

22650 Town Circle



Moreno Valley Mall
 Moreno Valley, CA 92553 - Riverside Submarket
 154,560 SF For Sale with 154,560 SF Available for Lease
 154,560 SF Retail Freestanding (Super Regional Mall) Building Built in 1992

Sale

For Sale	Price Not Disclosed		
Sale Type	Investment OR...	Status	Active

Building

Type	4 Star Retail Freestanding (Super Regional Mall)		
Center	Moreno Valley Mall		
GLA	154,560 SF	Year Built	1992
Stories	2	Tenancy	Single
Typical Floor	77,280 SF	Owner Occup	No
Building Ht	45'		
Docks	2 ext		
Construction	Masonry		

Parking 300 free Surface Spaces are available; Ratio of 1.94/1,000 SF

Frontage 232' on Town Circle

Taxes \$0.89/SF (2015)

Walk Score® Somewhat Walkable (57)

Transit Score® Some Transit (40)

Land

Land Acres	9.58 AC	Land SF	417,304 SF
Bldg FAR	0.37		
Zoning	SP 200 MUC		
Parcel	291-110-034		

Public Transportation

Commuter Rail	Drive	Distance
Riverside-Downtown Commuter Rail (Riverside, Inland...	15 min	9.8 mi

Airport	Drive	Distance
Ontario International Airport	29 min	23.7 mi

Location

Zip	92553
Submarket	Riverside
Submarket Cluster	Inland Empire East
Market	Inland Empire (California)
County	Riverside
State	California
CBSA	Riverside-San Bernardino-Ontario, CA
DMA	Palm Springs, CA

For Lease

Smallest Space	77,280 SF	Office/Ret Avail	154,560 SF
Max Contiguous	154,560 SF		
# of Spaces	2		

Vacant	154,560 SF
% Leased	0%
Asking Rent	Withheld

Space

Floor	SF Available	Use	Rent
E 1st	77,280 SF	Off/Ret	Withheld
E 2nd	77,280 SF	Off/Ret	Withheld

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	100%	↔ 0.0%
Submarket 3-5 Star	6.6%	↓ 0.6%
Market Overall	8.0%	↓ 0.4%

NNN Asking Rents Per SF	Current	YOY Change
Submarket 3-5 Star	\$17.00	↓ 4.3%
Market Overall	\$16.42	↑ 1.8%

Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased SF	909,939	↑ 1.8%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$252.1	\$209.2
12 Mo. Price Per SF	\$204	\$205

Property Contacts

Recorded Owner	El Corte Ingles
Primary Leasing	Commercial Realty Insite
Sale Broker	Commercial Realty Insite

Demographics

	1 Mi	3 Mi
Population	22,404	111,824
Households	6,638	31,579
Average Age	30.90	32.40
Median HH Income	\$45,120	\$48,797
Daytime Employees	7,437	31,639
Population Growth '15-'20	↑ 6.9%	↑ 6.6%
Household Growth '15-'20	↑ 7.2%	↑ 6.8%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Moreno Valley Fwy	Day St W	114,388	2014	0.25 mi
Towngate Ave	Heritage Way E	9,913	2010	0.31 mi
Towngate Ave	Southgate Dr W	8,297	2014	0.31 mi
Pomona Fwy	-	121,638	2010	0.36 mi
Moreno Valley Fwy	Day St W	135,373	2011	0.36 mi

Made with TrafficMetrix® Products

Assessment

2015 Assessment

Improvements	\$6,750,000	\$43.67/SF
Land	\$4,150,000	\$9.94/SF
Total Value	\$10,900,000	\$26.12/SF

Property ID: 7343508

Building Images



Primary Photo



Building Photo



Building Photo



Interior Mall Entrance



Building Photo



East Entrance



West Entrance



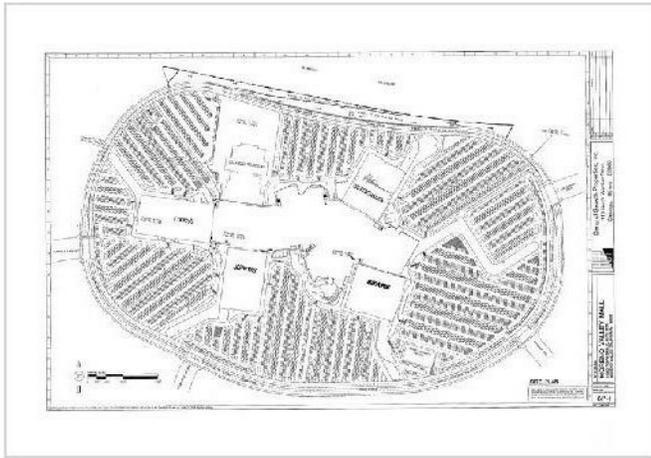
Northwest Corner



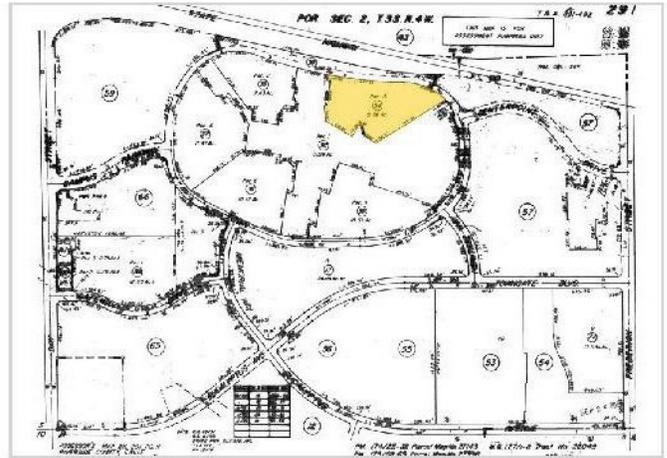
North Entrance



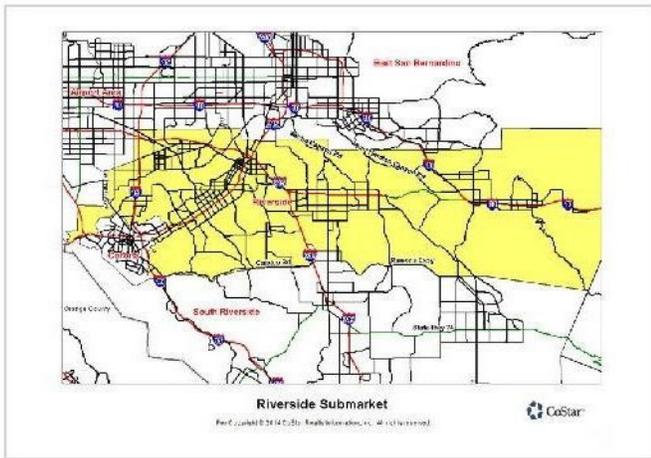
Building Photo



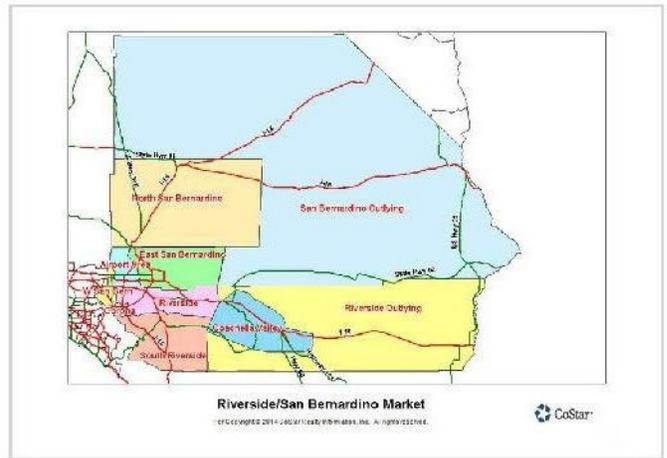
Site Plan



Plat Map



Riverside Submarket Map



Riverside/San Bernardino Market Map

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Primary Leasing Company

Commercial Realty Insite

909 Prospect St, Suite 224
 La Jolla, CA 92037
 (858) 642-2342 (p)
 (858) 876-9476 (f)
www.crinsite.com
 Since Dec 2009



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CoStar Contact

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Sales Company

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