

# The District at Moreno Valley

Heacock Ave at 60 Freeway, Moreno Valley, CA 92557



## FOR LEASE

Anchor, Shop,  
Restaurant & Pad  
Space Available

### FOR MORE INFO CONTACT:

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700 S. Flower Street  
Suite 2500  
Los Angeles, CA 90017  
Corporate License: 01355491

### FEATURES:

- Floor & Decor opening 9/2019
- 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

### DEMOGRAPHICS:

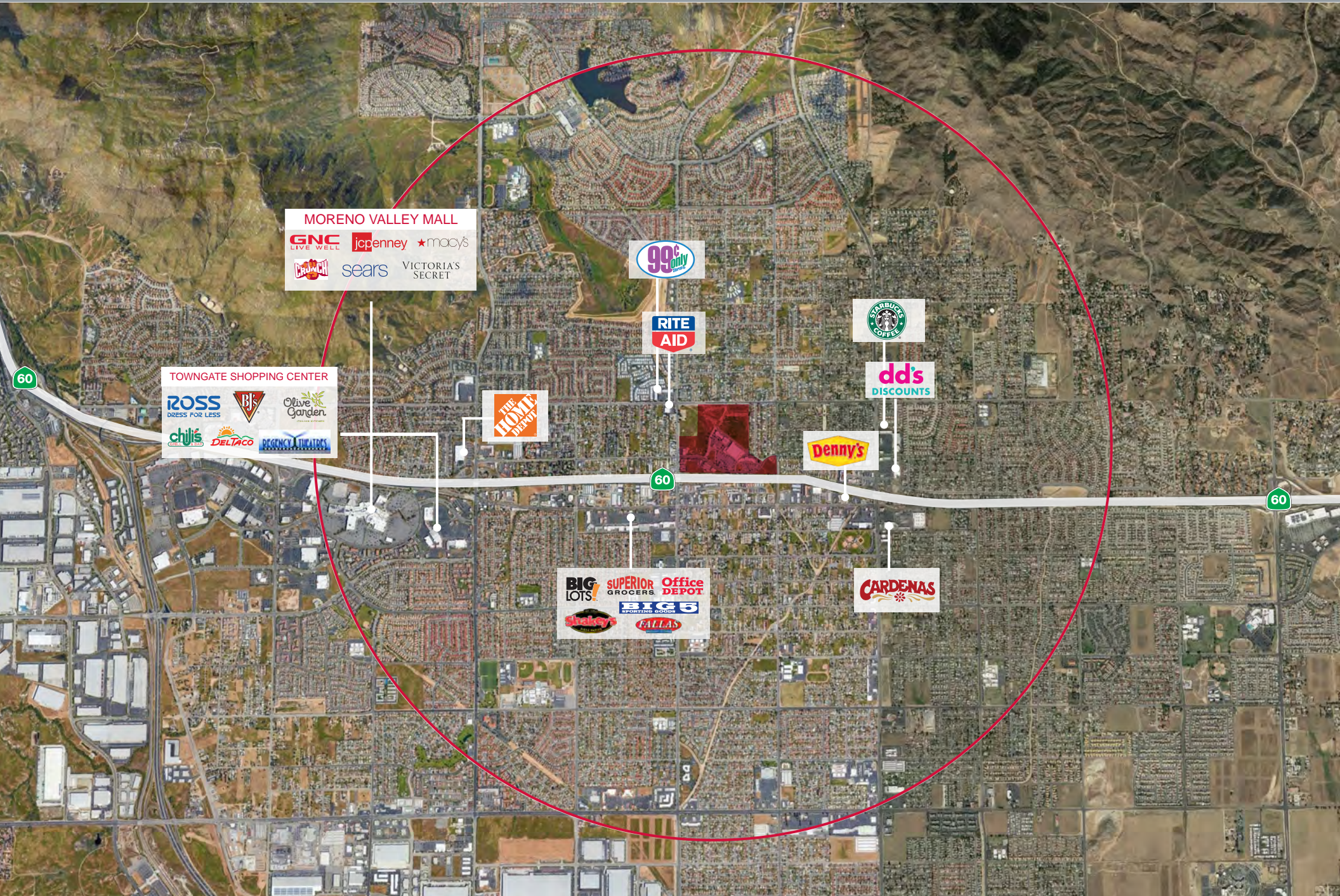
Population	Average Household Income	Traffic Count (ADT)
1 Mile 22,368	1 Mile \$52,829	Heacock St. 26,500
3 Mile 142,616	3 Mile \$69,020	60 Freeway 153,000
5 Mile 219,271	5 Mile \$75,210	

### AREA RETAILERS:



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**MORENO VALLEY MALL**  
GNC LIVE WELL | jcpenney | macy's  
KROGER | sears | VICTORIA'S SECRET

99¢ ONLY STORES

RITE AID

STARBUCKS COFFEE

dds DISCOUNTS

**TOWNGATE SHOPPING CENTER**  
ROSS DRESS FOR LESS | BJ's | Olive Garden  
chili's | DELTACO | REGENCY THEATRE

THE HOME DEPOT

Denny's

BIG LOTS | SUPERIOR GROCERS | Office DEPOT  
shakey's | FALLOWS

CARDENAS

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## FUTURE DEVELOPMENT

Proposed Pad Development



## 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

## OPENING 3RD QTR. 2019



## BOOMING DAYTIME POPULATION

NEIGHBORING CORPORATE FACILITIES:



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## SITE PLAN

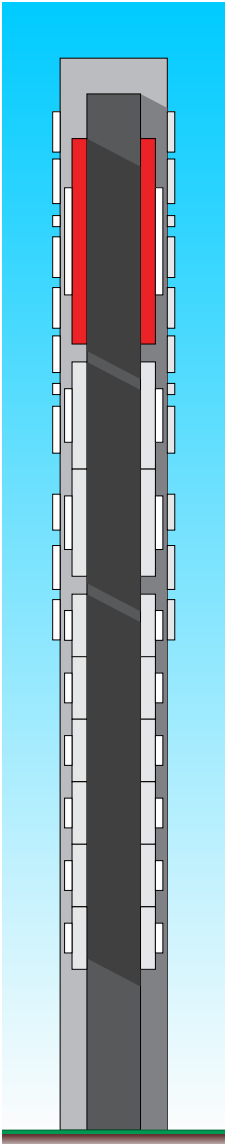


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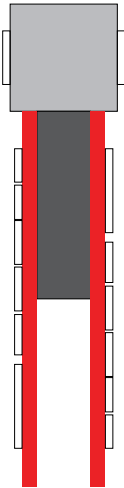
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Front View: Freeway Pylon A



Freeway End View: Freeway Pylon A



Plan View: Freeway Pylon A