

RETAIL/ OFFICE SPACE FOR LEASE



HIGH QUALITY
RETAIL/OFFICE SPACE

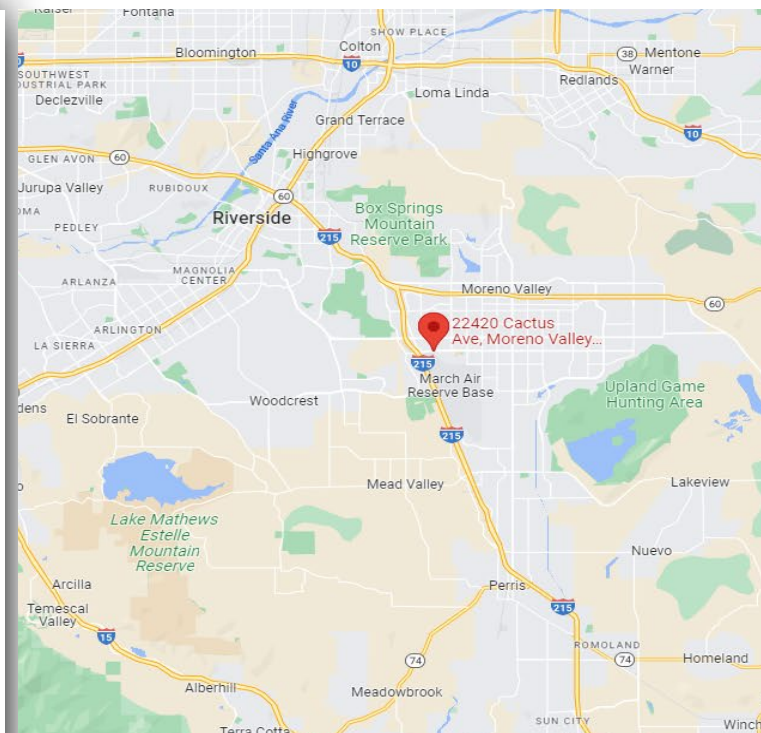
**FOR
LEASE**

± 1,344 - 4,037 SF

22420 Cactus Ave.
Suite 201, 202 & 203
Moreno Valley, CA 92553

PROPERTY FEATURES

- Suite 201-202 ± 2,693 SF High Quality Office Space on 2nd Floor (previously Select Staffing space)
- Suite 203 ± 1,344 SF High Quality Office Space on 2nd Floor (previously Photography Studio)
- Floor Plan Attached for Both Units
- Private Restrooms
- Zoned BPX – Business Park Mixed Use (confirm)
- ± 100 Amps (confirm)
- High Traffic Location - Cactus Plaza is located on high-traffic Cactus Avenue (over 50,245 CPD).
- Major Street Frontage along Cactus Ave
- Strong retail corridor
- Densely populated area with over 266,288 residents within a 5-mile radius
- Wide array of neighboring tenant's including Edward Jones, Hair Salon, Flaming Grill, Bagel Time, Angelo's Burgers, Circle K, Select Staffing, Carl's Jr, etc.
- Parking: ± 4.82 spaces per 1,000 SF parking ratio
- Excellent Access to 215, 60 & 91 Freeways



**Ashwill
Associates**

COMMERCIAL REAL ESTATE Kyle Williams | 949.293.6788

CAL DRE Lic# 02015940

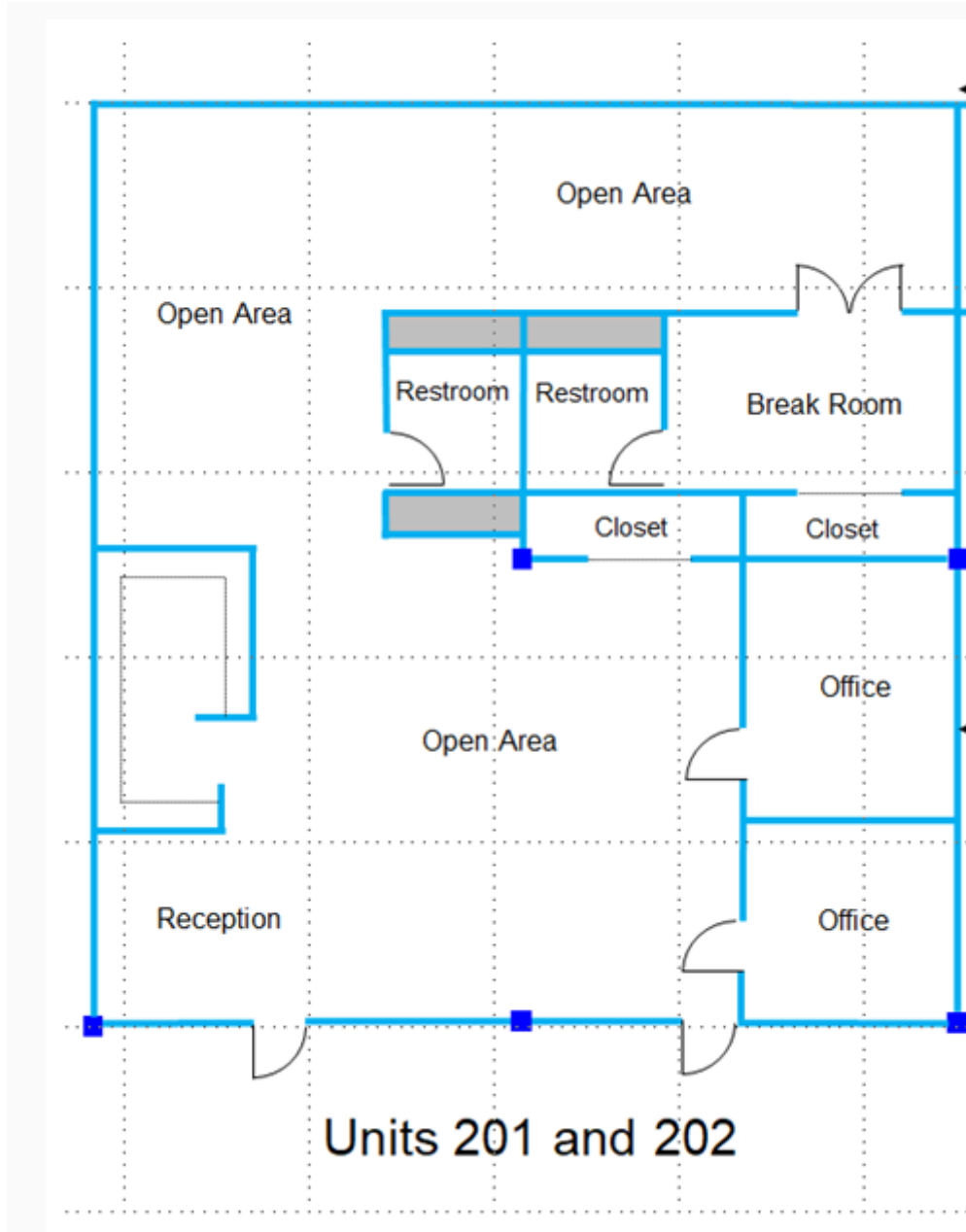
Corp DRE# 01291393

kyle@ashwillassociates.com

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

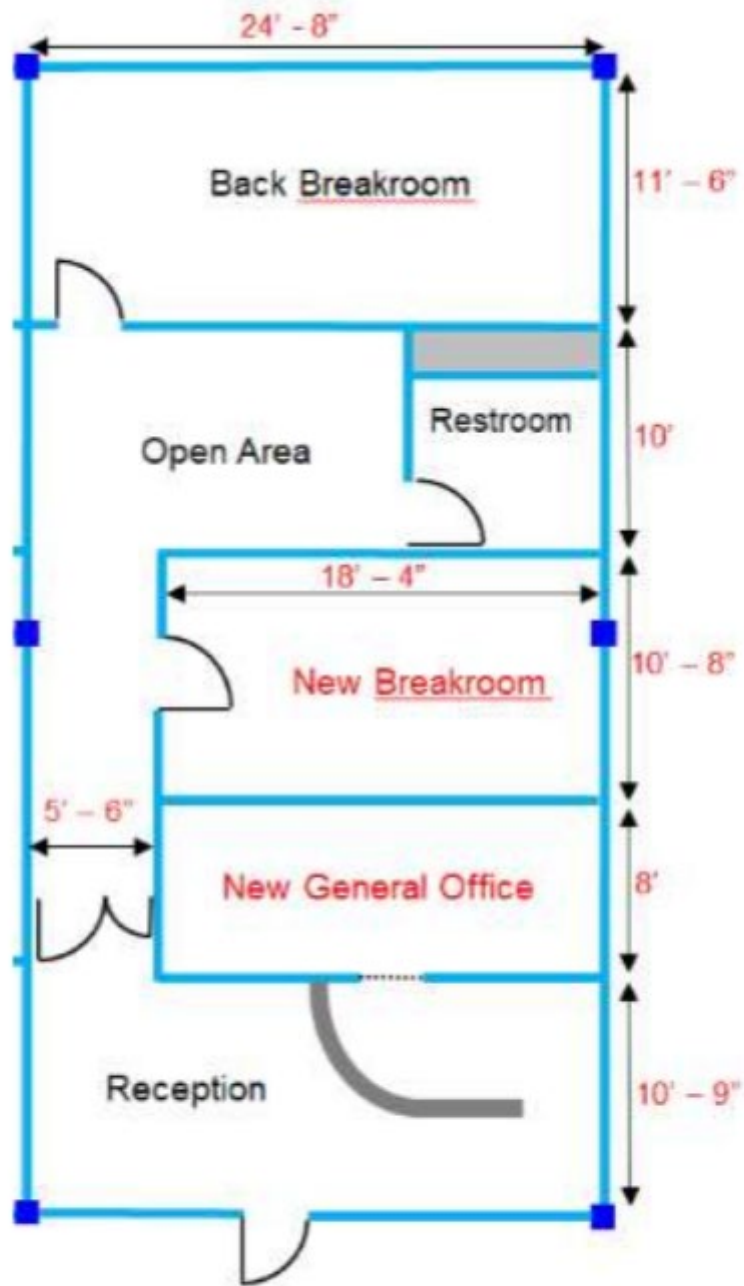
FLOOR PLAN

22420 Cactus Ave., Suite 201-202 | Moreno Valley, CA 92553



FLOOR PLAN

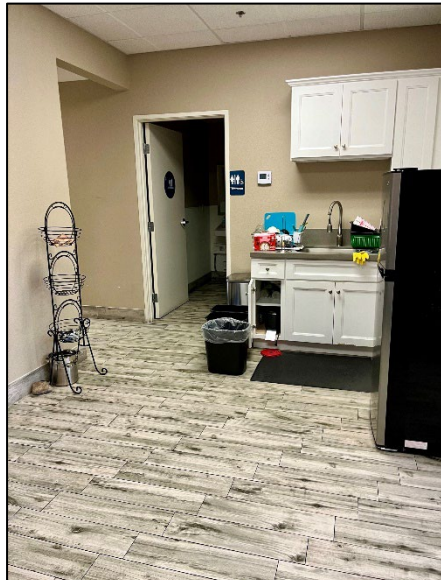
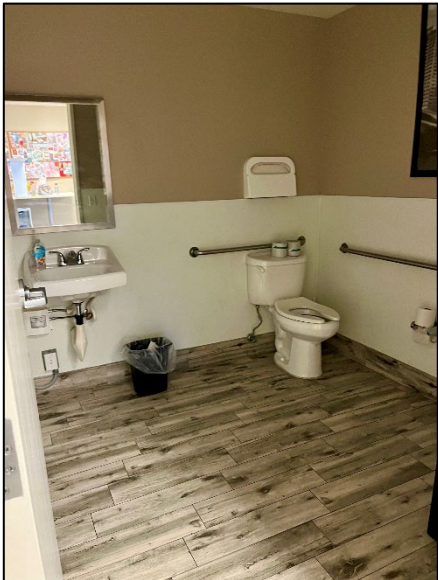
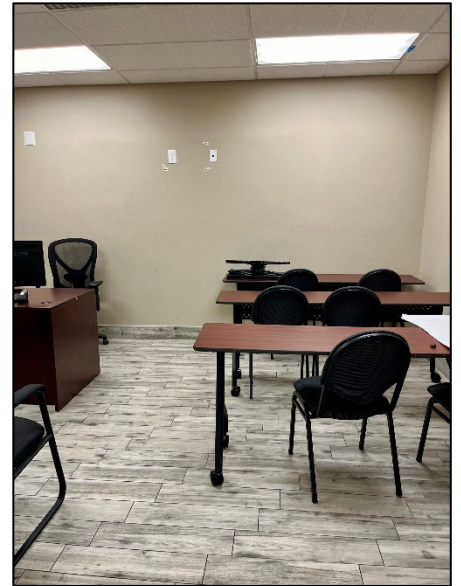
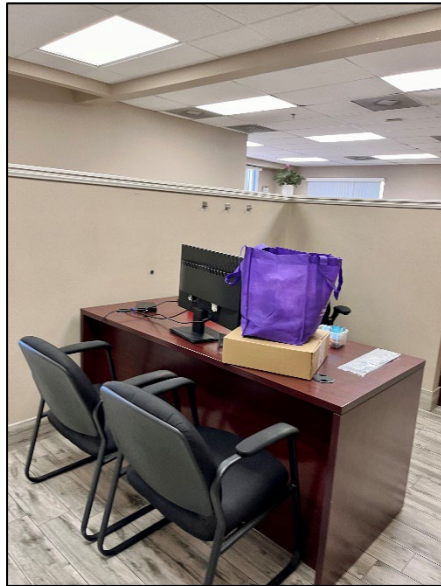
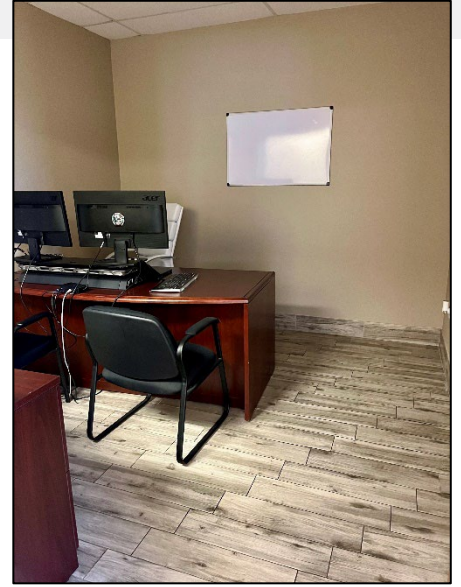
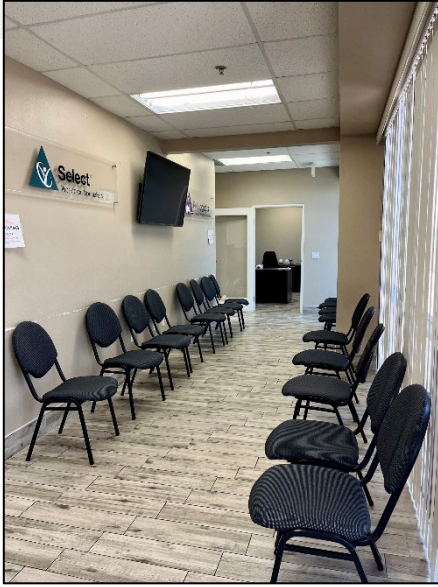
22420 Cactus Ave., Suite 203 | Moreno Valley, CA 92553



Unit 203

PHOTOS

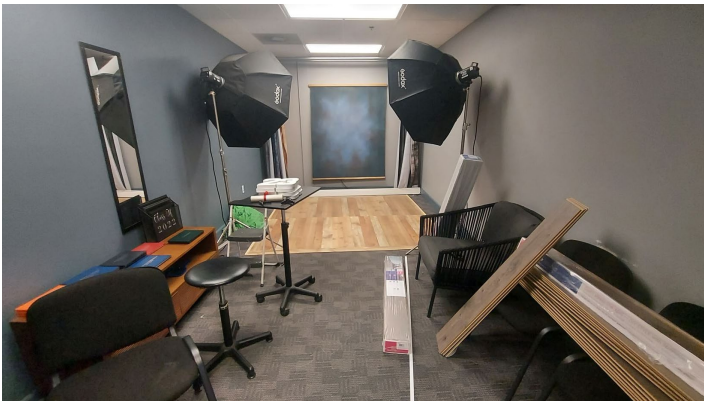
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ABOUT CITY OF MORENO VALLEY

22420 Cactus Ave., Suites 102,103 & 107 | Moreno Valley, CA 92553

Moreno Valley, California, offers an ideal location at the intersection of Interstate 215 and State Route 60, enabling same day access to Los Angeles, Orange County, San Diego, Northern California, Nevada, and Arizona.

Moreno Valley distinguishes itself from other locations with a pro-business philosophy, affordable land and lease rates, a motivated workforce, and many attractive incentives. The City is also a designated Foreign Trade Zone.

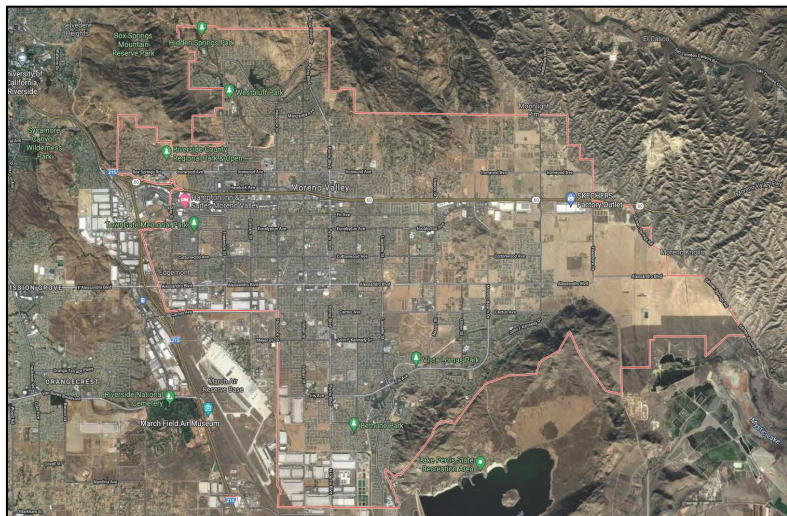
Moreno Valley consistently proves to be the best industrial market for business in the region with four robust industrial development areas to choose from including: Moreno Valley Industrial Area, Centerpointe Industrial Area, SR-60 Freeway Corridor, and the newly approved 40.6 million sq. ft. World Logistics Center. These zones feature some of the biggest names in logistics and the industrial market such as Amazon, Procter & Gamble, Skechers USA, Philips Electronics, Harman Kardon, Walgreens, Aldi Foods, Karma Automotive, Serta Simmons Mattress, Deckers Outdoor, O'Reilly Automotive, Fisher & Paykel, Harbor Freight Tools, LeGrand, Solaris Paper, and Keeco.

Moreno Valley is home to the largest industrial logistics business park in California history. The World Logistics Center is a master-planned development encompassing up to 40.6 million square feet of building area on 2,610 acres in the eastern portion of Moreno Valley. It is specifically designed to support next generation logistics, advanced manufacturing, and e-commerce facilities in a world class corporate park environment, supportive to the unique operational needs of international companies and corporate users.

DEMOGRAPHICS

22420 Cactus Ave., Suites 102,103 & 107 | Moreno Valley, CA 92553

Demographics	Moreno Valley	Riverside County
2010 Population	193,365	2,189,765
2021 Population	214,982	2,470,546
2026 Population	223,374	2,712,213
2010 Households	51,666	675,991
2021 Households	56,608	770,097
2026 Households	58,624	827,854
2015 Average Age	30.3	35.8
2021 Average Age	32.66	35.8
2018 Avg. Household Income	\$76,656.00	\$66,964.00
2021 Avg. Household Income	\$78,656.00	\$70,850.00
2018 Avg. Household Value	\$339,946.00	\$364,900.00
2021 Avg. Household Value	\$430,701.00	\$488,701.00



KEY ADVANTAGES

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STRATEGIC LOCATION AND CONVENIENT ACCESS

- Centrally located in southern California at the junction of I-215 and SR-60 with access to key markets.
- Second largest city in Riverside County with a population of approximately 214,000 and 2.3 million in a 20-mile trade radius.
- Lower sale and lease rates.
- Air Service: Served by March Inland Port Airport in Moreno Valley for private charter flights and cargo transport capacity. Ontario International Airport is about 30 minutes away for passenger service.
- Rail & Ports: An inter-modal facility is 18 miles away and two major ports (the Port of Los Angeles and the Port of Long Beach) are easily accessed via the freeway system.

PRO-BUSINESS PHILOSOPHY

- Pro-business environment and concierge business service.
- Fast track development service with unparalleled plan check turnaround.
- 4,500 businesses strong.

MORENO VALLEY MARKET

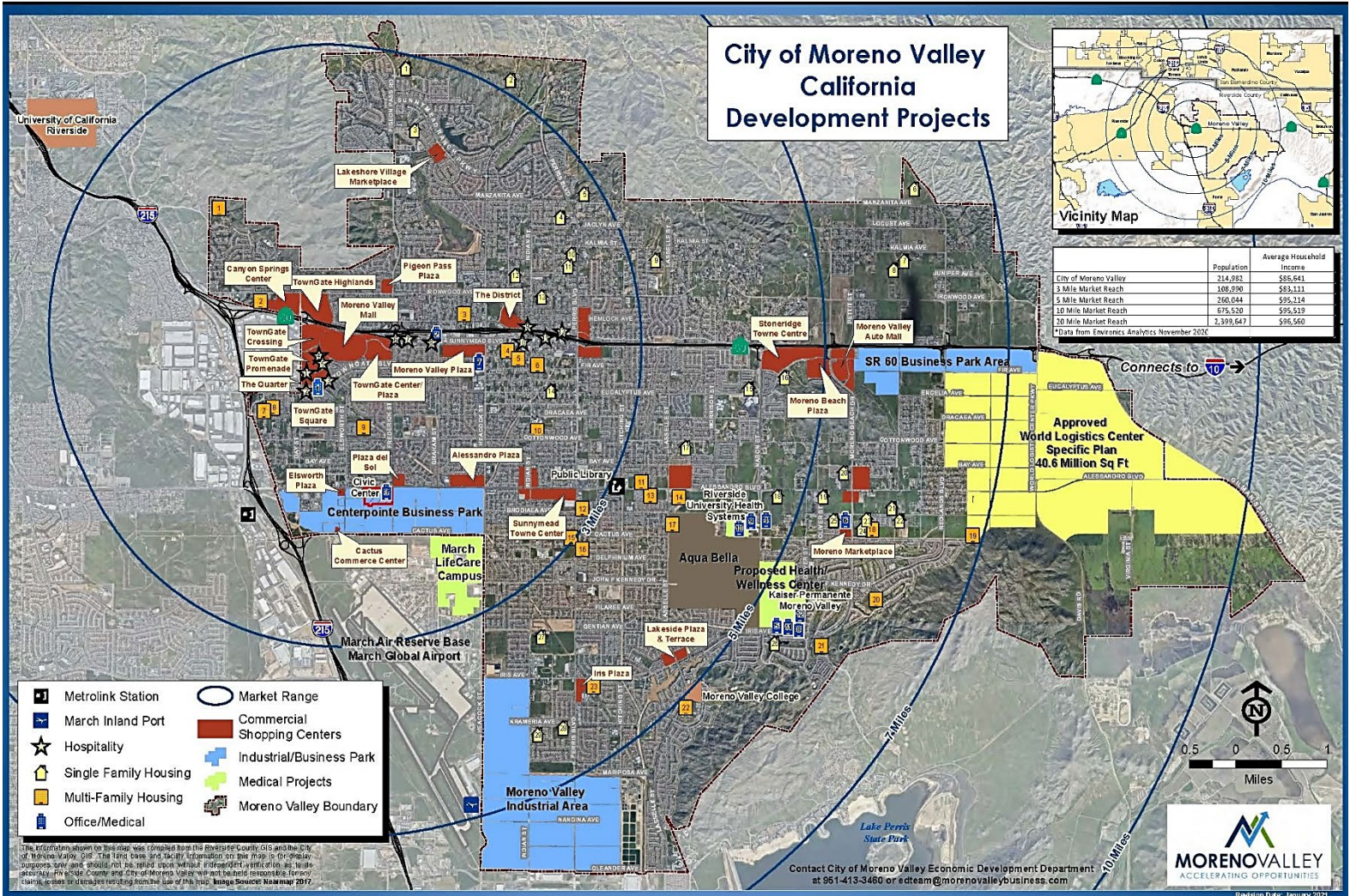
- Home to Fortune 500 and international companies, including Amazon, Procter & Gamble, Skechers USA, Philips Electronics, Harman Kardon, Walgreens, Aldi Foods, etc.
- Approved World Logistics Center (WLC) - Largest industrial logistics business park in California history (40.6 million SF).
- Highly skilled and motivated workforce, with 53% of residents in white collar industries.
- Served by University of California, Riverside, Cal Baptist University, and Moreno Valley College with student populations exceeding 40,000, plus more than 40 colleges and universities within 50 miles.
- Served by two major medical facilities: Riverside University Health System Medical Center and Kaiser Permanente.

ATTRACTIVE INCENTIVES

- City-owned Electric Utility company with electric rate discounts ranging from 7% to 30.5%.
- Foreign Trade Zone designation.
- Workforce recruitment and training subsidy.
- Time & Material program.

DEVELOPMENT MAP

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