SEC MORENO BEACH DR & ALESSANDRO BLVD

MORENO VALLEY, CA

PADS AVAILABLE **FOR LEASE**





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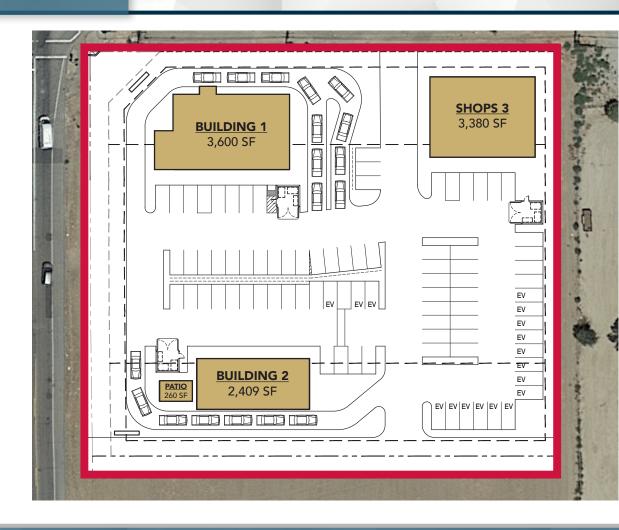
MORENO VALLEY, CA

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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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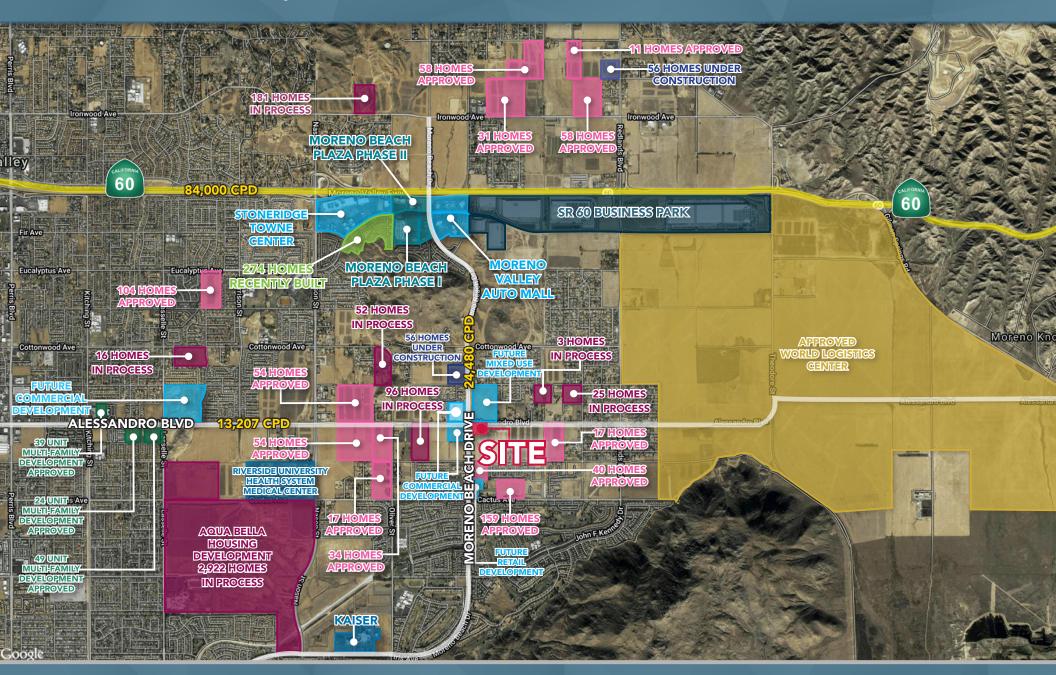
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5 MILE **DEMOGRAPHICS**

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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