FREEWAY ADJACENT COMMERCIAL CENTER

NEQ: SR-60 & Heacock Street | 24318 Heacock Avenue, Moreno Valley, CA 92557

FOR LEASE

FEATURES

- Available:
  - 104,000 SF anchor space
  - 23,000 SF sub-anchor vacant theater
  - 2,400 SF drive-thru
  - ±4 Acres freeway adjacent land
- Freeway adjacent commercial center in the heart of the dynamic Moreno Valley Trade Area
- Flexible zoning allowing for a multitude of uses including: retail, office, industrial, hospitality and residential
- New freeway signage planned and available
- At the Heacock Avenue freeway interchange
- Creative and capable property ownership

Demographics	3 mile	5 miles	10 miles
Average Income	$66,473	$70,746	$74,238
Population	138,610	213,884	594,983
Daytime Population	27,291	45,218	248,720

Traffic Counts

103,000 CPD on SR-60
33,500 CPD on Heacock St

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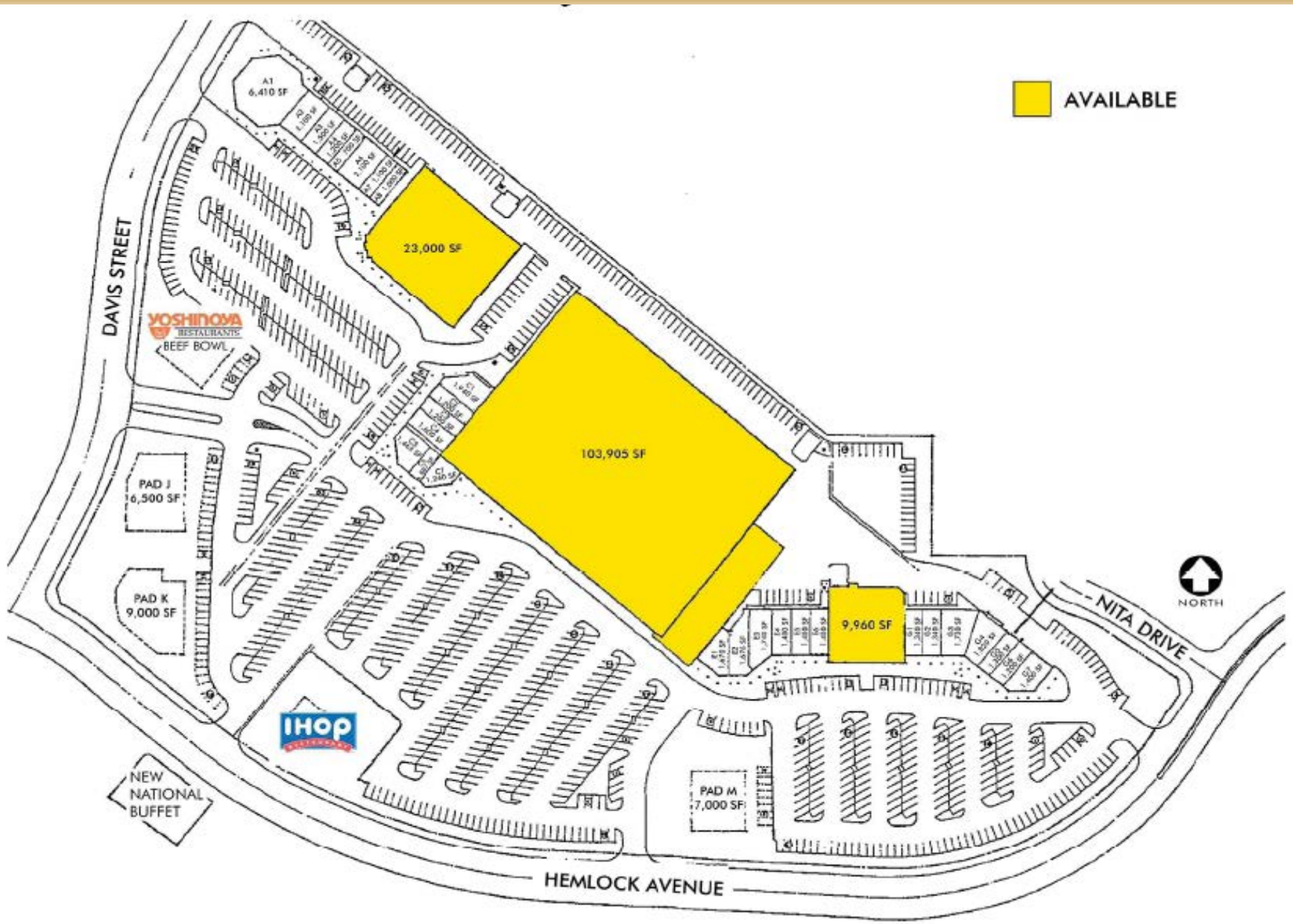
SITE PLAN | 24318 Heacock Avenue, Moreno Valley, CA 92557



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AERIAL VIEW | 24318 Heacock Avenue, Moreno Valley, CA 92557

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DEMOGRAPHICS | 24318 Heacock Avenue, Moreno Valley, CA 92557

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Executive Summary

23418 Heacock Ave, Moreno Valley, CA 92557
Rings: 3, 5, 10 mile radii

	3 miles	5 miles	10 miles
Population			
2000 Population	113,927	156,883	454,713
2010 Population	135,690	207,264	580,688
2015 Population	138,610	213,884	594,983
2020 Population	143,847	222,879	615,155
2000-2010 Annual Rate	1.76%	2.82%	2.48%
2010-2015 Annual Rate	0.41%	0.60%	0.46%
2015-2020 Annual Rate	0.74%	0.83%	0.67%
2015 Male Population	49.0%	48.9%	49.1%
2015 Female Population	51.0%	51.1%	50.9%
2015 Median Age	29.5	29.8	31.1

In the identified area, the current year population is 594,983. In 2010, the Census count in the area was 580,688. The rate of change since 2010 was 0.46% annually. The five-year projection for the population in the area is 615,155 representing a change of 0.67% annually from 2015 to 2020. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 29.5, compared to U.S. median age of 37.9.

Race and Ethnicity			
2015 White Alone	41.9%	42.5%	49.4%
2015 Black Alone	16.4%	16.7%	11.5%
2015 American Indian/Alaska Native Alone	1.0%	0.9%	0.9%
2015 Asian Alone	5.4%	6.8%	8.3%
2015 Pacific Islander Alone	0.6%	0.5%	0.4%
2015 Other Race	28.9%	26.7%	23.8%
2015 Two or More Races	5.9%	6.0%	5.6%
2015 Hispanic Origin (Any Race)	58.9%	54.5%	50.1%

Persons of Hispanic origin represent 50.1% of the population in the identified area compared to 17.6% 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 86.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Households			
2000 Households	31,627	44,360	145,212
2010 Households	36,305	57,141	173,793
2015 Total Households	37,004	58,709	177,221
2020 Total Households	38,233	60,905	182,327
2000-2010 Annual Rate	1.39%	2.56%	1.81%
2010-2015 Annual Rate	0.36%	0.52%	0.37%
2015-2020 Annual Rate	0.66%	0.74%	0.57%
2015 Average Household Size	3.73	3.63	3.29

The household count in this area has changed from 173,793 in 2010 to 177,221 in the current year, a change of 0.37% annually. The five-year projection of households is 182,327, a change of 0.57% annually from the current year total. Average household size is currently 3.29, compared to 3.26 in the year 2010. The number of families in the current year is 132,915 in the specified area.

	3 miles	5 miles	10 miles
Median Household Income			
2015 Median Household Income	$52,477	$56,393	$54,462
2020 Median Household Income	$59,536	$64,763	$62,136
2015-2020 Annual Rate	2.56%	2.81%	2.67%
Average Household Income			
2015 Average Household Income	$66,473	$70,746	$74,238
2020 Average Household Income	$75,373	$80,109	$83,936
2015-2020 Annual Rate	2.54%	2.52%	2.49%
Per Capita Income			
2015 Per Capita Income	$17,939	$19,488	$22,533
2020 Per Capita Income	$20,235	$21,956	$25,290
2015-2020 Annual Rate	2.44%	2.41%	2.34%

Households by Income

Current median household income is $54,462 in the area, compared to $53,217 for all U.S. households. Median household income is projected to be $62,136 in five years, compared to $60,683 for all U.S. households

Current average household income is $74,238 in this area, compared to $74,699 for all U.S. households. Average household income is projected to be $83,936 in five years, compared to $84,910 for all U.S. households

Current per capita income is $22,533 in the area, compared to the U.S. per capita income of $28,597. The per capita income is projected to be $25,290 in five years, compared to $32,501 for all U.S. households

Housing			
2000 Total Housing Units	33,306	46,907	154,160
2000 Owner Occupied Housing Units	21,246	31,170	88,370
2000 Renter Occupied Housing Units	10,381	13,190	56,842
2000 Vacant Housing Units	1,679	2,547	8,948
2010 Total Housing Units	39,001	61,427	187,991
2010 Owner Occupied Housing Units	21,914	36,095	103,375
2010 Renter Occupied Housing Units	14,391	21,046	70,418
2010 Vacant Housing Units	2,696	4,286	14,198
2015 Total Housing Units	40,221	63,612	192,833
2015 Owner Occupied Housing Units	21,413	35,584	101,253
2015 Renter Occupied Housing Units	15,591	23,125	75,968
2015 Vacant Housing Units	3,217	4,903	15,612
2020 Total Housing Units	41,734	66,223	199,008
2020 Owner Occupied Housing Units	21,932	36,560	103,225
2020 Renter Occupied Housing Units	16,302	24,345	79,101
2020 Vacant Housing Units	3,501	5,318	16,681

Currently, 52.5% of the 192,833 housing units in the area are owner occupied; 39.4%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 187,991 housing units in the area - 55.0% owner occupied, 37.5% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 1.14%. Median home value in the area is $262,685, compared to a median home value of $200,006 for the U.S. In five years, median value is projected to change by 0.15% annually to $264,655.

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