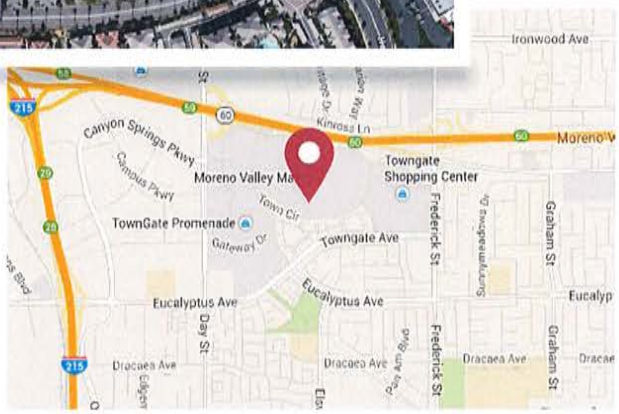
AVAILABLE RESTAURANT OPPORTUNITY
GROUND LEASE OR BTS
MORENO VALLEY MALL

FOR LEASE



AVAILABLE

Approx. 1 Acre pad
Up to 7,000 SF of GLA

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	21,757	111,813	236,694
Avg. HH Income	$60,387	$63,635	$73,470
Estimated Households	6,263	30,870	66,347
Daytime Population	6,040	31,706	61,318

Year: 2013 | Source: Esri

TRAFFIC COUNTS

Frederick St	24,200 CPD
Towngate Blvd	8,100 CPD

Year: 2013 | Source: Esri

DESCRIPTION

- The only Super Regional retail hub east of Riverside and located at the confluence of two major freeways.
- 24 Hour Fitness is under construction adjacent to Costco and Aldi is coming soon.
- Easily accessible ring road opportunity.
- Site located between main entrance to both JCPenney and Macy's.

CONTACT

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SRS Real Estate Partners

PDG PACIFIC DEVELOPMENT GROUP II

SRS Real Estate Partners
610 Newport Center Drive, Suite 400 | Newport Beach, CA 92660
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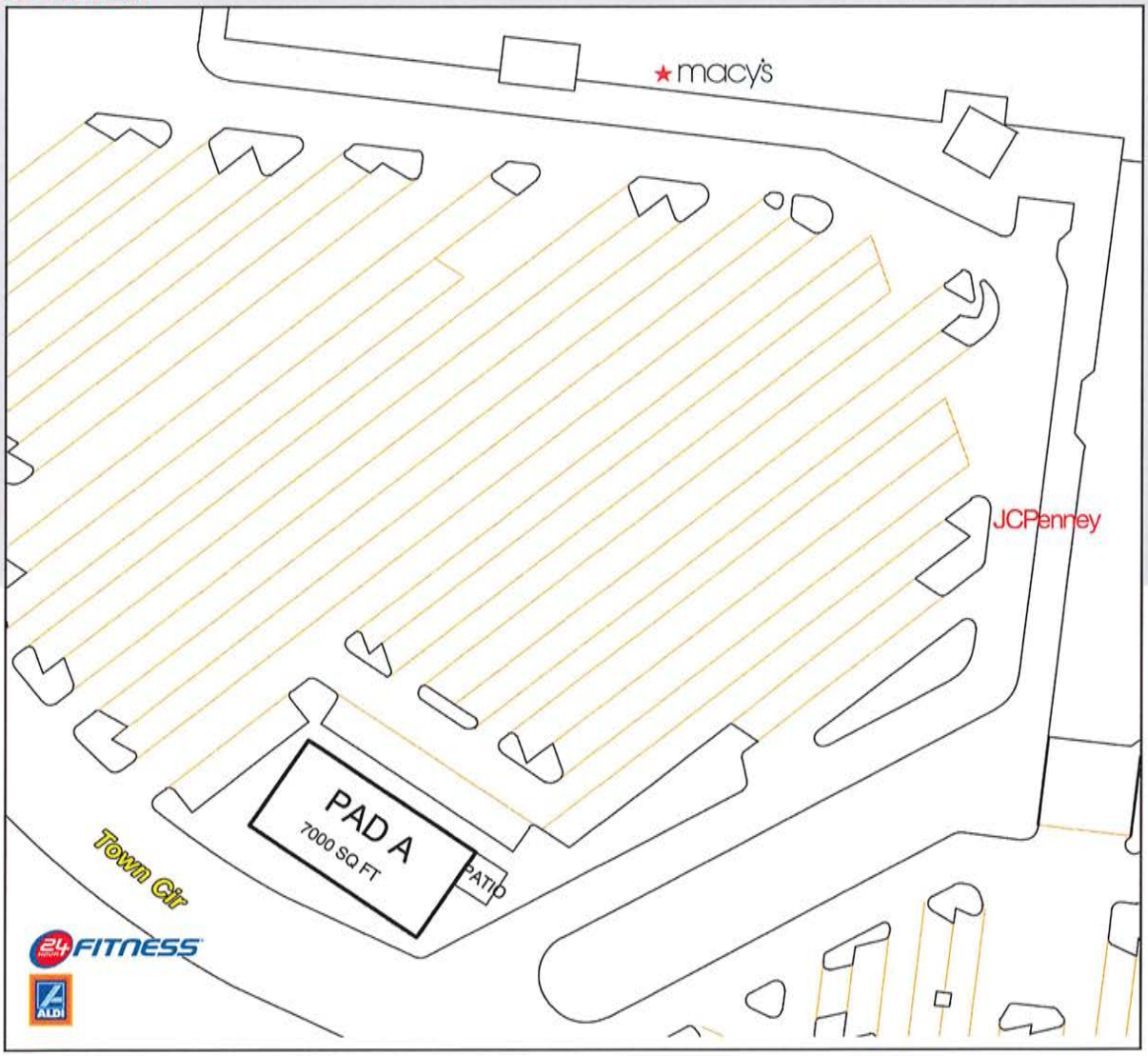
The information contained herein was obtained from sources deemed to be reliable. However, SRS Real Estate Partners makes no guarantees, warranties, or representations as to the completeness or accuracy therof. Published: 04.22.2015

FULL SERVICE RESTAURANT PAD
GROUND LEASE OR BTS
MORENO VALLEY MALL

SITE PLAN



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Moreno Valley, CA
Trade Aerial

SRS Real Estate Partners

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Aerial Date: Mar 2014

Executive Summary

22500 Town Cir, Moreno Valley, California, 92553
22500 Town Cir, Moreno Valley, California, 92553
Rings: 1, 3, 5 mile radii

Latitude: 33.93923
Longitude: -117.26639

	1 mile	3 mile	5 mile
Population			
2000 Population	15,730	93,495	179,260
2010 Population	21,603	109,134	231,313
2014 Population	21,757	111,813	236,694
2019 Population	22,613	117,603	248,084
2000-2010 Annual Rate	3.22%	1.56%	2.58%
2010-2014 Annual Rate	0.17%	0.57%	0.54%
2014-2019 Annual Rate	0.77%	1.01%	0.94%
2014 Male Population	48.2%	48.9%	49.0%
2014 Female Population	51.8%	51.1%	51.0%
2014 Median Age	28.5	29.4	29.3

In the identified area, the current year population is 236,694. In 2010, the Census count in the area was 231,313. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 248,084 representing a change of 0.94% annually from 2014 to 2019. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 28.5, compared to U.S. median age of 37.7.

Race and Ethnicity			
2014 White Alone	36.9%	42.6%	45.2%
2014 Black Alone	21.1%	16.2%	14.8%
2014 American Indian/Alaska Native Alone	0.9%	1.0%	0.8%
2014 Asian Alone	6.8%	5.5%	8.5%
2014 Pacific Islander Alone	0.6%	0.6%	0.5%
2014 Other Race	27.6%	28.1%	24.3%
2014 Two or More Races	6.2%	6.0%	5.9%
2014 Hispanic Origin (Any Race)	54.7%	57.3%	50.4%

Persons of Hispanic origin represent 50.4% of the population in the identified area compared to 17.5% 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 88.3 in the identified area, compared to 62.6 for the U.S. as a whole.

Households			
2000 Households	4,623	26,512	52,772
2010 Households	6,235	30,245	65,152
2014 Total Households	6,263	30,870	66,347
2019 Total Households	6,478	32,315	69,198
2000-2010 Annual Rate	3.04%	1.33%	2.13%
2010-2014 Annual Rate	0.11%	0.48%	0.43%
2014-2019 Annual Rate	0.68%	0.92%	0.85%
2014 Average Household Size	3.46	3.61	3.48

The household count in this area has changed from 65,152 in 2010 to 66,347 in the current year, a change of 0.43% annually. The five-year projection of households is 69,198, a change of 0.85% annually from the current year total. Average household size is currently 3.48, compared to 3.46 in the year 2010. The number of families in the current year is 51,897 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

December 17, 2014

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Executive Summary

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22500 Town Cir, Moreno Valley, California, 92553
Rings: 1, 3, 5 mile radii

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	1 mile	3 mile	5 mile
Median Household Income			
2014 Median Household Income	$46,758	$50,408	$56,736
2019 Median Household Income	$52,094	$54,998	$63,073
2014-2019 Annual Rate	2.18%	1.76%	2.14%
Average Household Income			
2014 Average Household Income	$60,387	$63,635	$73,470
2019 Average Household Income	$67,843	$71,844	$83,552
2014-2019 Annual Rate	2.36%	2.46%	2.61%
Per Capita Income			
2014 Per Capita Income	$17,460	$17,761	$21,077
2019 Per Capita Income	$19,527	$19,960	$23,881
2014-2019 Annual Rate	2.26%	2.36%	2.53%

Households by Income

Current median household income is $56,736 in the area, compared to $52,076 for all U.S. households. Median household income is projected to be $63,073 in five years, compared to $59,599 for all U.S. households

Current average household income is $73,470 in this area, compared to $72,809 for all U.S. households. Average household income is projected to be $83,552 in five years, compared to $83,937 for all U.S. households

Current per capita income is $21,077 in the area, compared to the U.S. per capita income of $27,871. The per capita income is projected to be $23,881 in five years, compared to $32,168 for all U.S. households

Housing			
2000 Total Housing Units	4,790	27,901	55,656
2000 Owner Occupied Housing Units	2,642	16,760	35,659
2000 Renter Occupied Housing Units	1,981	9,753	17,114
2000 Vacant Housing Units	167	1,388	2,883
2010 Total Housing Units	6,814	32,564	69,831
2010 Owner Occupied Housing Units	2,807	17,020	40,001
2010 Renter Occupied Housing Units	3,428	13,225	25,151
2010 Vacant Housing Units	579	2,319	4,679
2014 Total Housing Units	6,840	33,533	71,871
2014 Owner Occupied Housing Units	2,672	16,686	39,302
2014 Renter Occupied Housing Units	3,591	14,184	27,046
2014 Vacant Housing Units	577	2,663	5,524
2019 Total Housing Units	7,101	35,243	75,227
2019 Owner Occupied Housing Units	2,708	17,303	40,574
2019 Renter Occupied Housing Units	3,769	15,011	28,623
2019 Vacant Housing Units	623	2,928	6,029

Currently, 54.7% of the 71,871 housing units in the area are owner occupied; 37.6%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 69,831 housing units in the area - 57.3% owner occupied, 36.0% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 1.29%. Median home value in the area is $222,567, compared to a median home value of $190,791 for the U.S. In five years, median value is projected to change by 0.54% annually to $228,696.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

December 17, 2014

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