

**THE QUARTER**

DAY & EUCALYPTUS  
MORENO VALLEY, CA

sale

A BRAND NEW OPPORTUNITY IN ONE OF CALIFORNIA'S **FASTEST GROWING CITIES!**



**THE COFFEE BEAN & TEA LEAF™**

**JOIN**



**and more!**

# PROJECT HIGHLIGHTS

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**8.5 ACRES, FULLY APPROVED AND ENTITLED**

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**ANCHORED BY 112-ROOM RESIDENCE INN BY MARRIOTT,  
105-ROOM HOLIDAY INN & SUITES BY INTERCONTINENTAL HOTEL GROUP**

(Under Construction / Open 2nd Quarter 2018)

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**ADJACENT TO 105-ROOM FAIRFIELD INN & SUITES BY MARRIOTT**

(Separately Owned)

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**CURRENTLY IN PROCESS OF SPECIFIC PLAN AMENDMENT:**

**CANYON SPRINGS HEALTHCARE**

51 Acres; 5-Phases; 1.56 Million SF; 280 Hospital Beds; 2 Parking Structures  
655 Residential Units/Apartments (Assisted Living and Skilled Nurse Facilities)

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**STRONG & PROVEN MARKETPLACE SERVES MORENO VALLEY  
AND NEARBY RIVERSIDE AND PERRIS**

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**MINUTES FROM 1.25 MILLION SF MORENO VALLEY MALL REGIONAL CENTER**

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**BOOMING DAYTIME POPULATION WITH MAJOR BUSINESS GROWTH  
AND SIGNIFICANT JOB CREATION WITHIN THE PAST SIX YEARS  
WITH MANY LEADING FORTUNE 500 COMPANIES**

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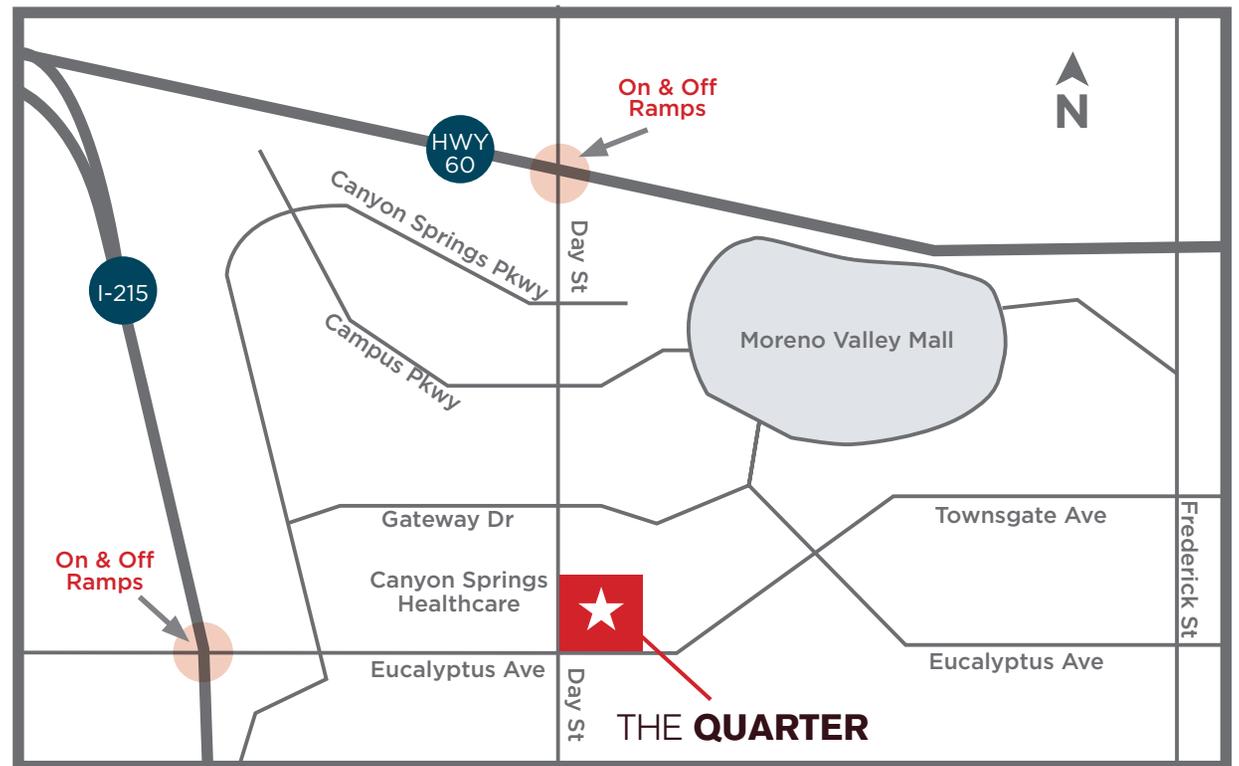
**SURROUNDED BY FIVE EXISTING APARTMENT COMMUNITIES  
WITH COMBINED 1,532 RESIDENTIAL UNITS**

## AVAILABLE

RETAIL  
RESTAURANTS  
HOTELS  
MEDICAL PAD



- 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” 76 Union
- 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



(not to scale)

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

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DAY & EUCALYPTUS, MORENO VALLEY, CA

**CONTACT:** Cody Small **949.795.4353** | Brent Ogden **949.718.0066**

AERIAL

- City of Moreno population of 207,000 with 72,260 within 7 minute trade area that serves western Moreno Valley and eastern Riverside
- 21,367 households within trade area projected to increase to 23,094 within 5 year period (8.1% increase)
- Project is surrounded by 5 apartment communities housing approx. 1,532 residents



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MARKETING PLAN

- The Quarter is perfect for new restaurants because of its prime location at Day Street and Eucalyptus Avenue
- Starbucks on Day Street is one of the highest producing Starbucks locations in the Inland Region because of it's drive thru operation
- Miguel's Jr. restaurant situated next door does nearly 70% of its business through its drive thru operation

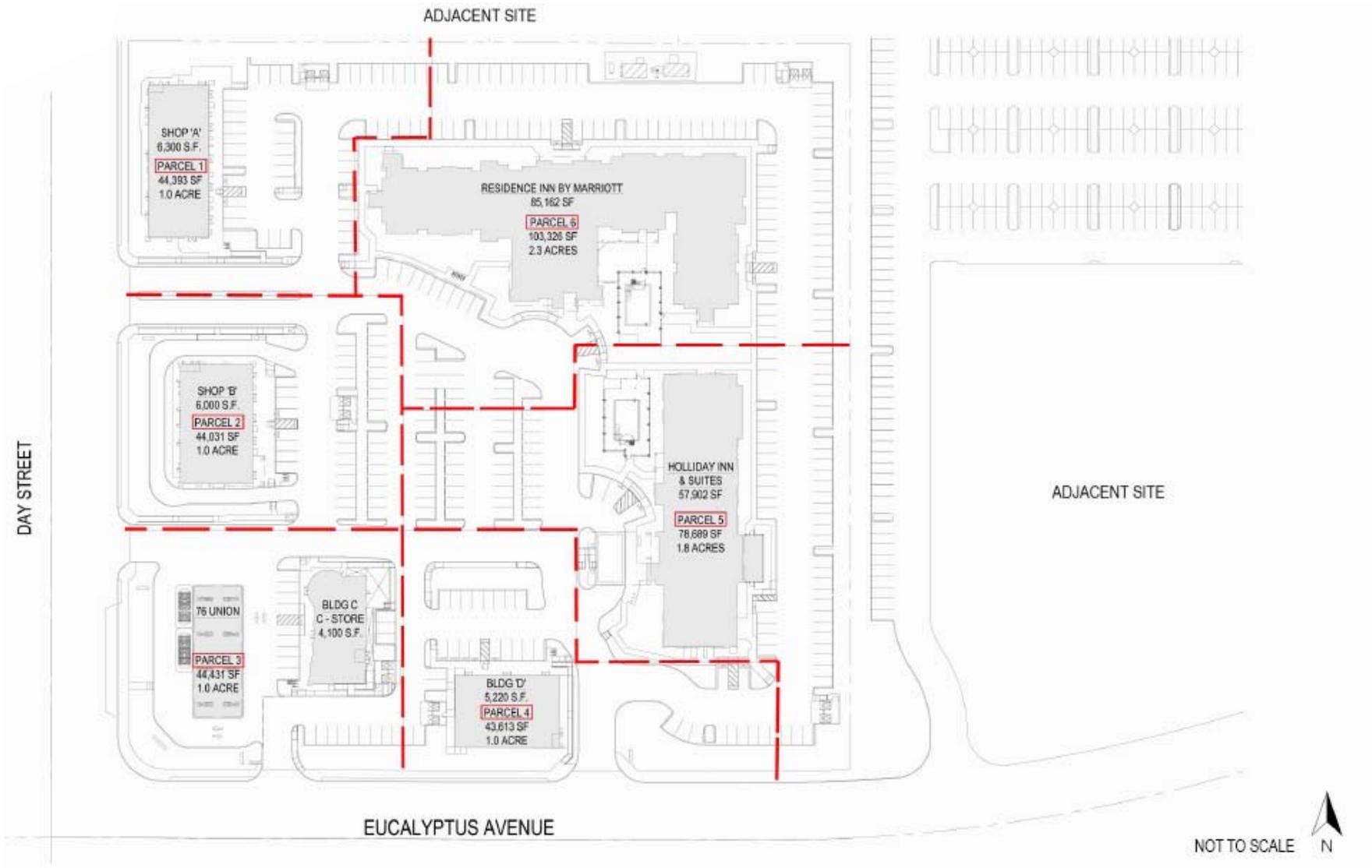


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SITE  
MAP



**BY THE  
NUMBERS**



**Car Traffic**

**38,000**

Day Street

**16,200**

Eucalyptus Avenue

Day Street and Eucalyptus Avenue  
are both going-to-work arteries

**Demographics within  
7-minute drive**

**33.1**

Average Age

**\$51,455**

Average HH Income

**Population**

**207,000**

City of Moreno Valley

**72,260**

Within 7 minute drive

**Existing Population  
Located Within the Existing  
600 Acre Town Gate Master  
Plan Community**

**7,200**

2,400 residential units:  
(3) persons per unit

**Existing apartment  
housing includes:**

**4,596**

Population: 1,532 apartments:  
(3) persons per unit

SHOP A EXTERIORS



EAST ELEVATION (A)

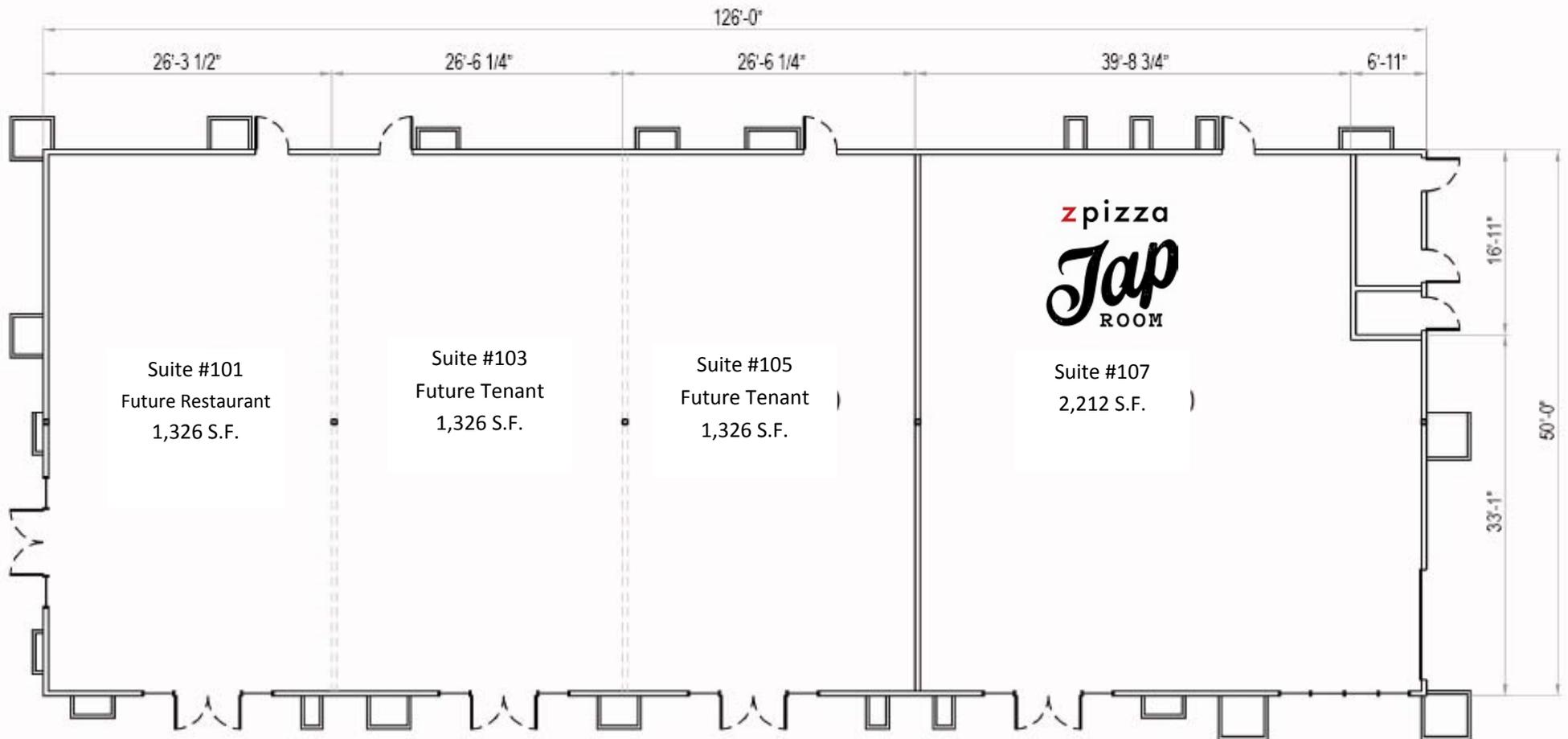
NORTH ELEVATION (B)



WEST ELEVATION (C)

SOUTH ELEVATION (D)

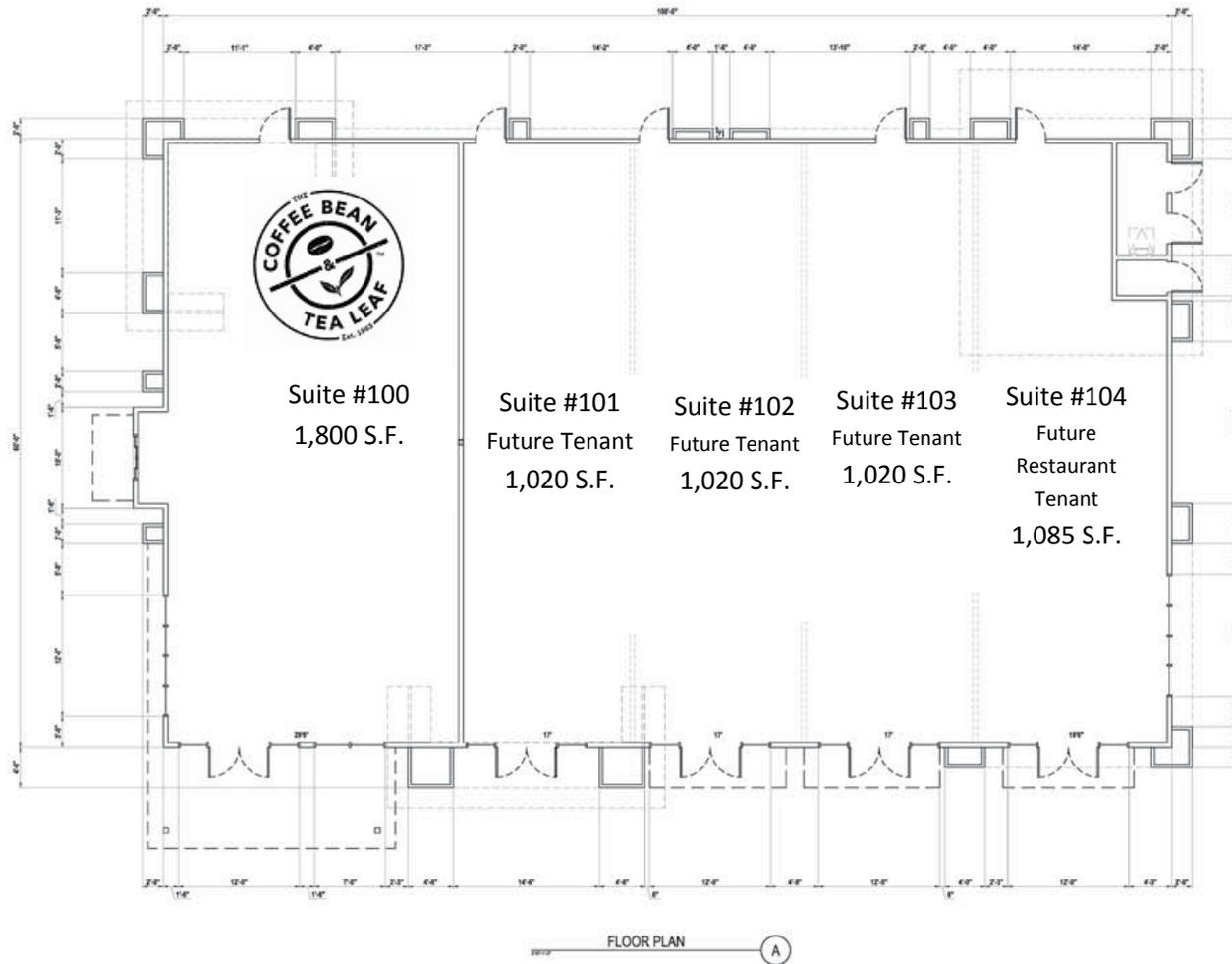
SHOP A



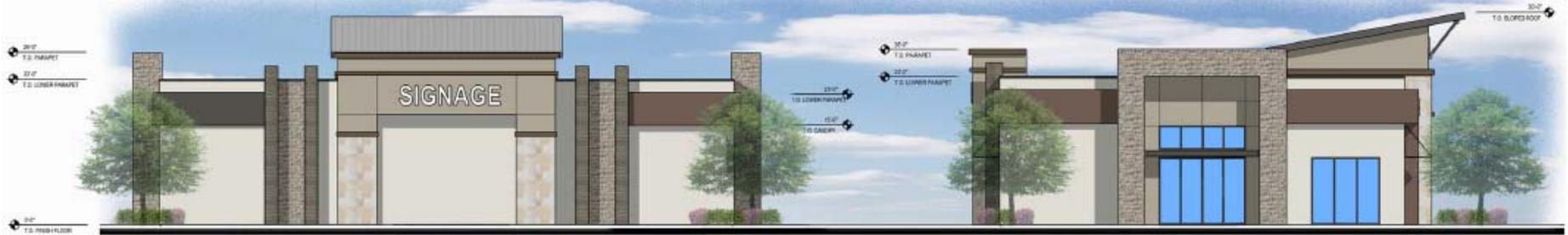
SHOP B EXTERIORS



### SHOP B



BUILDING D EXTERIORS



SOUTH ELEVATION (A)  
NO SCALE

EAST ELEVATION (B)  
NO SCALE



NORTH ELEVATION (C)  
NO SCALE

WEST ELEVATION (D)  
NO SCALE

**BUILDING D**

