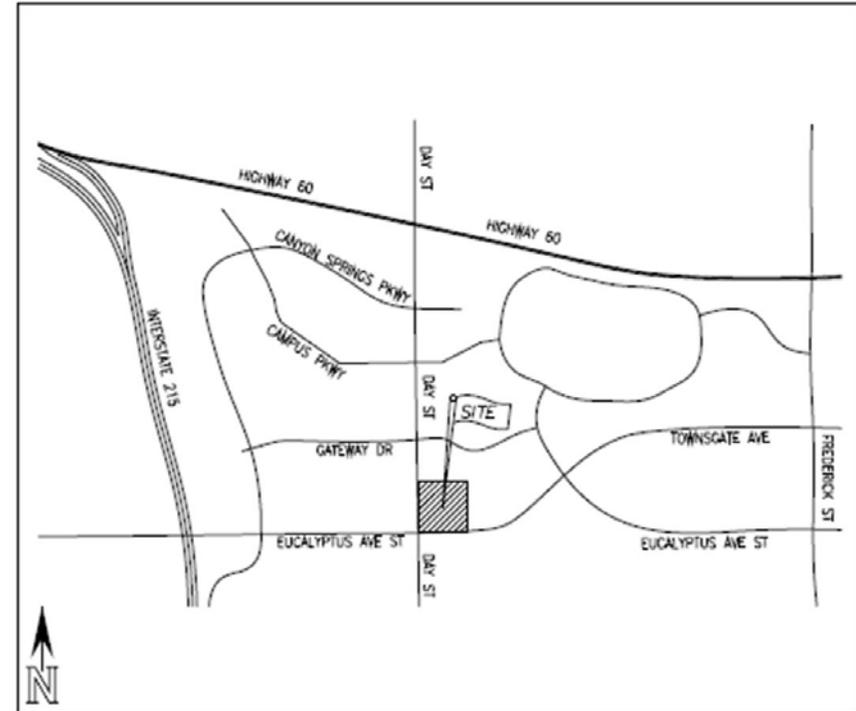


RETAIL/RESTAURANTS/HOTELS

MEDICAL PAD AVAILABLE

- Owner will build to suit
- Anchored by 4-story, 112 unit Residence Inn & Suites by Marriott and 4-story, 104 unit Holiday Inn & Suites by IHG
- Gas/Convenience Store “Beyond”
- Great location with signalized corners
- Ample parking, easy access
- Traffic counts in excess of 54,000 cars per day!
- Ideally located to serve regional and local businesses and community
- “Going to work” side of the street for both 60 and 215 Freeways



VICINITY MAP

Not to Scale

All information furnished regarding property for lease is from sources deemed reliable. We cannot assume responsibility for its accuracy.

For more information contact:

Brent Ogden
bogdenjr@baycrestco.com
949-718-0066

Cody Small
radiusretail@gmail.com
949-795-4353



For Lease

The Quarter

DAY & EUCALYPTUS, MORENO VALLEY, CA

AERIAL



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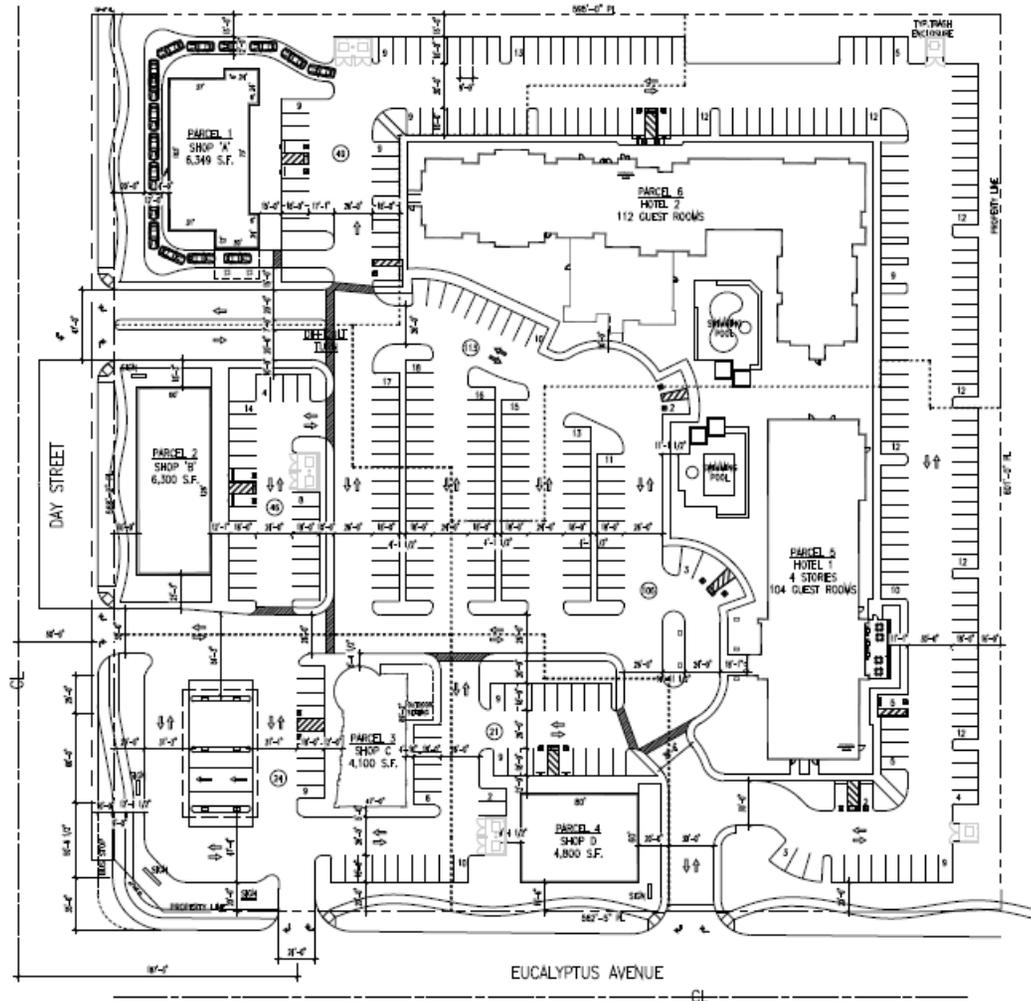


For Lease

The Quarter

DAY & EUCALYPTUS, MORENO VALLEY, CA

SITE MAP



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PROJECT HIGHLIGHTS Day Street & Eucalyptus Avenue, Moreno Valley

Car Traffic	
Day Street	38,000
Eucalyptus Avenue	16,200

Located within the existing 600 acre Town Gate Master Plan Community – a total of 2,400 residential units:
(3) persons per unit = 7,200 people

Day Street and Eucalyptus Avenue are both going to work arteries (see map)

Existing apartment housing includes:

Villas of Town Gate	394 apartments
Stone Gate at Town Gate	552 apartments
Altruvista at Town Gate	268 apartments
Scottish Village	206 apartments
Cottonwood of Elsworth	<u>112</u> apartments
Population:	1,532 apartments

(3) persons per unit = 4,596 people

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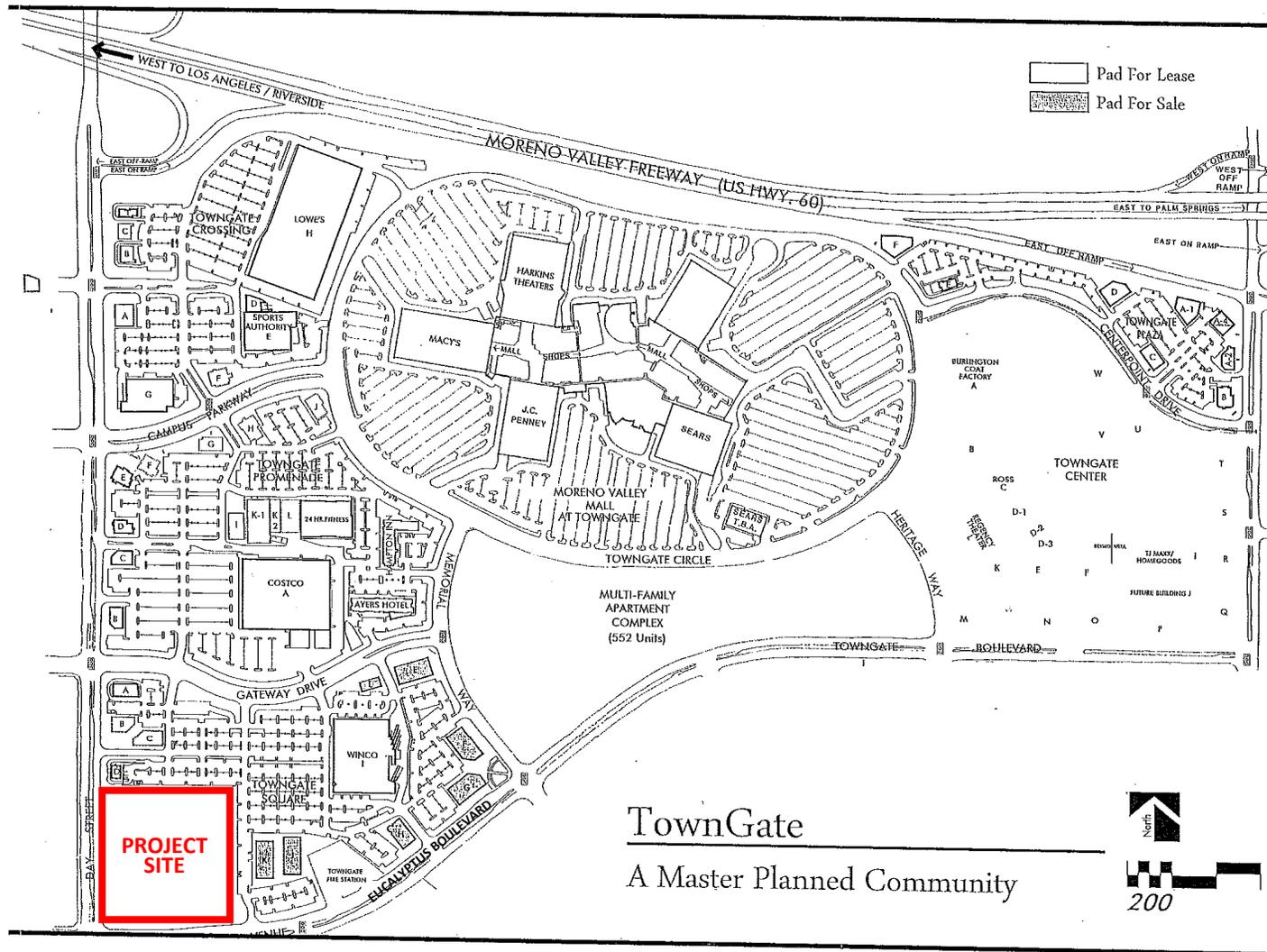
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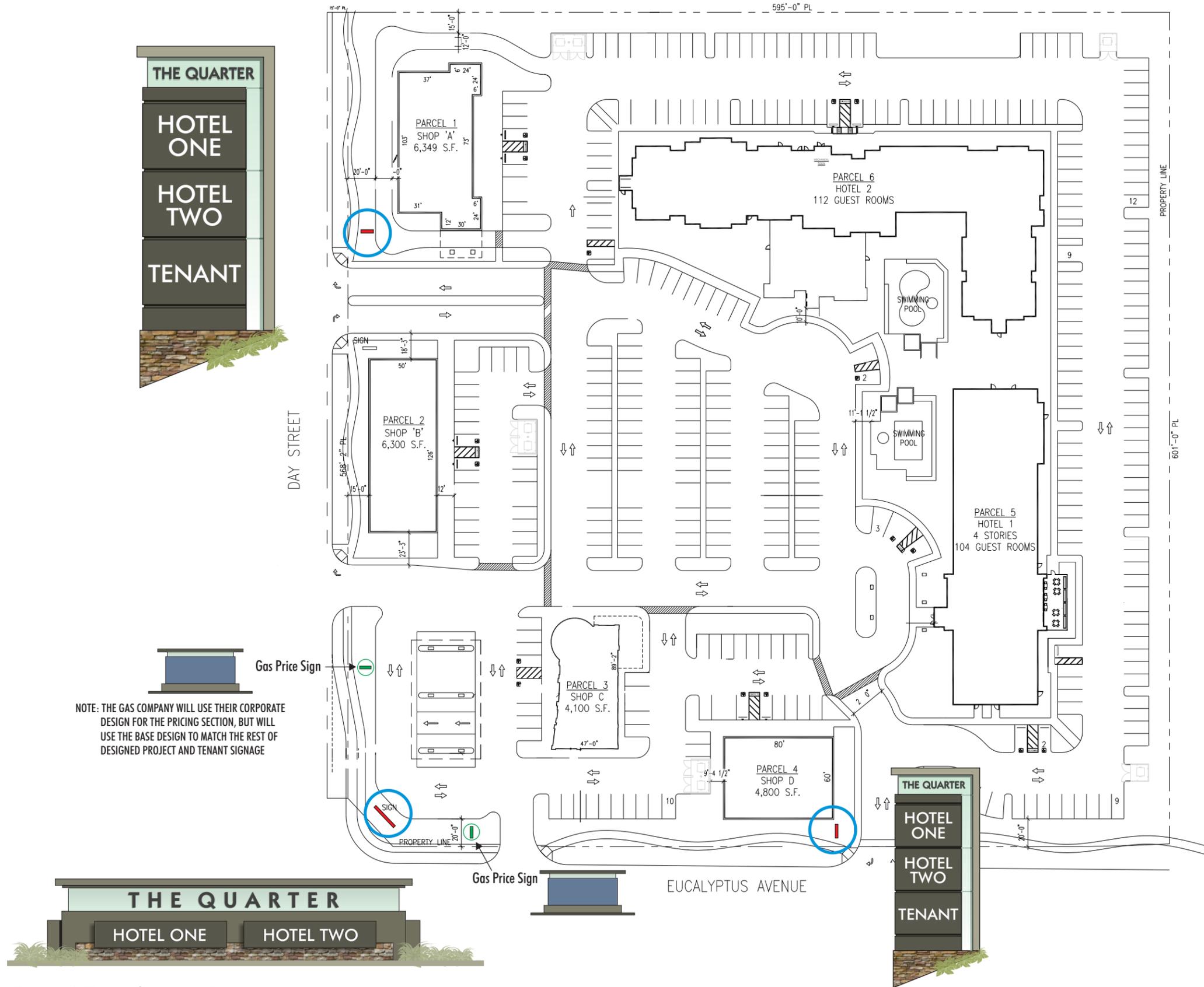
1160 Railroad St.
Corona, CA 92882
Tel. 800.862.3202
www.ad-s.com

REALITY BEGINS WITH VISION

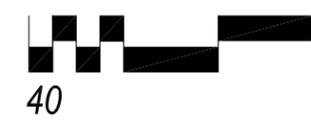
Prepared for: **THE QUARTER**

Corner Day Street & Eucalyptus Avenue
Moreno Valley, CA

MILTON SOLOMON
CELL: 949.678.2878
msolomon@ad-s.com



NOTE: THE GAS COMPANY WILL USE THEIR CORPORATE DESIGN FOR THE PRICING SECTION, BUT WILL USE THE BASE DESIGN TO MATCH THE REST OF DESIGNED PROJECT AND TENANT SIGNAGE



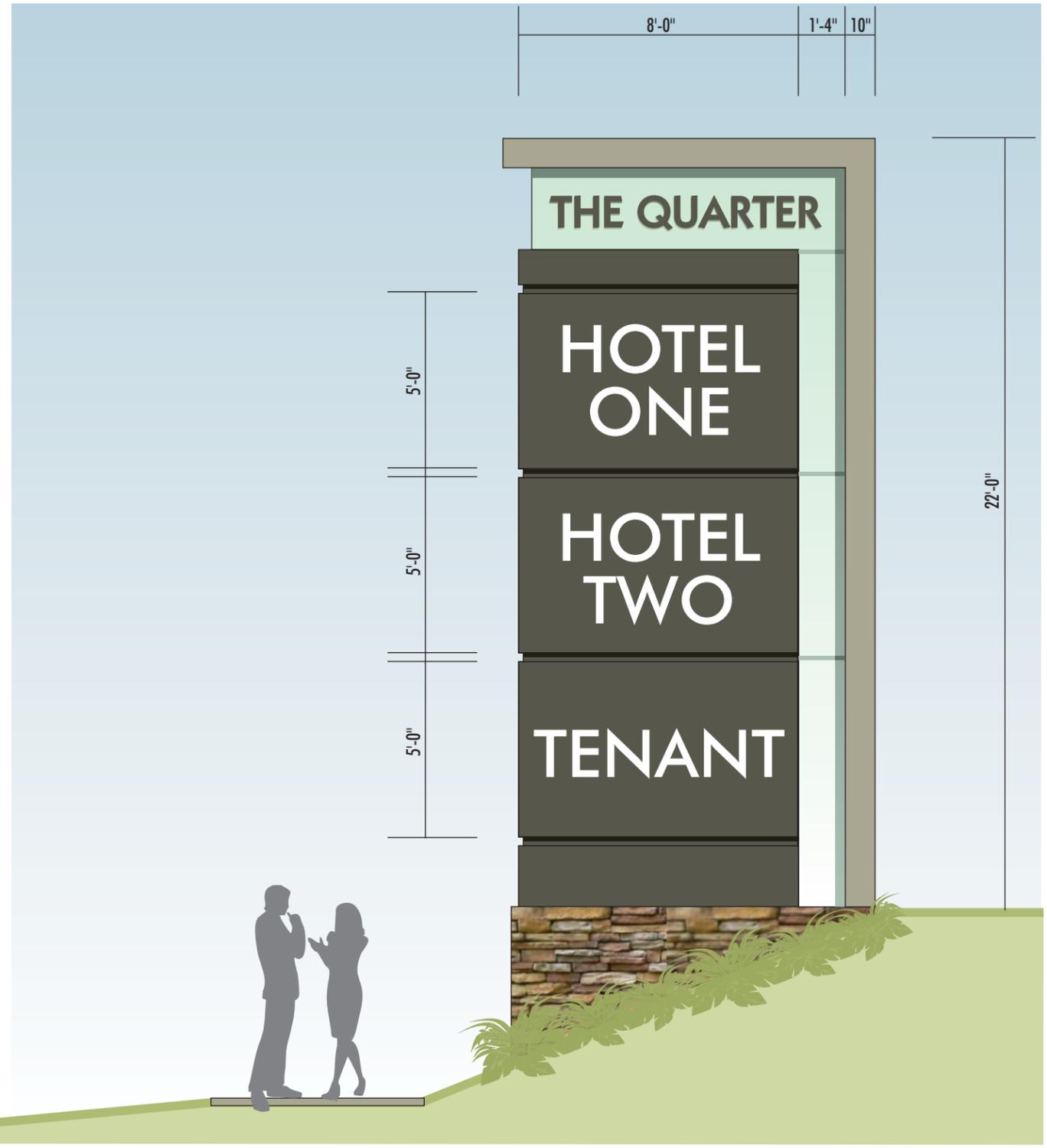
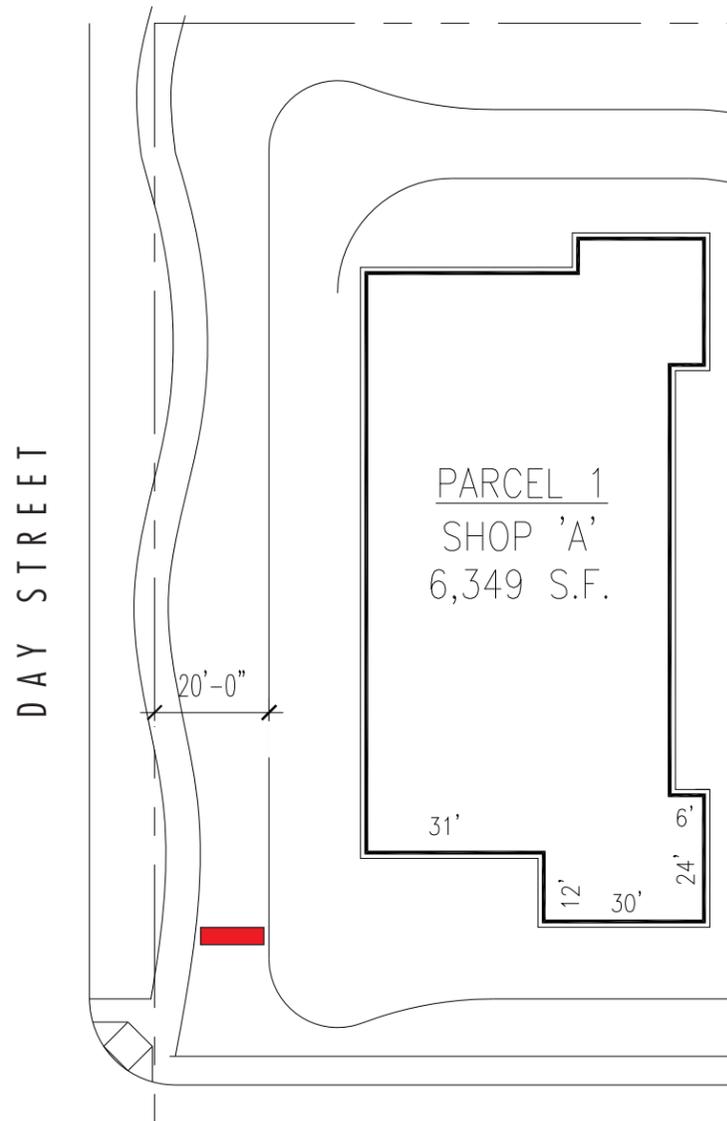
Day / Eucalyptus Project

Site Plan 12-07-15

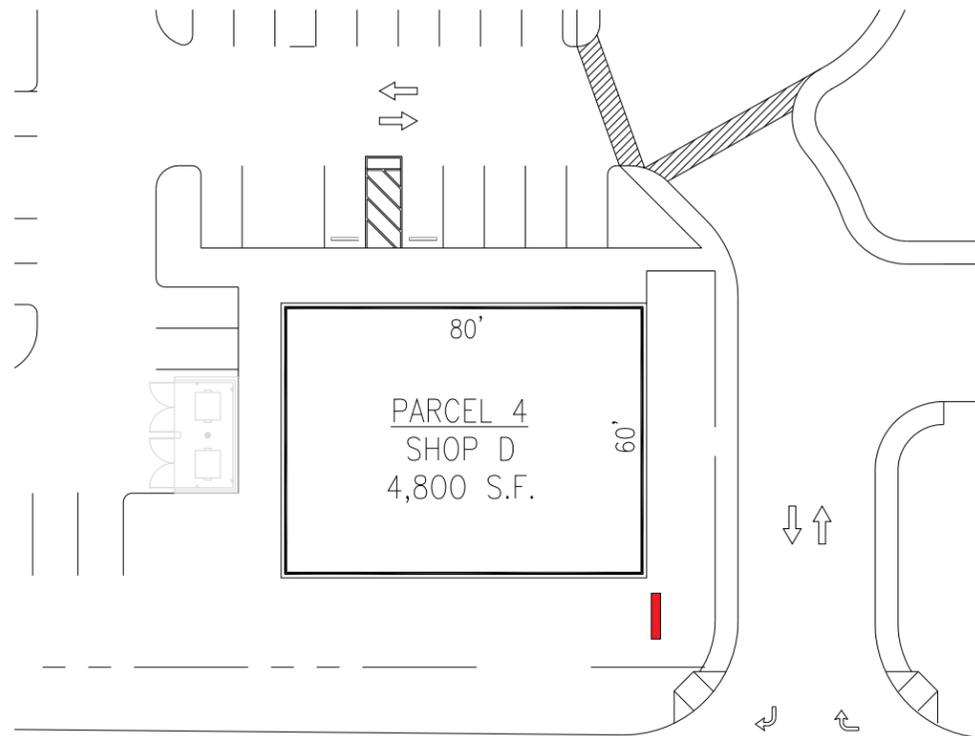
1160 Railroad St. Corona, CA 92882 T 800.862.3202 F 951.278.0681

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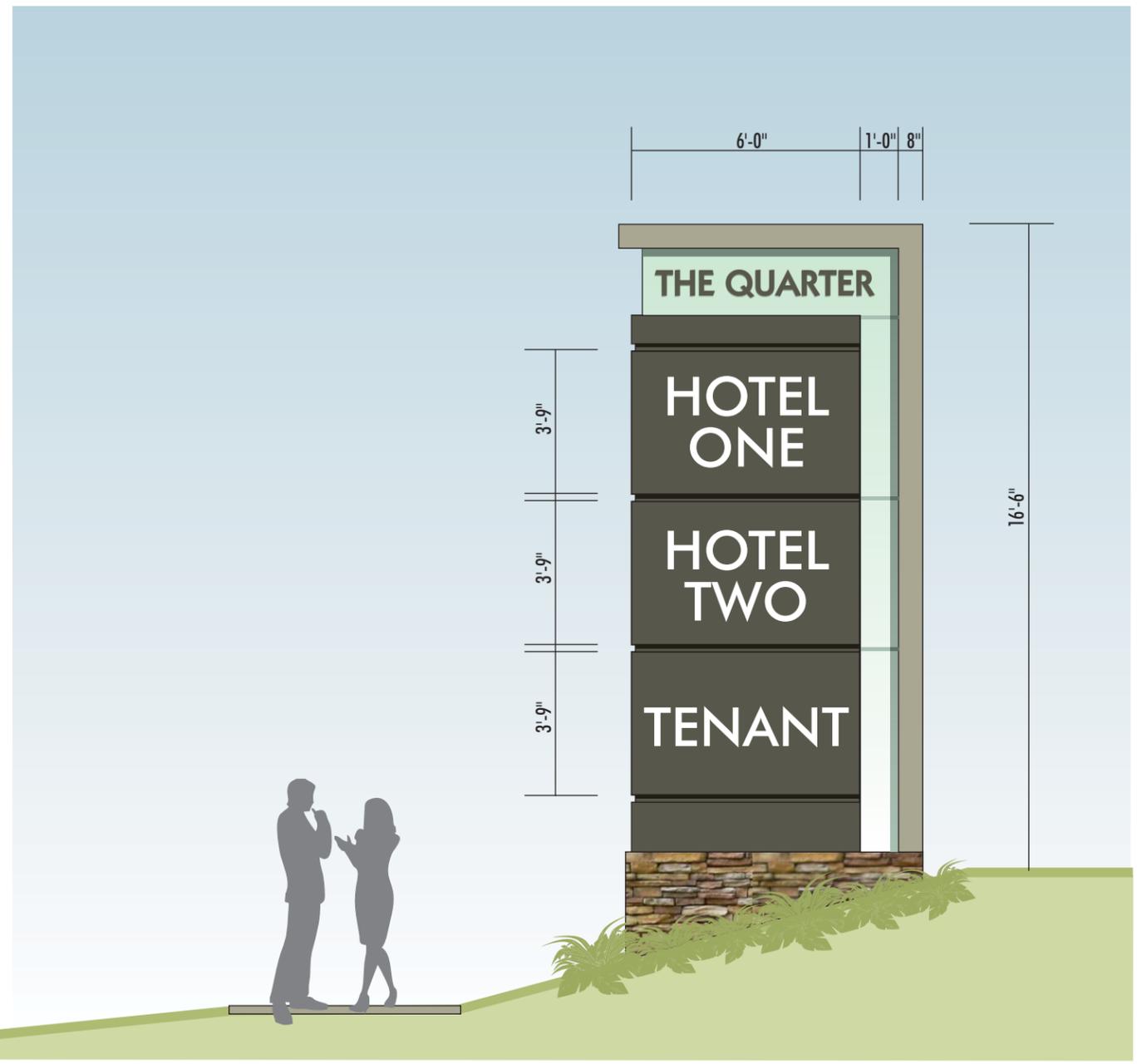




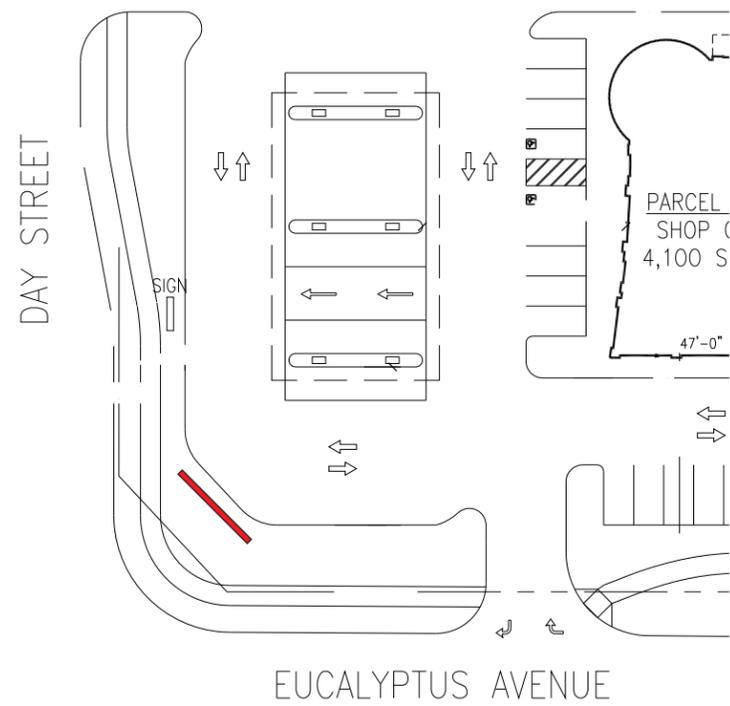
SCALE: 1/4" = 1'-0"



EUCALYPTUS AVENUE



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"