

# 28,300 SF FORMER MOVIE THEATER

SWC of Box Springs Road & Day Street | 12125 Day Street, Moreno Valley, CA

**FOR  
SALE**

**\$3.0 M**



*Exclusively Represented by:*

**Liana Hakakian Ahdoot**

909.230.4500 office | 310.422.7439 cell

Liana@ProgressiveREP.com

BRE #01981025

**PROGRESSIVE**

REAL ESTATE PARTNERS

9471 Haven Ave | Suite 110 | Rancho Cucamonga | CA 91730

# Offering Summary | 12125 Day Street, Moreno Valley, CA 92557

## LOCATION

SWC of Box Springs Road & Day Street  
12125 Day Street  
Moreno Valley, CA 92557

## OFFERING SUMMARY

Price:	\$3,000,000
Building Size:	28,300 SF
Lot Size:	90,169 SF (2.07 Acres)
Year Built:	1995
Building Price Per SF:	\$106
Zoning:	Community Commercial
Parking Spaces:	Reciprocal with Shopping Center

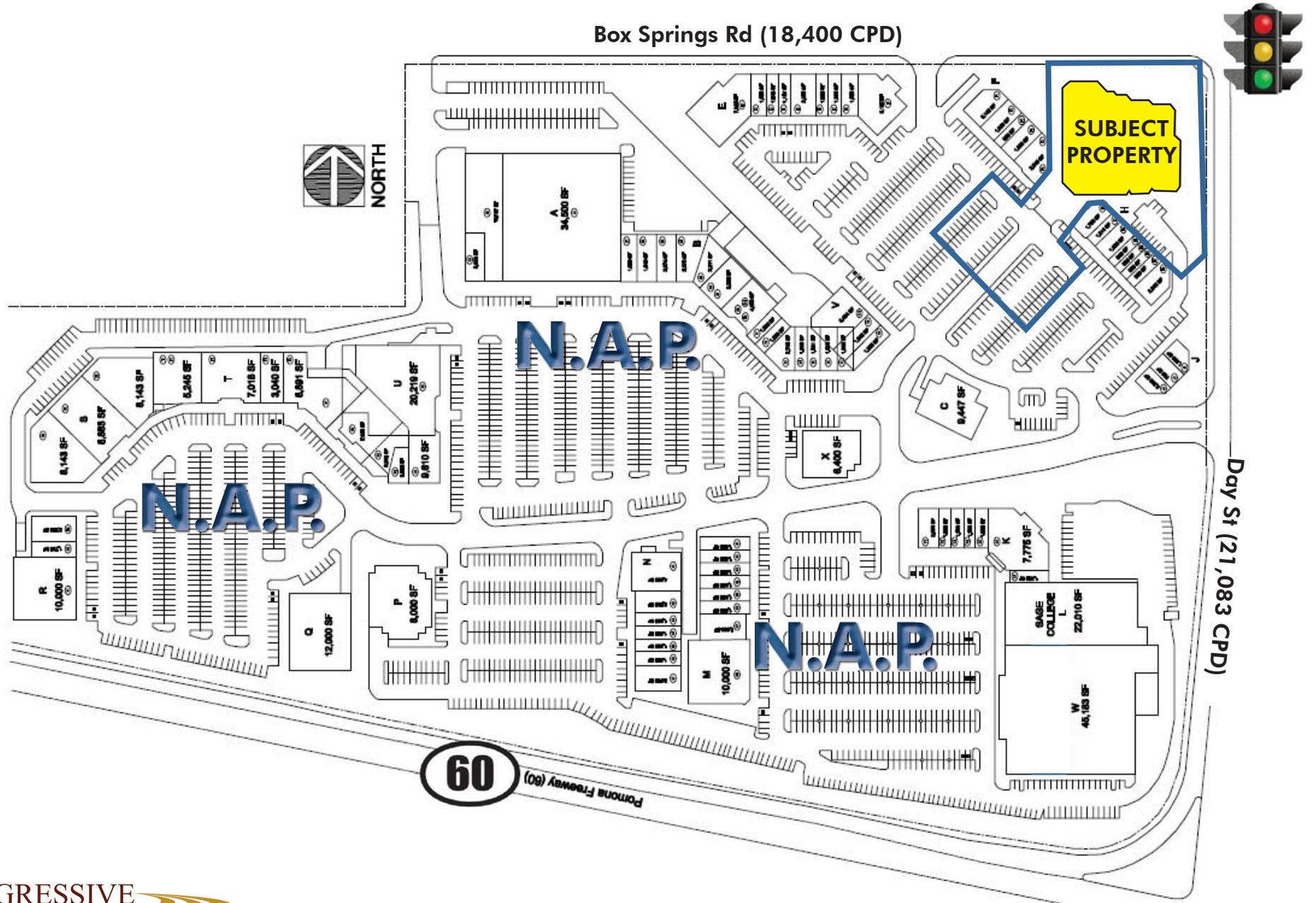


# Investment Highlights | 12125 Day Street, Moreno Valley, CA 92557

- Former Ultrastar Cinemas building which includes two stories
- Built in 1995; building is currently vacant
- Outstanding owner/user opportunity
- Situated directly off the SR-60 with immediate access to the Day Street on/off ramp
- Property design is flexible, second floor can be utilized to create separate additional spaces
- Located within popular neighborhood shopping center and across the street from residential communities and housing
- Positioned along Moreno Valley's regional hub; adjacent to Moreno Valley Mall and in close proximity to other major retailers including: Target, LA Fitness, Pet Smart, Smart & Final, Marshalls, 99 Cents Only, Best Buy, Pier 1 Imports, Sports Authority



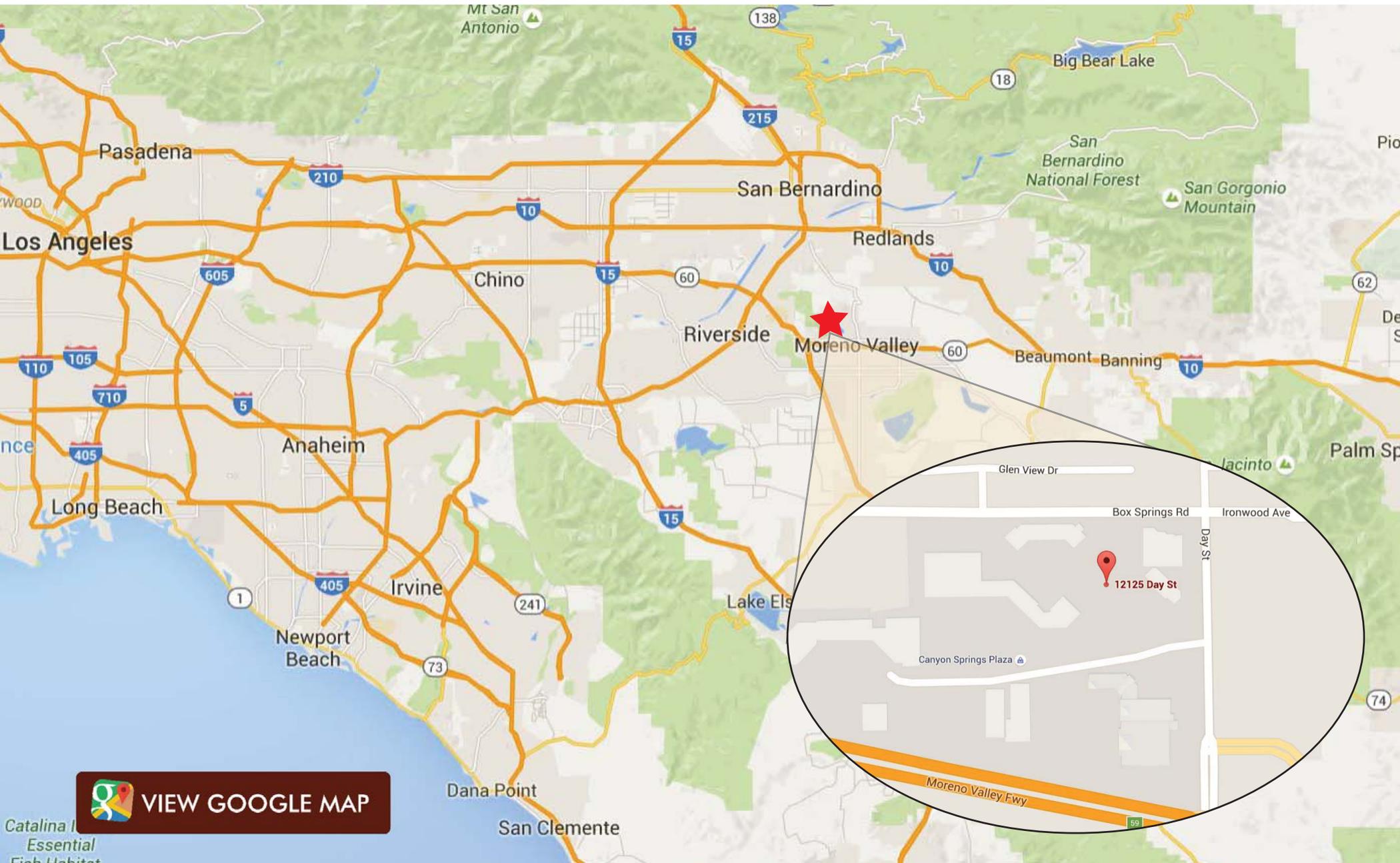
# Site Plan | 12125 Day Street, Moreno Valley, CA 92557



# Aerial View | 12125 Day Street, Moreno Valley, CA 92557



# Locator Map | 12125 Day Street, Moreno Valley, CA 92557

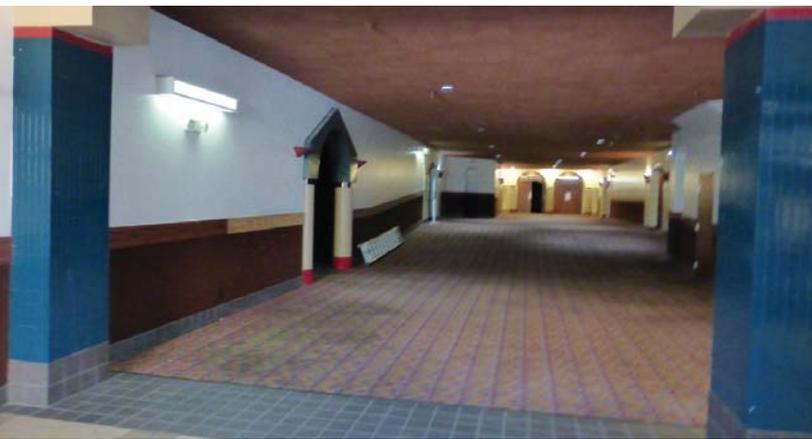


 **VIEW GOOGLE MAP**

**PROGRESSIVE**  
REAL ESTATE PARTNERS

**Liana Hakakian Ahdoot** | 909.230.4500 Office | 310.422.7439 Cell | [Liana@ProgressiveREP.com](mailto:Liana@ProgressiveREP.com)

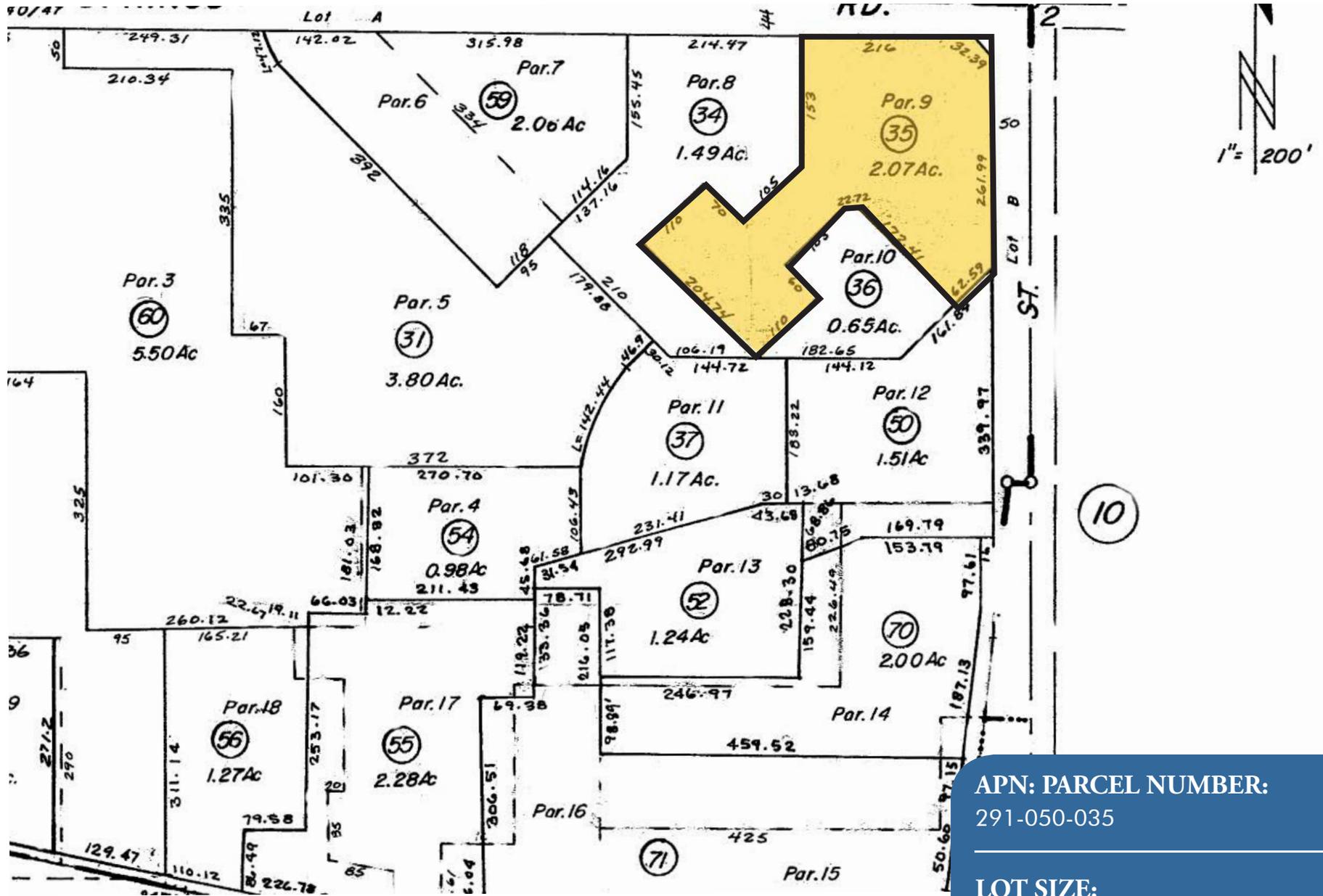
# Property Photos | 12125 Day Street, Moreno Valley, CA 92557



# Surrounding Trade Area | 12125 Day Street, Moreno Valley, CA 92557



# Parcel Map | 12125 Day Street, Moreno Valley, CA 92557



APN: PARCEL NUMBER:  
291-050-035

LOT SIZE:  
90,169 SF (2.07 Acres)

# Location Overview | 12125 Day Street, Moreno Valley, CA 92557

**MORENO VALLEY** is a city in Riverside County, California with over 200,000 residents.

The City is an active, vibrant city with many new and exciting options. Strategically located at the junction of two major transportation corridors, SR-60 & I-215, the SR-60 boasts over 99.3 million trips per year.

Being the second largest city in Riverside County, Moreno Valley's residents average an income of over \$62,652 with over 16,000 households earning in excess of over \$75,000.

Moreno Valley is home to several Fortune 500 companies including: Amazon, Proctor & Gamble, Sketchers USA, Harbor Freight Tools, Aldi, Deckers Outdoor, Phillips Electronics, Harman Kardon and Karma Automotive.

Along with its thriving retail, including two regional shopping malls, the City prides itself on its pro-business environment and concierge business service, serving its highly educated, white-collar community.

Moreno Valley is served by over 32,000 students from the local colleges, University of California Riverside and Moreno Valley College and proudly supports over 4,500 businesses.

In addition to the City's impressive retail countenance, Moreno Valley also contains over 200+ acres of parkland, adjacent to 8,000 acre Lake Perris Recreational Area.

## POP-FACTS

2020 Population (Projected)	214,604
2015 Population	203,859
Median Age	30.3
Average HH Income	\$61,712

## TOP CITY EMPLOYERS

March Air Reserve Base  
Amazon  
Moreno Valley Unified School District  
Riverside County Regional Medical Center  
Ross Dress for Less  
Moreno Valley Mall  
Kaiser Permanente  
Proctor & Gamble  
Harbor Freight Tools  
iHerb, Inc  
City of Moreno Valley  
Val Verde Unified School District  
Walgreens Co.  
Skechers USA

## why moreno valley?



**2nd**  
largest city in  
Riverside County



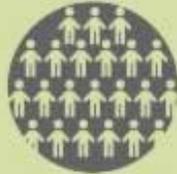
**21st**  
largest city in  
CALIFORNIA



**51.3** square  
**MILES**

**203,859**

Moreno Valley  
Population 2015



20-mile  
radius population

**2,274,939**



**5.27%**

annual growth  
**RATE**



Inland Empire  
ONE OF THE FASTEST-GROWING REGIONS  
**IN THE US**



Home to numerous  
**Fortune 500**  
AND INTERNATIONAL COMPANIES



**4500**  
businesses  
**STRONG**



Median  
**AGE:**  
**30.3**



SERVED BY  
 



Served by  
**metrolink**



PRIVATE AIR FLIGHTS FROM MARCH INLAND PORT IN  
**MORENO VALLEY**  
AND INTERNATIONAL FLIGHTS FROM  
Ontario Airport

# Demographics | 12125 Day Street, Moreno Valley, CA 92557

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	79,701	187,296	292,454
2010 Population	92,991	231,837	374,715
2015 Population	94,999	237,490	384,236
2020 Population	98,468	246,421	398,443
2000-2010 Annual Rate	1.55%	2.16%	2.51%
2010-2015 Annual Rate	0.41%	0.46%	0.48%
2015-2020 Annual Rate	0.72%	0.74%	0.73%
2015 Male Population	48.9%	49.0%	49.2%
2015 Female Population	51.1%	51.0%	50.8%
2015 Median Age	29.6	29.3	30.6
<p>In the identified area, the current year population is 384,236. In 2010, the Census count in the area was 374,715. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 398,443 representing a change of 0.73% annually from 2015 to 2020. Currently, the population is 49.2% male and 50.8% female.</p>			
<b>Median Age</b>			
<p>The median age in this area is 29.6, compared to U.S. median age of 37.9.</p>			
<b>Race and Ethnicity</b>			
2015 White Alone	43.5%	46.0%	48.1%
2015 Black Alone	16.2%	13.9%	13.2%
2015 American Indian/Alaska Native Alone	0.9%	0.9%	0.9%
2015 Asian Alone	6.5%	8.8%	8.0%
2015 Pacific Islander Alone	0.5%	0.5%	0.5%
2015 Other Race	26.1%	24.0%	23.7%
2015 Two or More Races	6.2%	5.8%	5.7%
2015 Hispanic Origin (Any Race)	53.7%	50.0%	50.0%
<p>Persons of Hispanic origin represent 50.0% of the population in the identified area compared to 17.6% 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 87.3 in the identified area, compared to 63.0 for the U.S. as a whole.</p>			
<b>Households</b>			
2000 Households	23,554	56,368	89,460
2010 Households	27,242	66,365	108,707
2015 Total Households	27,817	67,938	111,182
2020 Total Households	28,744	70,270	114,849
2000-2010 Annual Rate	1.47%	1.65%	1.97%
2010-2015 Annual Rate	0.40%	0.45%	0.43%
2015-2020 Annual Rate	0.66%	0.68%	0.65%
2015 Average Household Size	3.41	3.40	3.37

# Demographics | 12125 Day Street, Moreno Valley, CA 92557

	3 miles	5 miles	7 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$51,627	\$55,661	\$56,935
2020 Median Household Income	\$59,169	\$63,796	\$65,607
2015-2020 Annual Rate	2.76%	2.77%	2.88%
<b>Average Household Income</b>			
2015 Average Household Income	\$66,806	\$74,716	\$76,352
2020 Average Household Income	\$75,957	\$84,728	\$86,536
2015-2020 Annual Rate	2.60%	2.55%	2.54%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$19,658	\$21,958	\$22,565
2020 Per Capita Income	\$22,276	\$24,742	\$25,410
2015-2020 Annual Rate	2.53%	2.42%	2.40%
<b>Households by Income</b>			
Current median household income is \$56,935 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$65,607 in five years, compared to \$60,683 for all U.S. households			
Current average household income is \$76,352 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$86,536 in five years, compared to \$84,910 for all U.S. households			
Current per capita income is \$22,565 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$25,410 in five years, compared to \$32,501 for all U.S. households			
<b>Housing</b>			
2000 Total Housing Units	24,791	59,530	94,651
2000 Owner Occupied Housing Units	14,270	35,939	57,861
2000 Renter Occupied Housing Units	9,284	20,429	31,599
2000 Vacant Housing Units	1,237	3,162	5,191
2010 Total Housing Units	29,427	71,262	117,041
2010 Owner Occupied Housing Units	14,554	39,075	67,073
2010 Renter Occupied Housing Units	12,688	27,290	41,634
2010 Vacant Housing Units	2,185	4,897	8,334
2015 Total Housing Units	30,344	73,603	120,555
2015 Owner Occupied Housing Units	14,143	38,331	65,904
2015 Renter Occupied Housing Units	13,674	29,606	45,278
2015 Vacant Housing Units	2,527	5,665	9,373
2020 Total Housing Units	31,496	76,392	124,926
2020 Owner Occupied Housing Units	14,467	39,229	67,405
2020 Renter Occupied Housing Units	14,277	31,040	47,444
2020 Vacant Housing Units	2,752	6,122	10,077

## Confidentiality & Disclaimer Notice

This investment property offering has been prepared to provide summary, unverified information to prospective purchasers. The information contained herein is not a substitute for a thorough due diligence investigation. Progressive Real Estate Partners makes no representation or warranty with respect to the suitability of the investment for the investor, the income or expenses for the subject property, the future projected financial performance of the property, the size of the land and/or improvements, the presence or absence of hazardous materials, mold, termites, asbestos, compliance with local, state and federal regulations, the ability to finance the property, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant within the property, the condition of title. The information in this investment property offering has been obtained from sources that we believe to be reliable; however, Progressive Real Estate Partners has not verified any of the information contained herein, nor has Progressive Real Estate Partners conducted any investigation regarding these matters and makes no representations or warranties regarding such matters. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## Co-Operating Broker Fee

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.



### **Liana Hakakian Ahdoot**

909.230.4500 office

310.422.7439 cell

Liana@ProgressiveRep.com

BRE#01981025