

FOR LEASE

# Stoneridge Towne Centre

27120 Eucalyptus Ave | Unit G | Moreno Valley, CA 92555



Anchor N.A.P



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## Improved Medical Opportunity

27120 Eucalyptus Ave

1,131 SF

Unit G

## TRAFFIC COUNTS

Nason St approx. 17,100 cpd  
CA-60 Fwy approx. 74,000 cpd  
Source: Costar

## CONTACT

**Terrison Quinn**  
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**Tony Vuona**  
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## DESCRIPTION

- Established Super Target & Kohl's anchored power center with an excellent tenant lineup serving the greater Moreno Valley population given the regionalism of the site
- Immediate proximity to the Moreno Valley Fwy (over 74,000 CPD!), the major arterial through Moreno Valley
- Strategically positioned between high-performing national retailers generating large volumes of customer traffic to the center and promoting cross shopping among tenants
- Located within the path of growth of the surrounding area including a booming residential and employment base
- Primary retail provider to ALDI & SKECHERS distribution centers (nearly 2 million SF!) along with multiple nearby housing developments

## 2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,865	82,645	197,405
Avg Household Income	\$123,629	\$109,619	\$99,101
Daytime Population	3,146	17,739	40,106

Source: Esri

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610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

# Stoneridge Towne Centre

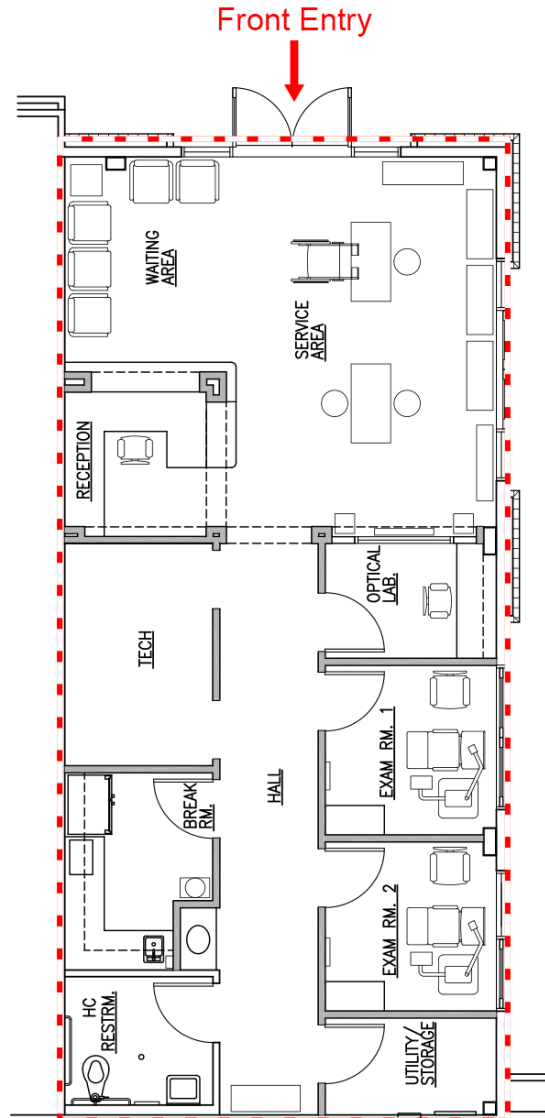
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## Floor Plan ~ Unit G

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Single Family Homes  
275 Units


**Unit G**  
**1,131 SF**  
Improved Medical

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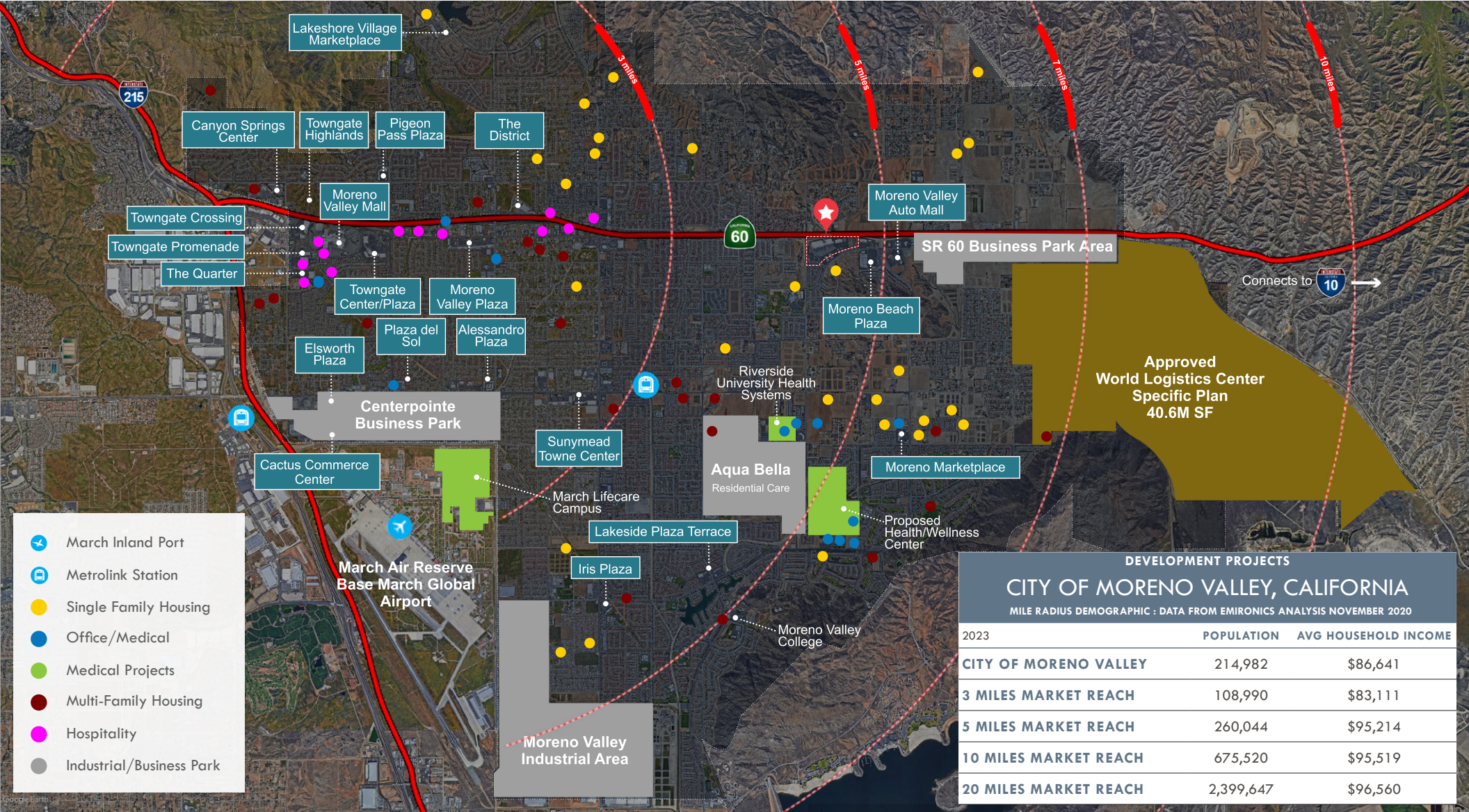
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**±2.4M**  
 20 Miles  
 RADIUS POPULATION



**±4,500**  
 Businesses  
 STRONG



**2<sup>nd</sup>** Largest city in  
 RIVERSIDE COUNTY



**21<sup>st</sup>** Largest city in  
 CALIFORNIA



Private air flights from March Inland Port in  
 MORENO VALLEY & INTERNATIONAL FLIGHTS  
 FROM ONTARIO AIRPORT