



CALIFORNIA  
60  
118,000 CPD

Towngate  
Shopping Center



Travel  
Inn



Frederick St. ( 24,000 CPD)



Sunnymead Blvd. (19,000 CPD)

# 23125

SUNNYMEAD BOULEVARD  
MORENO VALLEY, CALIFORNIA

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**Sunnymead Blvd. (19,000 CPD)**

## PROPERTY HIGHLIGHTS

- Property Available for Ground Lease that is perfect for a car wash. No CUP required.
- Along the busy Sunnymead retail corridor
- Easy Access to CA Highway 60 & I-215
- Adjacent to Moreno Valley Mall
- Strong Daytime Traffic
- Surrounded by National Retailers

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
2018 Population	27,997	130,323	241,986
2023 Est. Population	29,806	130,323	257,674
Average HH Income	\$64,235	\$71,573	\$81,827
Medium HH Income	\$53,645	\$60,192	\$69,584
Daytime Population	6,942	32,294	51,707

## TRAFFIC COUNTS

<b>19,000 CPD</b> Sunnymead Blvd.	<b>24,000 CPD</b> Frederick St.
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**118,000 CPD**  
60 Freeway

\*Source: Regis Online

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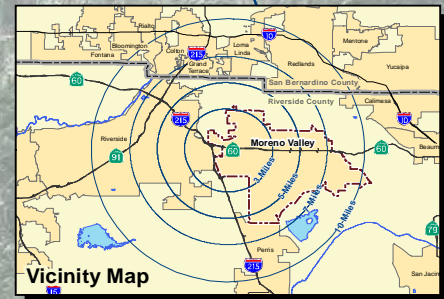
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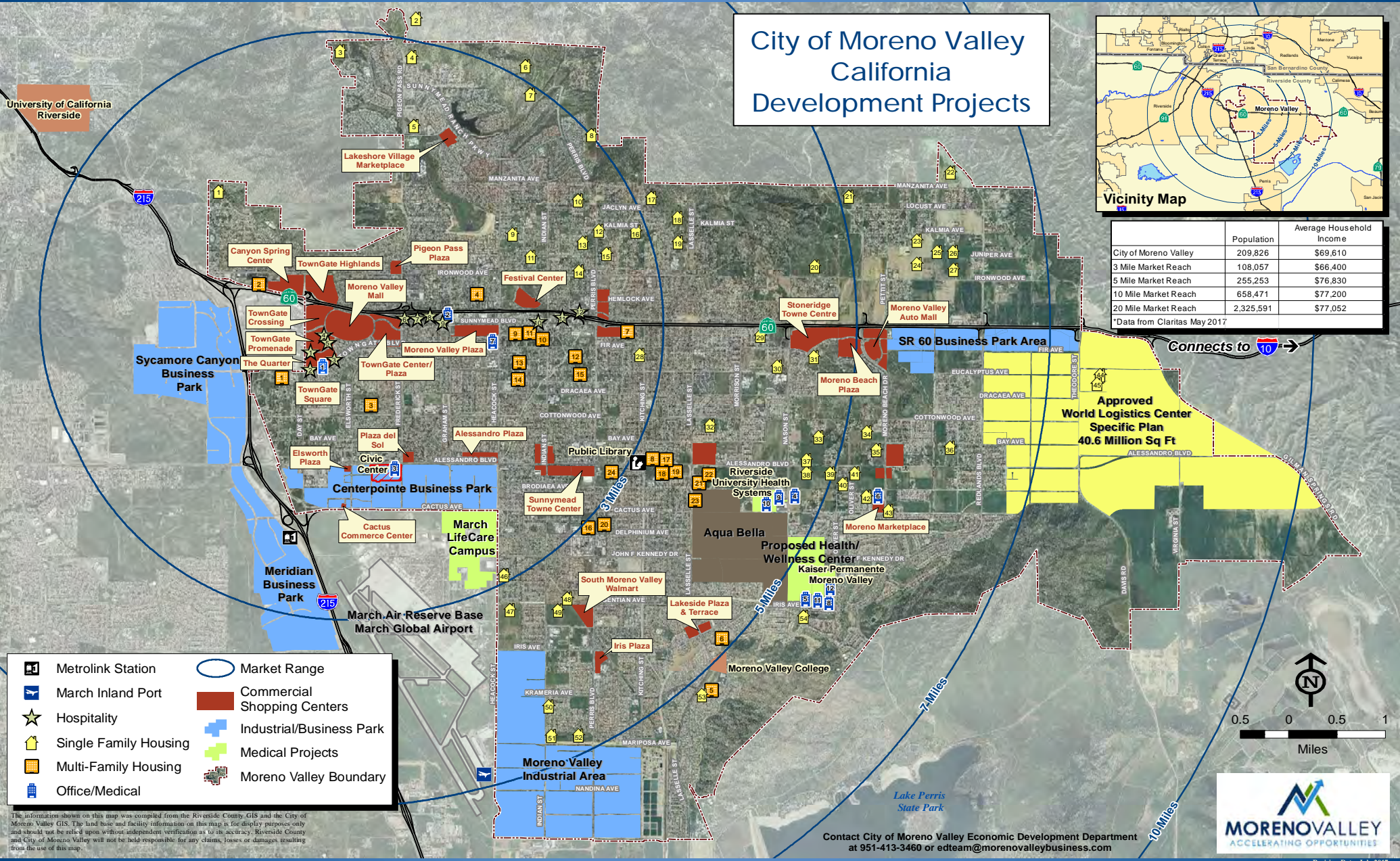


# City of Moreno Valley California Development Projects



	Population	Average Household Income
City of Moreno Valley	209,826	\$69,610
3 Mile Market Reach	108,057	\$66,400
5 Mile Market Reach	255,253	\$76,830
10 Mile Market Reach	658,471	\$77,200
20 Mile Market Reach	2,325,591	\$77,052

\*Data from Claritas May 2017



The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

Contact City of Moreno Valley Economic Development Department  
at 951-413-3460 or edteam@morenovalleybusiness.com



Revision Date: July 2017

# 23125

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RS1

23125 Sunnymead Boulevard Moreno Valley, CA 92553				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	27,997	130,323	241,986
	2023 Projected Population	29,806	138,842	257,674
	2010 Census Population	25,975	122,682	225,881
	2000 Census Population	21,474	104,897	172,314
	Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	1.7%	1.3%	2.2%
	2018 Median Age	29.7	30.8	31.5
HOUSEHOLDS	2018 Estimated Households	8,045	35,601	66,974
	2023 Projected Households	8,414	37,247	70,104
	2010 Census Households	7,485	33,734	62,939
	2000 Census Households	6,382	29,698	49,942
	Projected Annual Growth 2018 to 2023	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	1.4%	1.1%	1.9%
RACE AND ETHNICITY	2018 Estimated White	37.0%	41.3%	43.5%
	2018 Estimated Black or African American	22.1%	18.0%	17.0%
	2018 Estimated Asian or Pacific Islander	6.7%	6.6%	9.0%
	2018 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
	2018 Estimated Other Races	33.3%	33.2%	29.6%
	2018 Estimated Hispanic	54.4%	56.5%	50.0%
INCOME	2018 Estimated Average Household Income	\$64,235	\$71,573	\$81,827
	2018 Estimated Median Household Income	\$53,645	\$60,192	\$69,584
	2018 Estimated Per Capita Income	\$18,502	\$19,596	\$22,780
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	9.2%	11.8%	9.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	12.2%	13.3%	11.1%
	2018 Estimated High School Graduate	29.0%	28.3%	26.0%
	2018 Estimated Some College	25.0%	22.9%	23.8%
	2018 Estimated Associates Degree Only	8.8%	8.4%	8.5%
	2018 Estimated Bachelors Degree Only	11.2%	10.4%	12.7%
	2018 Estimated Graduate Degree	4.7%	5.0%	8.0%
BUSINESS	2018 Estimated Total Businesses	736	2,906	4,625
	2018 Estimated Total Employees	6,942	32,294	51,707
	2018 Estimated Employee Population per Business	9.4	11.1	11.2
	2018 Estimated Residential Population per Business	38.0	44.8	52.3

The report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



## 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 Coat Factory, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

### PRO-BUSINESS PHILOSOPHY

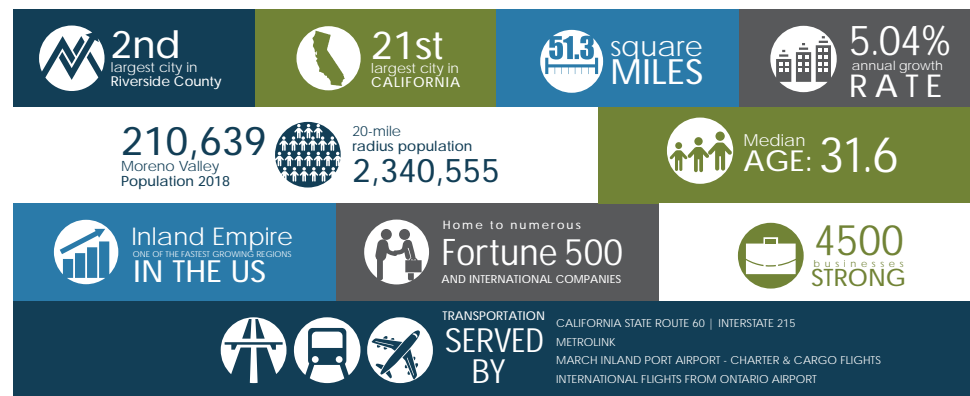
Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

### 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.

### DEMOGRAPHIC STRENGTH

Average household income of \$74,823 with more than 21,000 households at \$75,000 or more; possess a highly educated workforce with 50% of residents in white collar jobs.



Moving at the Speed of Business | 951.413.3460 | edteam@morenovalleybusiness.com

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