne Plaza | 52 Moreno Valley Marketplace |
| 8 Lakeshore Village Marketplace | 23 Lakeshore Village Marketplace | 38 Sunnymead Village Center | 53 Lakeside Plaza |
| 9 Canyon Springs Plaza | 24 Canyon Springs Plaza | 39 Sunnymead Towne Center | 54 Lakeside Terrace |
| 10 TownGate Highlands | 25 TownGate Highlands | 40 Bear Valley Plaza | 55 The Quarter |
| 11 Pigeon Pass Plaza | 26 Pigeon Pass Plaza | 41 Home Town Square | 56 Moreno Valley Mall |
| 12 Plaza de Majorca | 27 Plaza de Majorca | 42 Zono's Plaza | 57 (Proposed) Nason St & 60 Fwy |
| 13 Ironwood Plaza | 28 Ironwood Plaza | 43 (Proposed) | |
| 14 The District | 29 The District | 44 Moreno Beach Marketplace | |
| 15 Moreno Valley Village | 30 Moreno Valley Village | 45 Moreno Marketplace | |