

# SEC MORENO BEACH DR & ALESSANDRO BLVD

MORENO VALLEY, CA

## PADS AVAILABLE FOR LEASE



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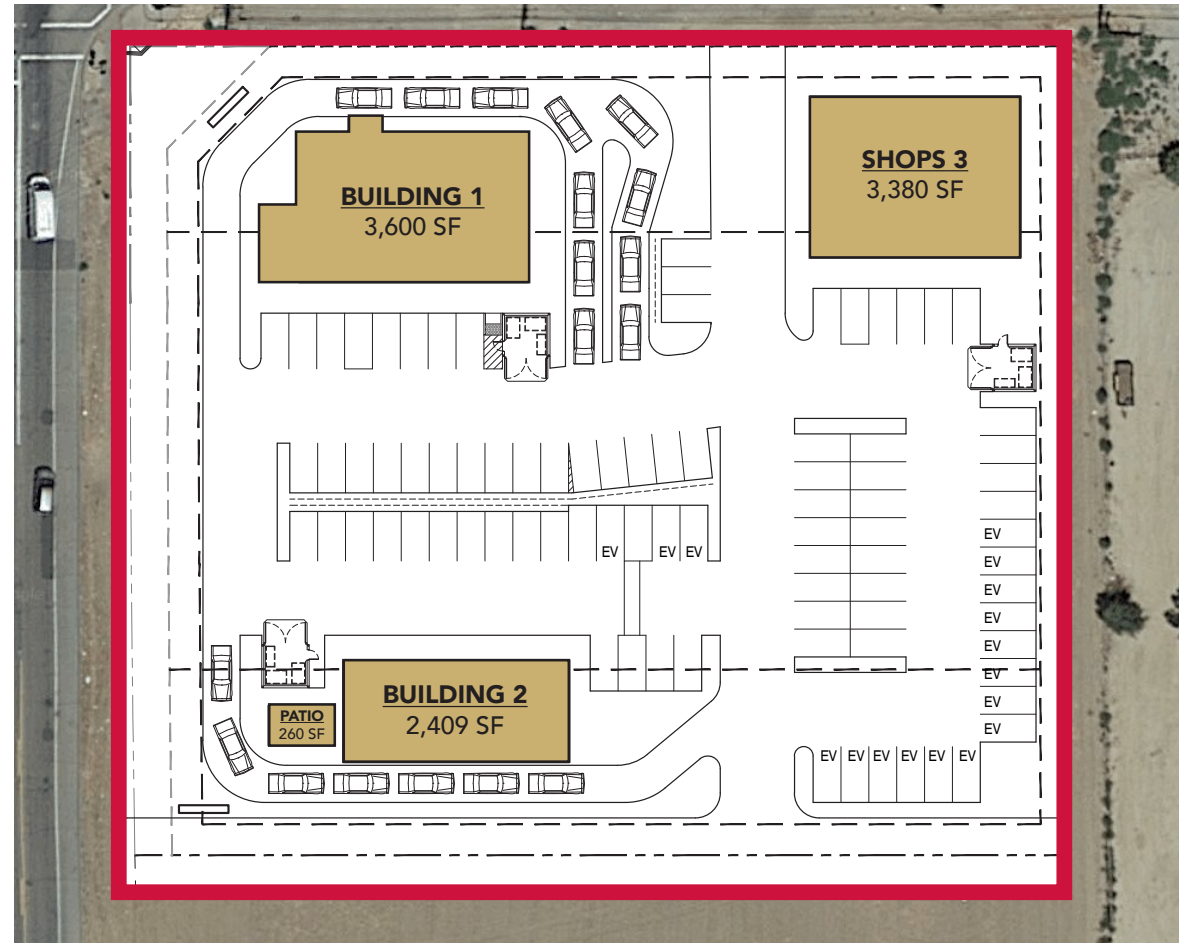
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MORENO VALLEY, CA

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### PROPERTY OVERVIEW

- Pads and Shop Space Available
- 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



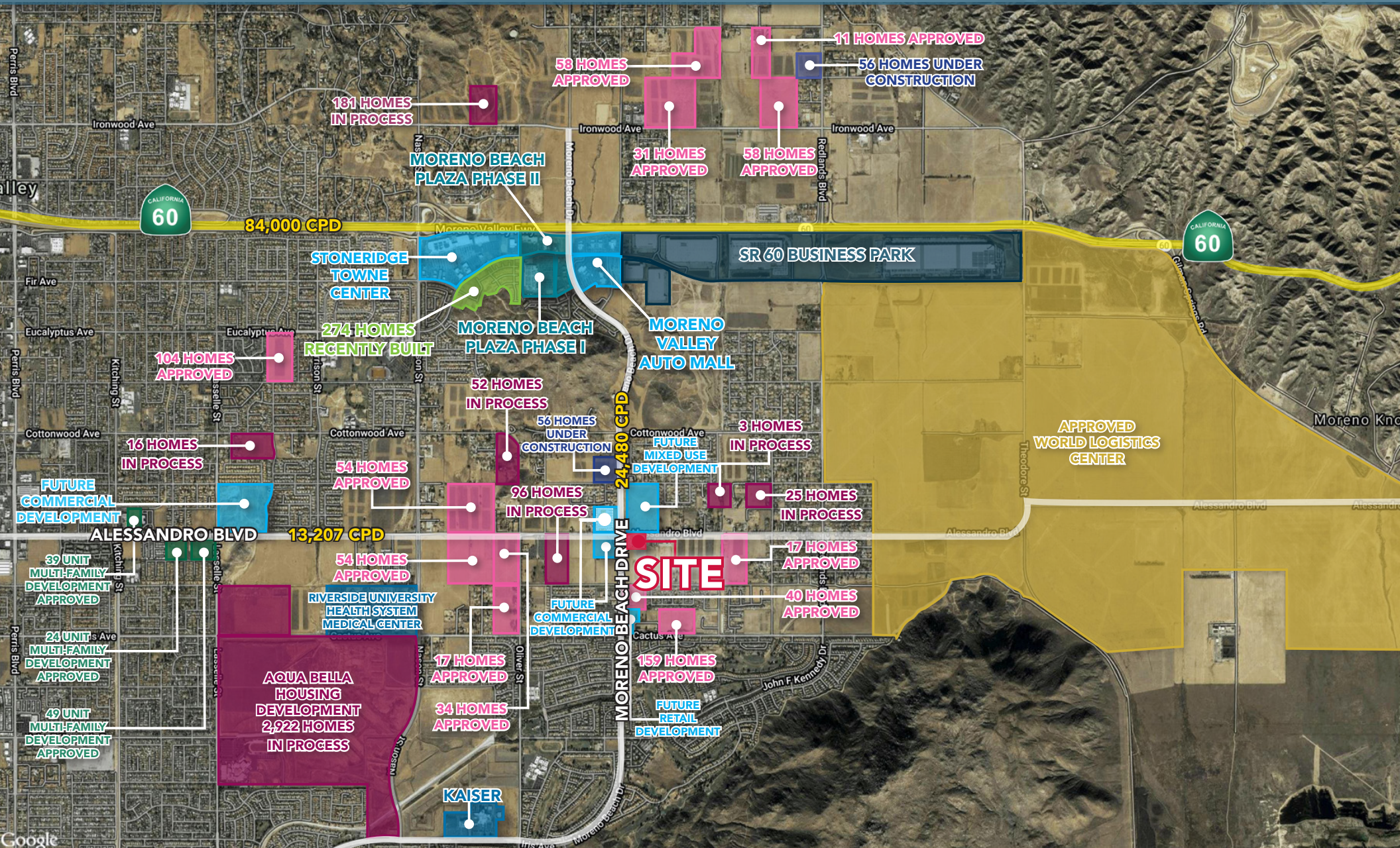
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### 5 MILE DEMOGRAPHICS

ESTIMATED POPULATION   
**166,513**

AVERAGE HOUSEHOLD INCOME   
**\$100,523**

DAYTIME POPULATION   
**71,324**

TRAFFIC COUNTS @ MORENO BEACH DR & ALESSANDRO BLVD   
**37,687**



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