



LEASING INQUIRIES

BARBARA GAFFNEY
Leasing Representative

112 Northern Concourse
North Syracuse, New York 13212
☎ 315-425-1000 📱 315-440-3114
BGaffney@spinosoreg.com

Property Overview

Total GLA 1,090,000 sq ft	Year Opened/Expanded Opened 1992	Major Roadways State Highway 60 (126,000 AADT) Interstate 215 (124,000 AADT)
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Trade Area Stats

Population (2015) 543,226	Households (2015) 160,225	Average HH Income (2015) \$72,243
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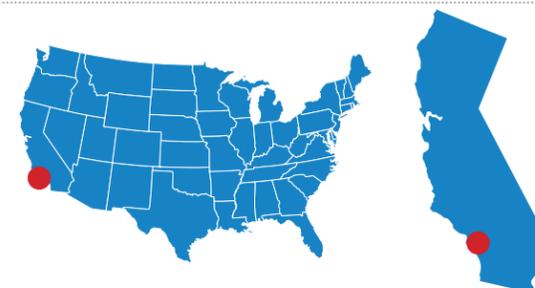
Market Highlights

- 1 Based on more than 24 million sq. ft. of planned development and newly completed buildings, the city of Moreno Valley is expecting the creation of 20,000 new jobs in the near future.
- 2 A mix of major employers representing manufacturing, healthcare, education, retail and government provides a diverse economic base for the region. Major employers include: Philips Electronics, Serta Mattress, United Natural Foods, Minka Lighting, BAS Recycling, MVP RV, O'Reilly Automotive, Riverside Community College, and March Air Reserve Base

- 3 Over the past decade, Moreno Valley has been ranked among California's fastest growing cities. Growth can be attributed to strong regional economic growth, a range of housing options from high-end executive to singlefamily starter homes, good schools, a familyfriendly lifestyle, and impressive quality-of-life amenities.

- 4 The lodging industry is expanding rapidly into the Moreno Valley area. Six hotel projects are currently under way or have been recently completed representing 561 new hotel rooms.

Moreno Valley Mall is a primary retail and entertainment destination for the rapidly growing communities located in northwest Riverside County, California.



- 22500 Town Circle, Moreno Valley, CA 92553
- morenovalleymall.com

Sample Tenant Mix

ANCHORS

Sample Tenant Mix

SAMPLE TENANT MIX



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LOW LEVEL AERIAL



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HIGH LEVEL AERIAL



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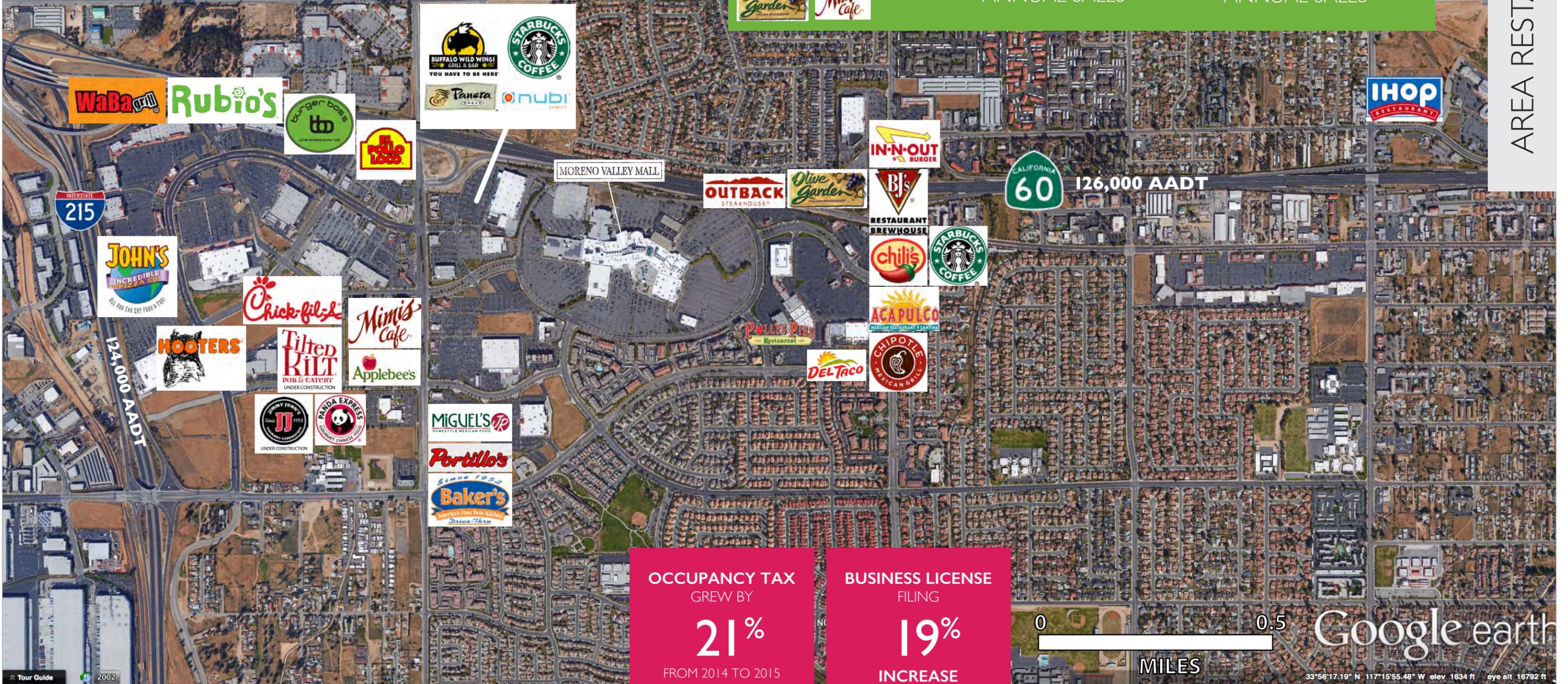
GENERATE

\$4.1
MILLION IN AVG.
ANNUAL SALES

top 4 out of the 9 average

\$5.3-6.3
MILLION IN
ANNUAL SALES

AREA RESTAURANTS



OCCUPANCY TAX
GREW BY
21%
FROM 2014 TO 2015
TO
\$1.9
MILLION

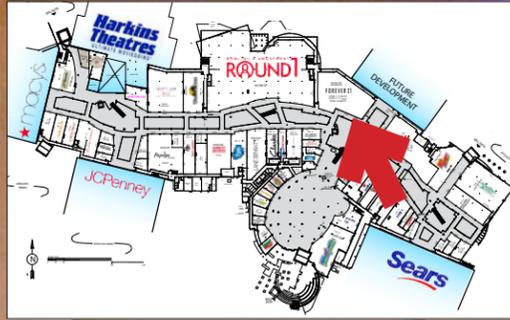
BUSINESS LICENSE
FILING
19%
INCREASE
FROM 2014 TO 2015



Google earth

SOURCE: CITY OF MORENO VALLEY, 2015

Proposed Rendering



FOREVER 21 **F21**^{red}



Spinoso Real Estate Group

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MORENO VALLEY MALL
MORENO VALLEY, CA

MORENO VALLEY MALL

PLAN AS OF
MAY 2, 2016

Spinoso Real Estate Group | spinosoreg.com



PROPOSED



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MORENO VALLEY MALL
MORENO VALLEY, CA



MORENO VALLEY MALL

LEASE PLAN
LPI

PLAN AS OF
MAY 2, 2016

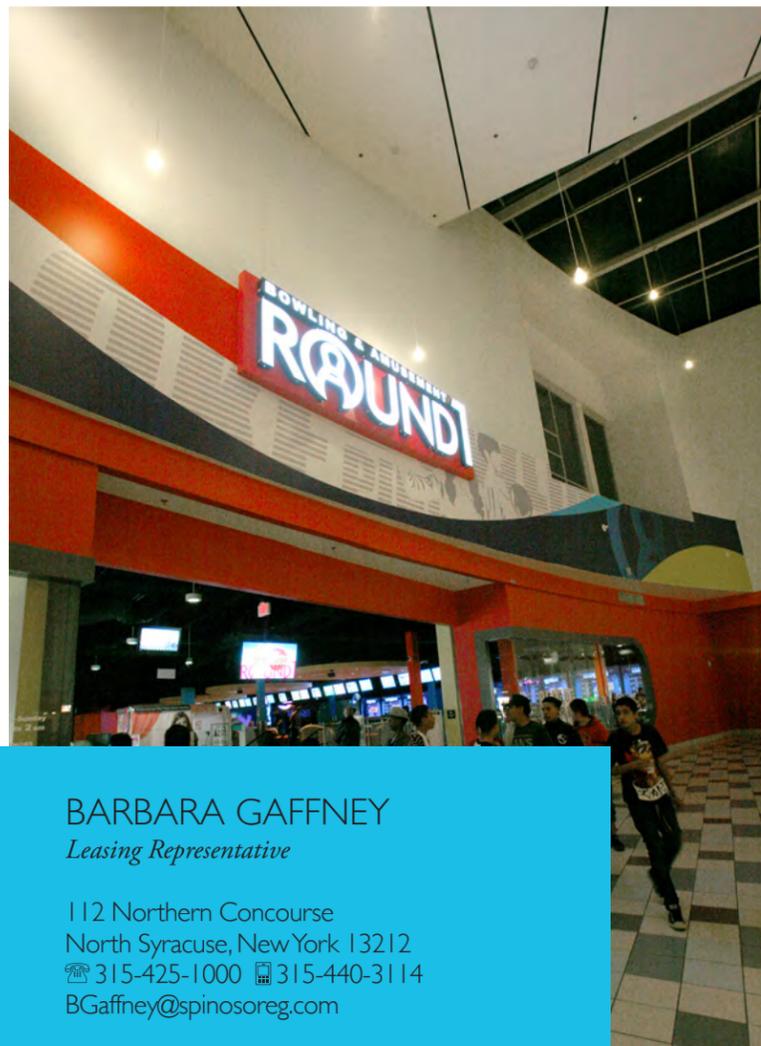
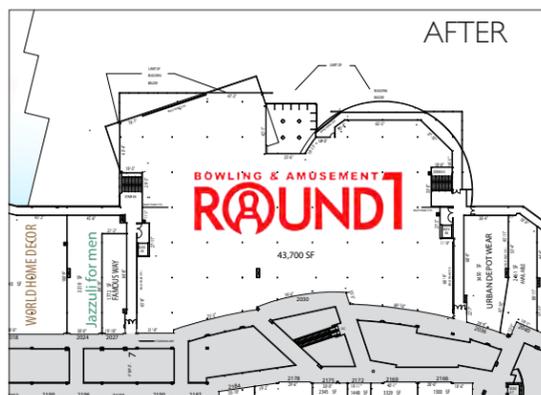
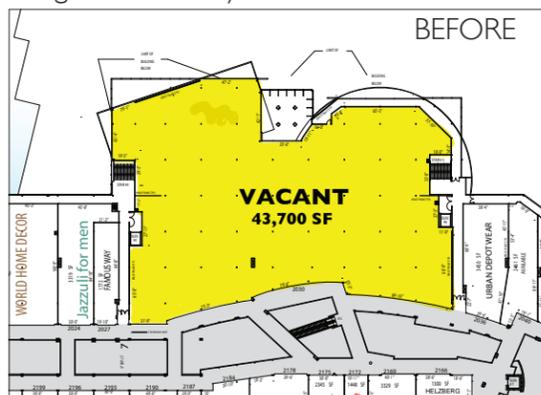
BOWLING & AMUSEMENT ROUND 1

LEASED BY SPINOSO REAL ESTATE GROUP
43,700 SF
OPENED SUMMER 2012

SREG completed a 43,700 SF lease on the 2nd floor of Moreno Valley Mall, that was vacant since 2007. The space was very difficult to lease as it was upper level of a mall, with no grade level access or parking. Round 1 is a family amusement and entertainment venue similar to Dave & Busters, featuring bowling, arcade games, billiards, karaoke, and much more.



Long-Term Vacancy!



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MORENO VALLEY MALL
MORENO VALLEY, CA

MORENO VALLEY MALL

PROPOSED PLAN
LPI

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LEASED BY SPINOSO REAL ESTATE GROUP
20,200 SF
OPENED WINTER 2013



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MORENO VALLEY MALL
MORENO VALLEY, CA

MORENO VALLEY MALL
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LPI
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MAY 2, 2016



TILLY'S

LEASED BY SPINOSO REAL ESTATE GROUP
7,148 SF
OPENED SUMMER 2014



LEASING
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MORENO VALLEY MALL
MORENO VALLEY, CA

MORENO VALLEY MALL

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LPI

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MAY 2, 2016

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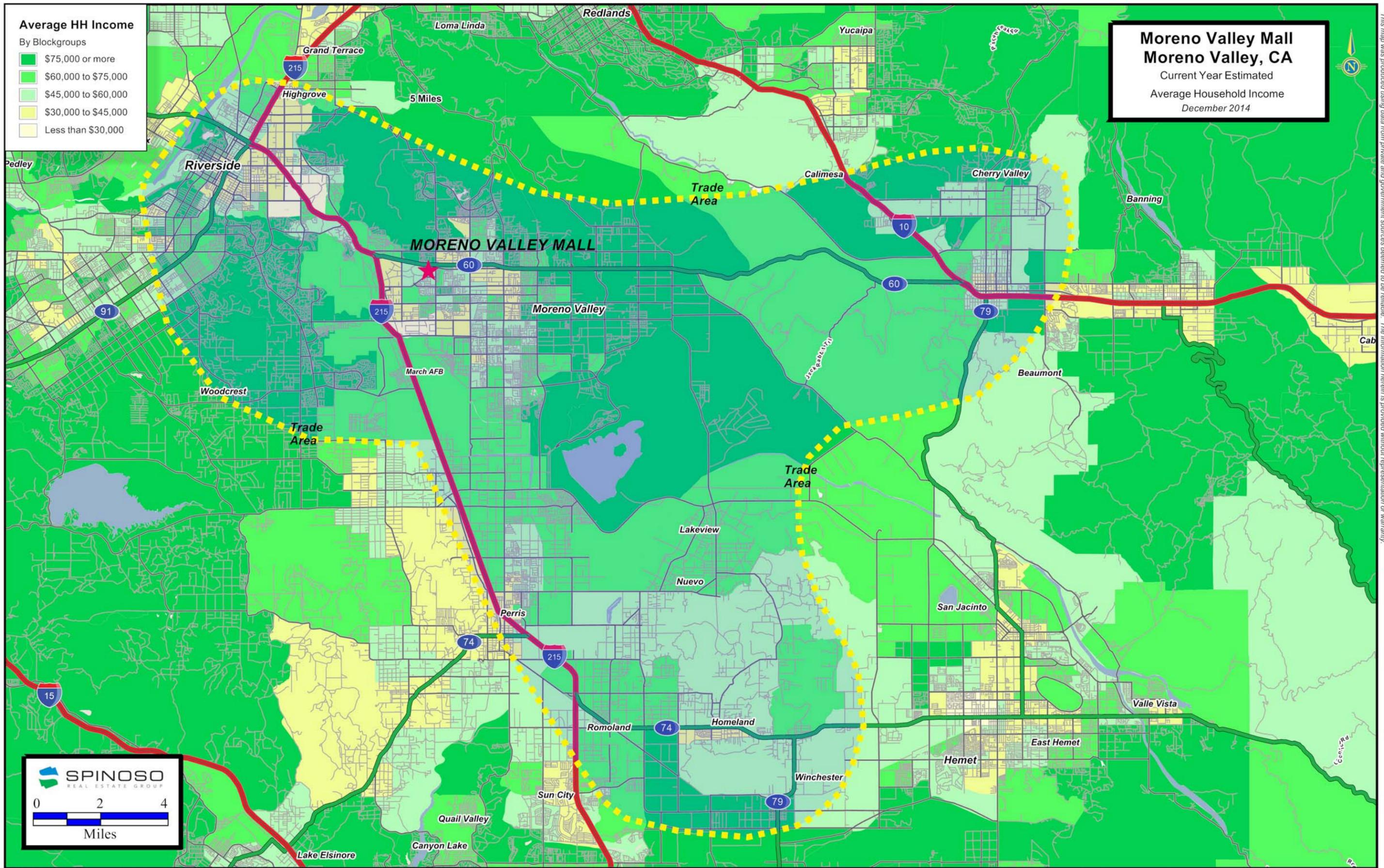


Average HH Income

By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

Moreno Valley Mall
Moreno Valley, CA
Current Year Estimated
Average Household Income
December 2014



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