

# STONERIDGE TOWNE CENTER

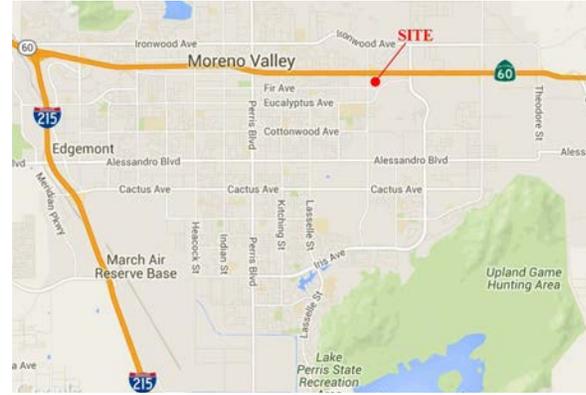
SEC HWY 60 & NASON ST  
MORENO VALLEY, CA



## PRESENT VALUE PROPERTIES

150 EL CAMINO REAL, SUITE 100, TUSTIN, CA 92780

### BOB'S BIG BOY RESTAURANT SPACE AVAILABLE – 5,710 SF



### DEMOGRAPHICS

1 MILE	
POPULATION:	9,224
AVG HH\$:	\$71,966
DAYTIME POP:	1,405
3 MILE	
POPULATION:	80,278
AVG HH\$:	\$66,438
DAYTIME POP:	13,122
5 MILE	
POPULATION:	173,408
AVG HH\$:	\$67,954
DAYTIME POP:	27,978

### TRAFFIC COUNTS

HWY 60	167,000 CPD
NASON ST	20,100 CPD
EUCALYPTUS AVE	10,200 CPD

### PROPERTY FEATURES

- » GREAT FREEWAY EXPOSURE
- » GOOD RESIDENTIAL AREA
- » REGIONAL RETAIL DRAW
- » SPACE LOCATED IN SUPER TARGET/ KOHL'S CENTER
- » STRONG RESTAURANT SALES

### ACTIVITY GENERATORS



KIRKLAND'S.

CONTACT FOR MORE INFORMATION:

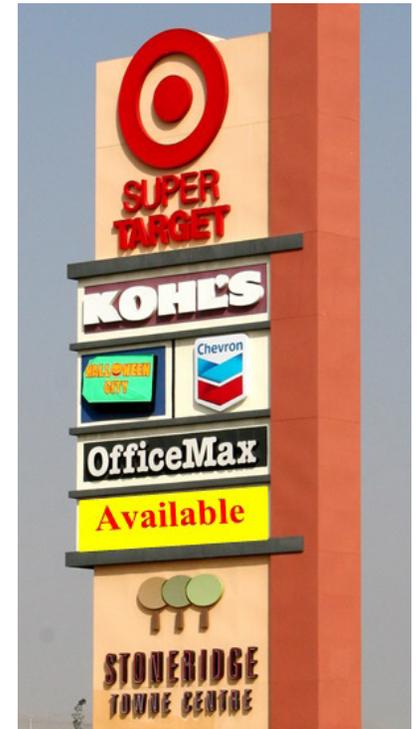
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= PROPOSED MULTI-FAMILY DEVELOPMENT



= PROPOSED SINGLE-FAMILY DEVELOPMENT