



**SUPER@TARGET**  
COMMERCIAL



**MORENO VALLEY**  
CALIFORNIA

[www.morenovalleybusiness.com](http://www.morenovalleybusiness.com)

## ACCELERATING OPPORTUNITIES

### DYNAMIC RETAIL DESTINATIONS

Two regional shopping destinations and over 40 shopping plazas with major tenants including Costco, SuperTarget, Home Depot, Lowe's, Macy's, Burlington, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

### PRO-BUSINESS PHILOSOPHY

Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

### STRATEGIC LOCATION

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 56.2 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

### DEMOGRAPHIC STRENGTH

Average household income of \$101,026 with more than 22,000 households at \$100,000 or more; highly educated workforce with 45% of residents in white collar jobs.

**2nd**  
largest city in  
Riverside County

**20th**  
largest city in  
CALIFORNIA

**51.3** square  
**MILES**

**4.31%**  
annual growth  
**RATE**

**214,196**  
Moreno Valley  
Population 2024

20-mile  
radius population  
**2,440,083**

Median  
**AGE: 33.01**

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

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

**4500**  
businesses  
**STRONG**

**34,000**  
**JOBS**  
created in 10 years

TRANSPORTATION  
**SERVED BY**

CALIFORNIA STATE ROUTE 60 | INTERSTATE 215  
METROLINK  
MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS  
INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT

**\$101,026**  
Average household  
**INCOME**

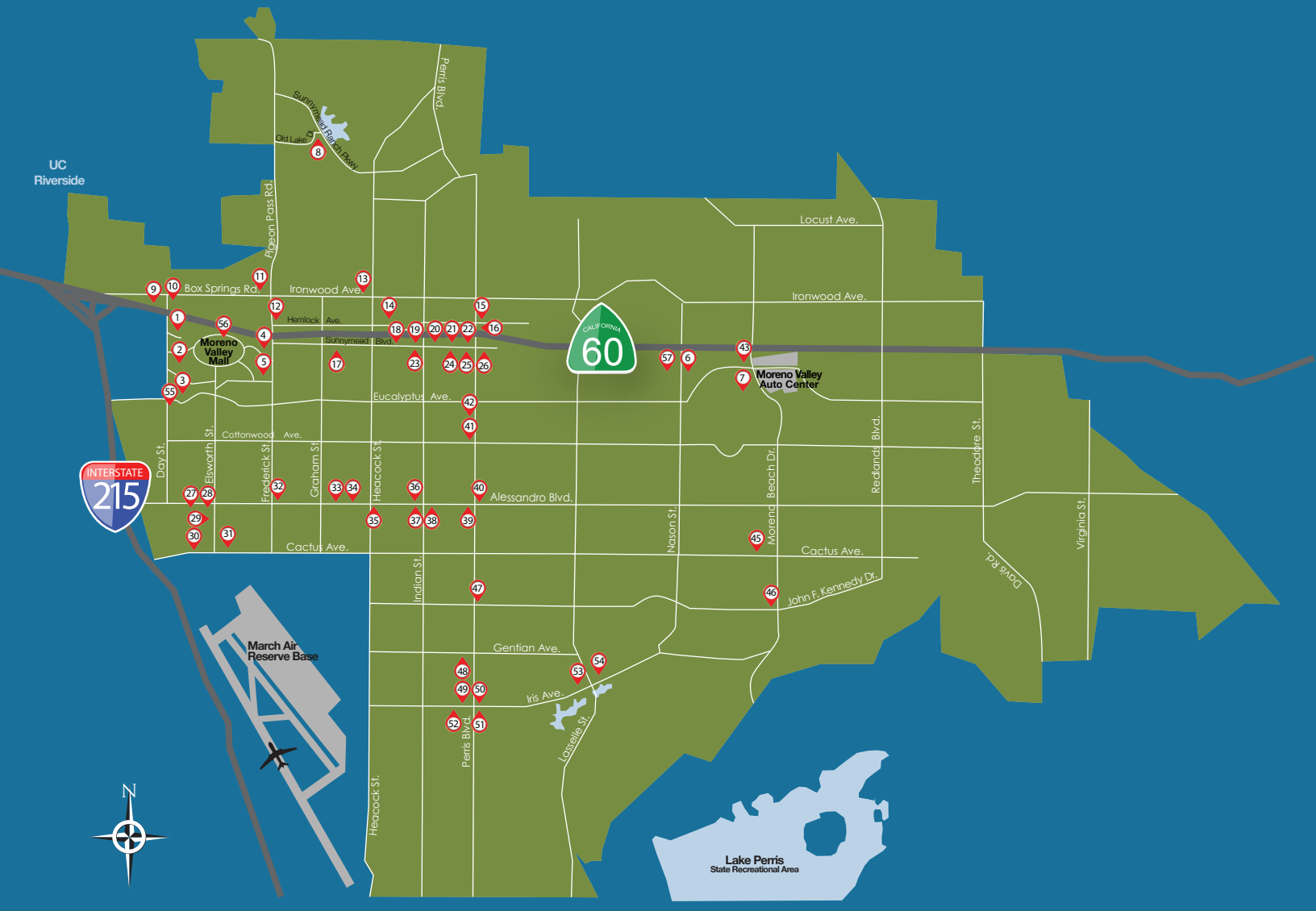


# MORENOVALLEY

CALIFORNIA



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## COMMERCIAL PROPERTIES

- |                                 |                                    |                                     |                                 |
|---------------------------------|------------------------------------|-------------------------------------|---------------------------------|
| 1 TownGate Crossing             | 16 Moreno Valley Center            | 31 Koll Corporate Center            | 47 JFK Plaza                    |
| 2 TownGate Promenade            | 17 Moreno Valley Plaza             | 32 Plaza del Sol (Alessandro Blvd.) | 48 (Proposed) Walmart South     |
| 3 TownGate Square               | 18 Sunnymead One-Stop              | 33 Alessandro Plaza                 | 49 Home Depot South             |
| 4 TownGate Plaza                | 19 Rolling Ridge Plaza             | 34 Moreno Valley Commerce Center    | 50 Westgate Shopping Center     |
| 5 TownGate Center               | 20 Indian Center                   | 35 Southpointe Center               | 51 Iris Plaza                   |
| 6 Stoneridge Towne Centre       | 21 Palm Plaza                      | 36 Shoppes In Moreno Valley         | 52 Moreno Valley Marketplace    |
| 7 Moreno Beach Plaza I          | 22 Plaza del Sol (Sunnymead Blvd.) | 37 Moreno Valley Towne Plaza        | 53 Lakeside Plaza               |
| 8 Lakeshore Village Marketplace | 23 Sundance Center                 | 38 Sunnymead Village Center         | 54 Lakeside Terrace             |
| 9 Canyon Springs Plaza          | 24 Las Brisas Center               | 39 Sunnymead Towne Center           | 55 The Quarter                  |
| 10 TownGate Highlands           | 25 Sunnymead Plaza                 | 40 Bear Valley Plaza                | 56 Moreno Valley Mall           |
| 11 Pigeon Pass Plaza            | 26 Butterfield Valley Village      | 41 Home Town Square                 | 57 (Proposed) Nason St & 60 Fwy |
| 12 Plaza de Majorca             | 27 Alessandro One-Stop             | 42 Zono's Plaza                     |                                 |
| 13 Ironwood Plaza               | 28 Elsworth Plaza                  | 43 Moreno Beach Plaza II            |                                 |
| 14 The District                 | 29 Elsworth Business Center        | 45 Moreno Marketplace               |                                 |
| 15 TS Marketplace               | 30 Cactus Commerce Center          | 46 Rancho Belago Plaza              |                                 |