

NWC MORENO BEACH DR & ALESSANDRO BLVD

MORENO VALLEY, CA

PROPERTY OVERVIEW

- Rare opportunity in a high growth area
- Close proximity to two major hospitals with over 550 beds
- Over 4,400 residential units built, under construction, or planned in the immediate area
- Over 37,000 CPD

SHOPPING CENTER DEVELOPMENT ANCHOR, PADS AND SHOPS AVAILABLE



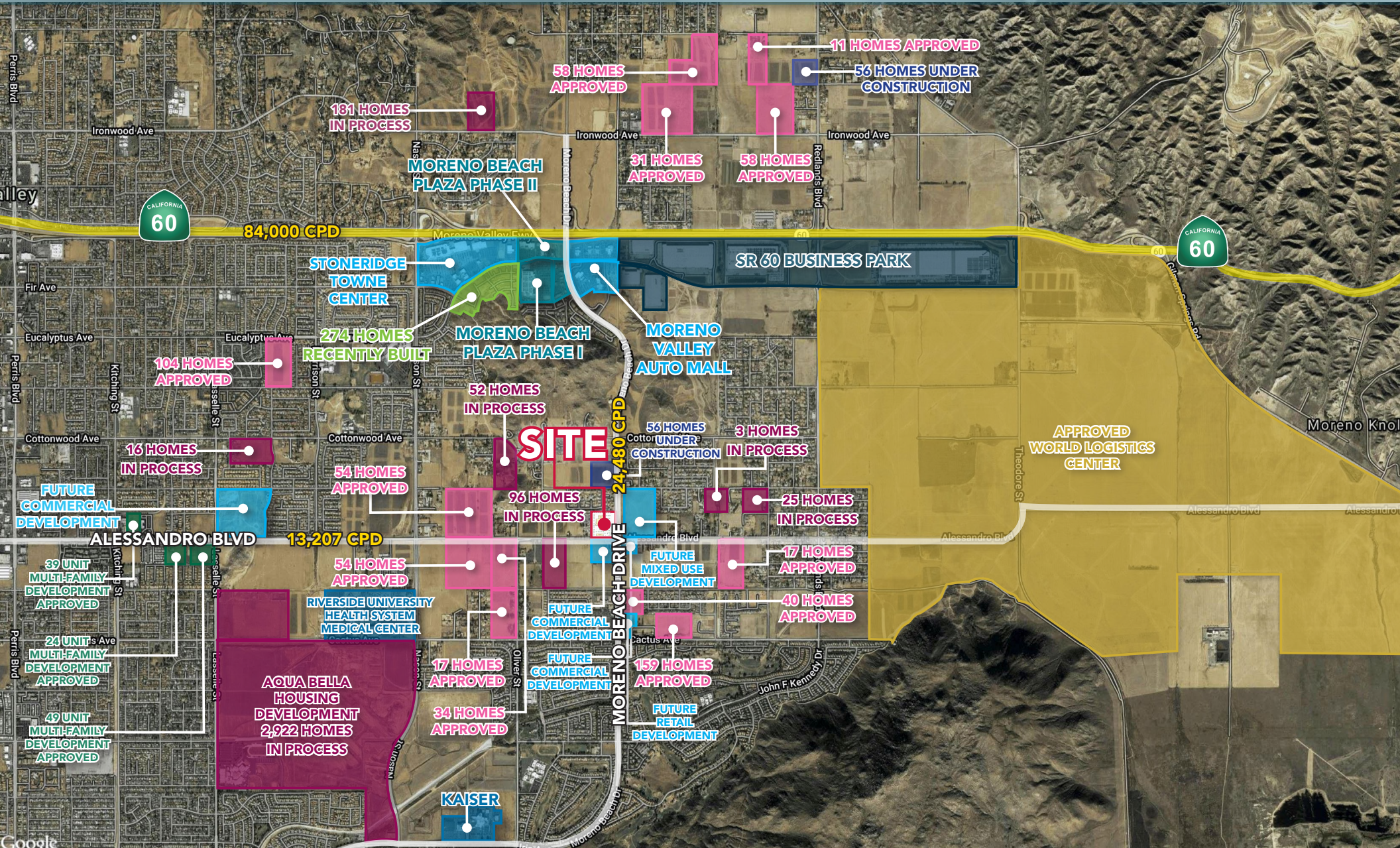
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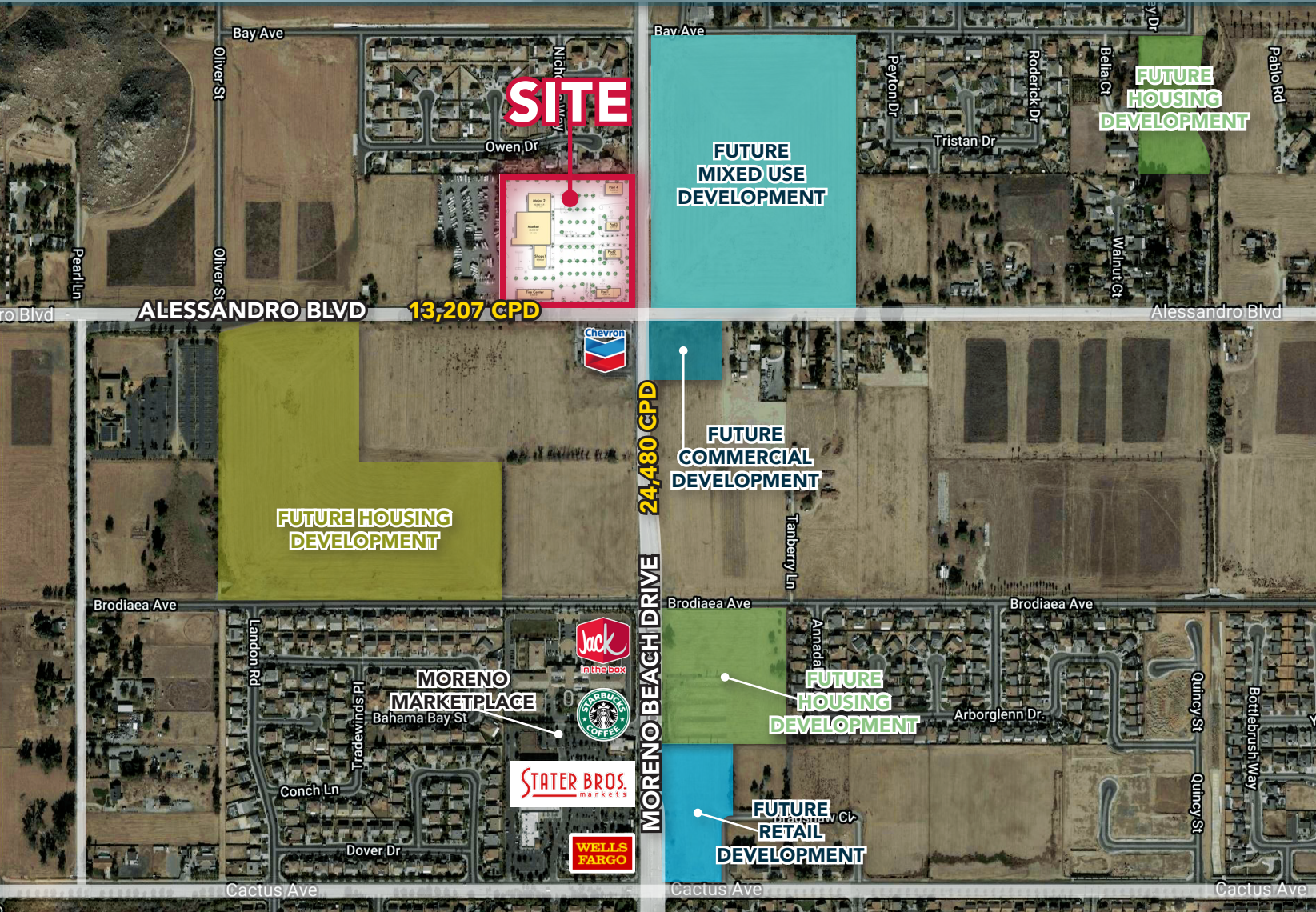
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5 MILE DEMOGRAPHICS

ESTIMATED POPULATION

166,513

AVERAGE HOUSEHOLD INCOME

\$100,523

DAYTIME POPULATION

128,760

TRAFFIC COUNTS @ MORENO BEACH DR & ALESSANDRO BLVD

37,687



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