Endcap & In-line Space - For Lease

23550 Sunnymead Boulevard, Moreno Valley, CA 92553

NEQ of 60 Freeway & Graham Street

FOR LEASE

TRAFFIC COUNTS*

± 127,000 Cars Per Day on 60 FWY

± 15,300 Cars Per Day on Sunnymead Blvd

*Source: City of Moreno Valley

FEATURES

- ± 1,000 - 1,600 SF available
- Extreme visibility to over 127,000 cars per day from the 60 freeway
- High traffic center generating over 6,000 cars per month
- Located in one of Moreno Valley's main retail corridors
- Convenient freeway adjacent location
- Strong daytime, income and population demographics
- Features attractive design, modern architecture & layout

Demographics	5 mins	10 mins	15 mins
Population	71,256	260,172	505,148
Daytime Population	12,910	69,785	144,771
Avg Household Income	$61,542	$69,207	$72,785

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PHOTOS

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TRADE AREA

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DEMOGRAPHICS

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Population			
2000 Population	58,833	200,004	387,797
2010 Population	70,274	253,866	492,896
2013 Population	71,256	260,172	505,148
2018 Population	75,678	277,800	538,900
2000-2010 Annual Rate	1.79%	2.41%	2.43%
2010-2013 Annual Rate	0.43%	0.76%	0.76%
2013-2018 Annual Rate	1.21%	1.32%	1.30%
2013 Male Population	48.6%	49.1%	49.2%
2013 Female Population	51.4%	50.9%	50.8%
2013 Median Age	28.1	28.6	29.8

In the identified area, the current year population is 505,148. In 2010, the Census count in the area was 492,896. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 538,900 representing a change of 1.30% annually from 2013 to 2018. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 29.8, compared to U.S. median age of 37.3.

Race and Ethnicity			
2013 White Alone	40.3%	43.8%	48.4%
2013 Black Alone	17.2%	14.7%	11.8%
2013 American Indian/Alaska Native Alone	1.0%	0.9%	1.0%
2013 Asian Alone	4.9%	8.1%	6.8%
2013 Pacific Islander Alone	0.6%	0.5%	0.4%
2013 Other Race	30.0%	26.1%	26.1%
2013 Two or More Races	6.1%	5.8%	5.5%
2013 Hispanic Origin (Any Race)	60.2%	53.4%	54.1%

Persons of Hispanic origin represent 54.1% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.3 in the identified area, compared to 62.1 for the U.S. as a whole.

Households			
2000 Households	16,810	59,021	117,952
2010 Households	19,362	71,394	141,262
2013 Total Households	19,529	72,690	143,702
2018 Total Households	20,637	77,213	152,387
2000-2010 Annual Rate	1.42%	1.92%	1.82%
2010-2013 Annual Rate	0.26%	0.56%	0.53%
2013-2018 Annual Rate	1.11%	1.21%	1.18%
2013 Average Household Size	3.64	3.47	3.44

The household count in this area has changed from 141,262 in 2010 to 143,702 in the current year, a change of 0.53% annually. The five-year projection of households is 152,387, a change of 1.18% annually from the current year total. Average household size is currently 3.44, compared to 3.41 in the year 2010. The number of families in the current year is 109,568 in the specified area.

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DEMOGRAPHICS

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Median Household Income			
2013 Median Household Income	$48,737	$54,294	$55,848
2018 Median Household Income	$53,392	$60,926	$63,623
2013-2018 Annual Rate	1.84%	2.33%	2.64%
Average Household Income			
2013 Average Household Income	$61,542	$69,207	$72,785
2018 Average Household Income	$68,428	$77,505	$81,738
2013-2018 Annual Rate	2.14%	2.29%	2.35%
Per Capita Income			
2013 Per Capita Income	$16,842	$20,093	$21,198
2018 Per Capita Income	$18,615	$22,260	$23,575
2013-2018 Annual Rate	2.02%	2.07%	2.15%
Households by Income			

Current median household income is $55,848 in the area, compared to $51,314 for all U.S. households. Median household income is projected to be $63,623 in five years, compared to $59,580 for all U.S. households

Current average household income is $72,785 in this area, compared to $71,842 for all U.S households. Average household income is projected to be $81,738 in five years, compared to $83,667 for all U.S. households

Current per capita income is $21,198 in the area, compared to the U.S. per capita income of $27,567. The per capita income is projected to be $23,575 in five years, compared to $32,073 for all U.S. households

Housing			
2000 Total Housing Units	17,741	62,659	125,190
2000 Owner Occupied Housing Units	9,649	35,779	73,761
2000 Owner Occupied Housing Units	7,161	23,242	44,191
2000 Vacant Housing Units	931	3,638	7,238
2010 Total Housing Units	21,001	77,305	152,437
2010 Owner Occupied Housing Units	9,758	39,974	84,599
2010 Renter Occupied Housing Units	9,604	31,420	56,663
2010 Vacant Housing Units	1,639	5,911	11,175
2013 Total Housing Units	21,593	79,646	156,690
2013 Owner Occupied Housing Units	9,490	39,321	83,325
2013 Renter Occupied Housing Units	10,039	33,368	60,377
2013 Vacant Housing Units	2,064	6,956	12,988
2018 Total Housing Units	23,084	85,568	167,449
2018 Owner Occupied Housing Units	10,267	42,488	89,732
2018 Renter Occupied Housing Units	10,370	34,725	62,655
2018 Vacant Housing Units	2,447	8,355	15,062

Currently, 53.2% of the 156,690 housing units in the area are owner occupied; 38.5%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 152,437 housing units in the area - 55.5% owner occupied, 37.2% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 1.23%. Median home value in the area is $194,879, compared to a median home value of $177,257 for the U.S. In five years, median value is projected to change by 1.69% annually to $211,862.

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