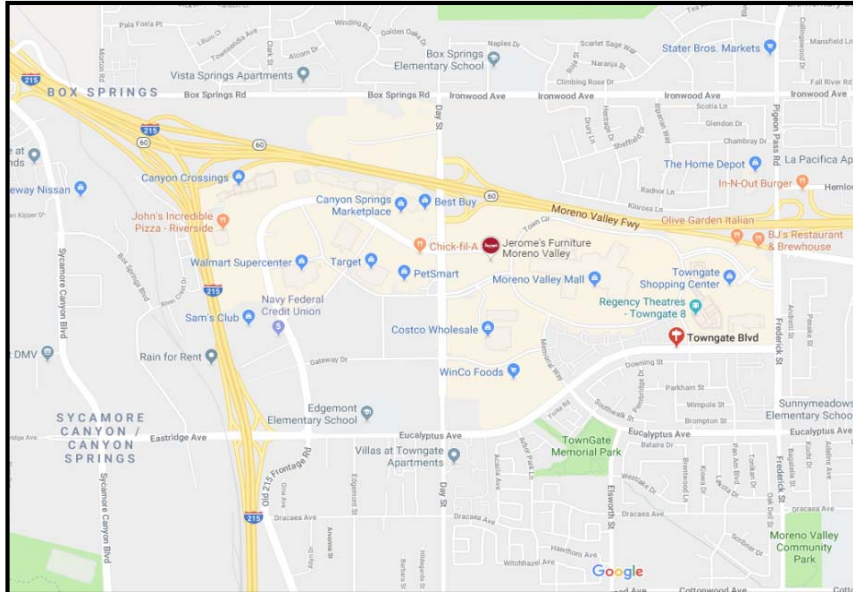


# TOWNGATE SQUARE

## Pads Available for Sale or Groundlease

### Medical/Office/Restaurant/Retail/Hotel

- Residential market showing strong growth
- 10% annual increase in average home value to over \$337,000
- More than 4,100 single family units approved, entitled or under construction
- More than 2,300 multi family units approved, entitled or under construction
- Recent wage growth topped 7% annual growth – average household income now \$78,090



### DEMOGRAPHICS (based on 2019 estimates):

Population 212,682 | Average Household Income: \$78,090.00 | Average Age: 34.10  
 Average Household Size: 3.79 | Average Number of Vehicles: 2.30  
 17,000 New Jobs In The Last Five Years | 40.6 Million SF Industrial Business Park  
 7 Million Square Feet of Industrial Space Under Construction in 2018

Provided by: City of Moreno Valley



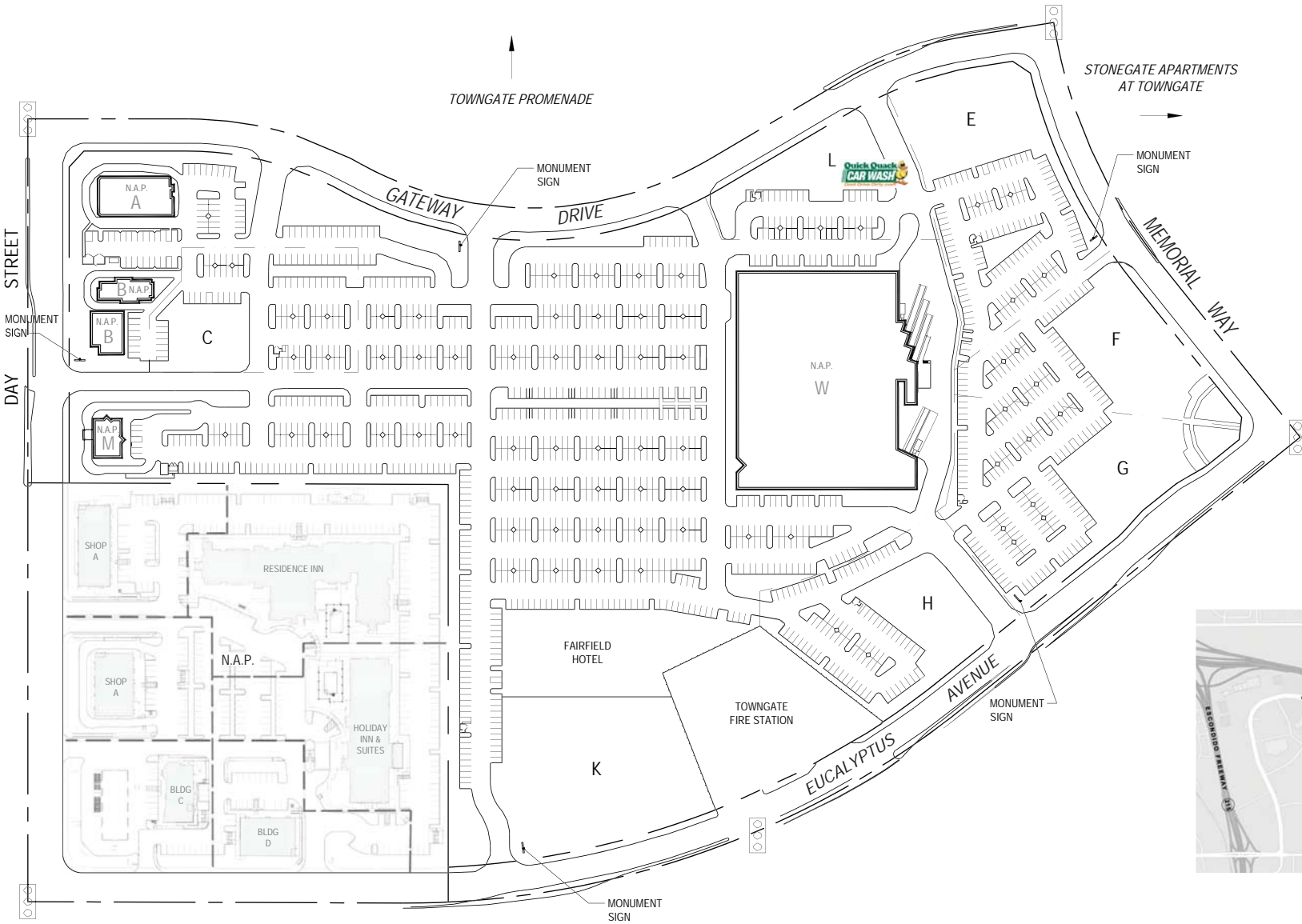
For information, please contact:  
 Fritz Duda Company  
 949.723.7100

# TOWNGATE SQUARE

PROJECT SUMMARY	
LAND AREA	±1,244,215 SF (28.56 AC)
BUILDING AREA	±98,200 SF
PARKING PROVIDED	±1,598 STALLS
PARKING RATIO	16.28/1000

BUILDING AREA SUMMARY		
BUILDING NAME	TENANT	S.F. (GLA)
C	FUTURE	1.38 ACRES
E	FUTURE	1.96 ACRES
F	FUTURE	1.95 ACRES
G	FUTURE	1.90 ACRES
H	FUTURE	1.56 ACRES
K	FUTURE	1.74 ACRES
L	QUICK QUACK	1.10 ACRES
<b>TOTAL</b>		<b>11.59 ACRES</b>

NOT A PART		
BUILDING NAME	TENANT	S.F. (GLA)
A	PORTILLO'S	±6,800
B	POPEYE'S/SPIOLOGY	±5,800
M	MIGUEL'S JR	±2,600
W	WINCO	±83,000
<b>TOTAL</b>		<b>±98,200</b>



VICINITY MAP N.T.S.



**TOWNGATE SQUARE** MORENO VALLEY, CA  
**FRITZ DUDA COMPANY**  
 3425 Via Lido, Suite 250, Newport Beach, CA 92663 (949) 723-7100

DISCLAIMER: DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO GIVE A GENERAL REPRESENTATION OF THE SITE LAYOUT

**ARCHITECTS ORANGE**  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860



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