



## **Moreno Valley Mall**

22500 Town Cir, Moreno Valley, CA 92553



**Kinsey Boatman**

International Growth Properties  
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# Moreno Valley Mall

Upon Request

Don't miss the opportunity to experience Moreno Valley...

- Highly regarded enclosed shopping mall anchored by Macy's and JCPenney, encircled by quality outparcels Costco, Aldi, Lowe's, WinCo Foods, and more.
- Primely positioned in a heavily trafficked area with exceptional visibility facing busy highway I-60 in front of more than 132,000 daily travelers.
- Situated over a spacious 80.15-acre lot with highly recognizable building signage, easy access, and ample surface parking accommodating 300 visitors.
- Desirably surrounded by a growing and affluent community where residents have an average household income of \$93,618 within a 5-mile radius.
- Advantageously located near a wide range of clientele from counties, including San Bernardino, Riverside, San Diego, Orange County, and Los Angeles.
- Conveniently adjacent to elite hotels including Hampton Inn & Suites, Ayres Hotel & Spa, Holiday Inn Express & Suites, and Residence Inn by Marriott.



Rental Rate:	Upon Request
Total Space Available:	22,608 SF
Max. Contiguous:	10,236 SF
Property Type:	Shopping Center
Center Type:	Super Regional Mall
Stores:	120
Center Properties:	3
Frontage:	1' on 60 Fwy
Gross Leasable Area:	729,440 SF
Walk Score ®:	62 (Somewhat Walkable)
Transit Score ®:	41 (Some Transit)
Rental Rate Mo:	Upon Request

### 1st Floor Ste 1040a

Space Available	5,550 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Has large display windows, glass store front windows, completely brand new AC and light fixtures, cash wrap, and storage room in back of space. Located next to Victoria Secret and Bath and Body Works.

1

### 1st Floor Ste 1042

Space Available	1,800 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

2

### 2nd Floor Ste 2076

Space Available	10,236 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

3

### 2nd Floor Ste 2102

Space Available	2,209 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Space has custom built out storefront gate with glass display window. Location next to Spencer's Gifts and Lenscrafters. Contains two back offices, storage area, breakroom area, and bathroom.

4

## 2nd Floor Ste 2117

5

Space Available	854 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Retail
Lease Term	1 Years

## 2nd Floor Ste 2136

6

Space Available	850 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Fast Food
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

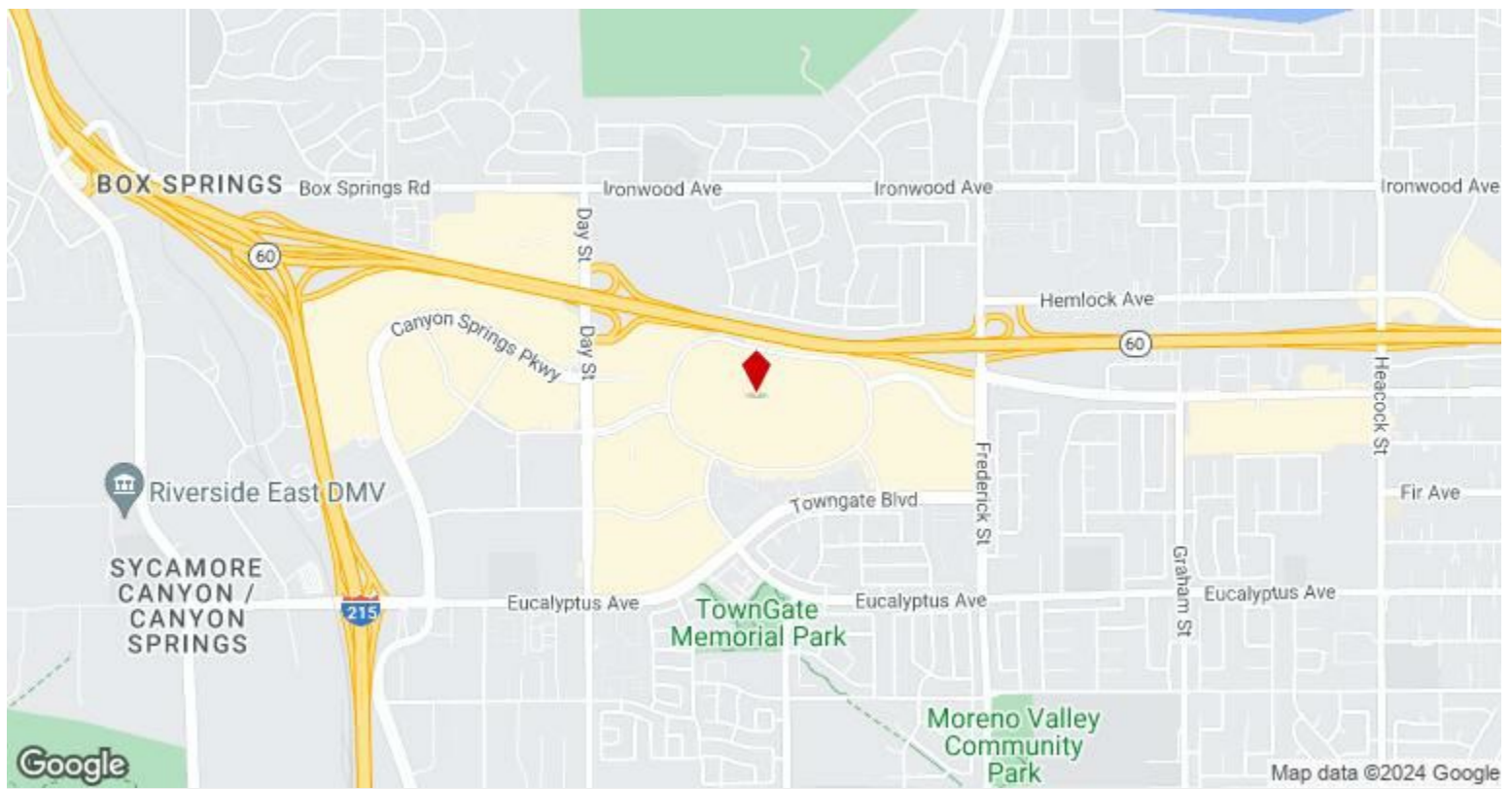
Hood food court space with fridge/freezer area. Back kitchen area and office space. All food court areas have private bathrooms. Next to Dairy Queen.

## Ste 2139

7

Space Available	1,109 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

This space does not have a hood! Oven cooking is allowed. Has employee lockers, fridge/freezer, tv, and office space. All food court spaces have access to private bathrooms.



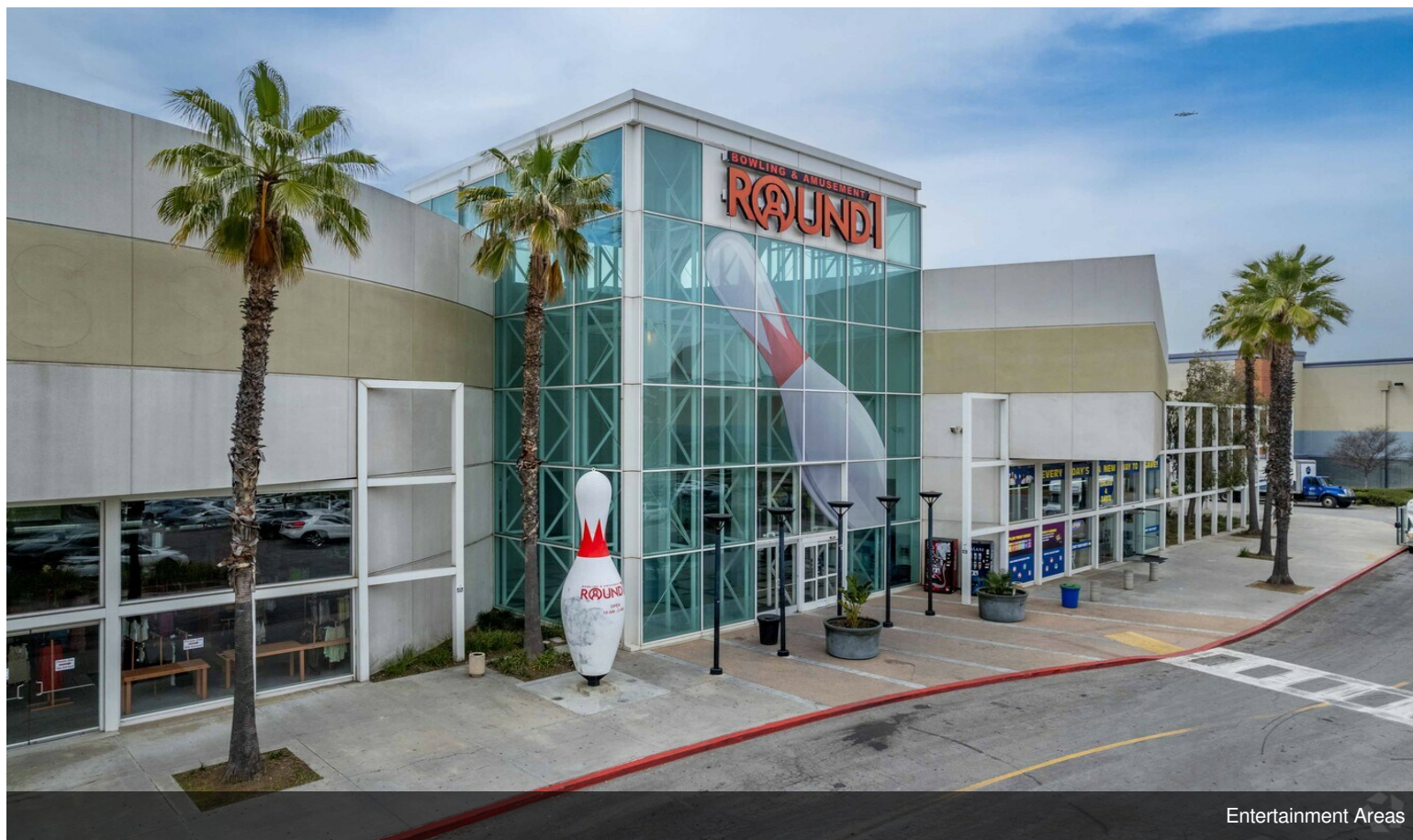
## 22500 Town Cir, Moreno Valley, CA 92553

Don't miss the opportunity to experience Moreno Valley Mall, a highly-rated shopping center prominently situated over 80.15 acres in Moreno Valley, California. This enclosed mall is conveniently located off major thoroughfare, Interstate 60, and is 1.5 miles from the Interstate 60 and 215 interchange. Built in 1992, Moreno Valley Mall is a two-story property optimally positioned front and center to over 132,000 vehicles per day with unmissable signage. This center houses Harkins Theatres Moreno Valley 16, a state-of-the-art theatre with stadium-style seating accompanied by 16 movie screens. The popular mall is anchored by Macy's and JCPenney and is home to nationally renowned retailers Bath & Body Works, Champs, Aeropostale, Victoria's Secret, and many more.

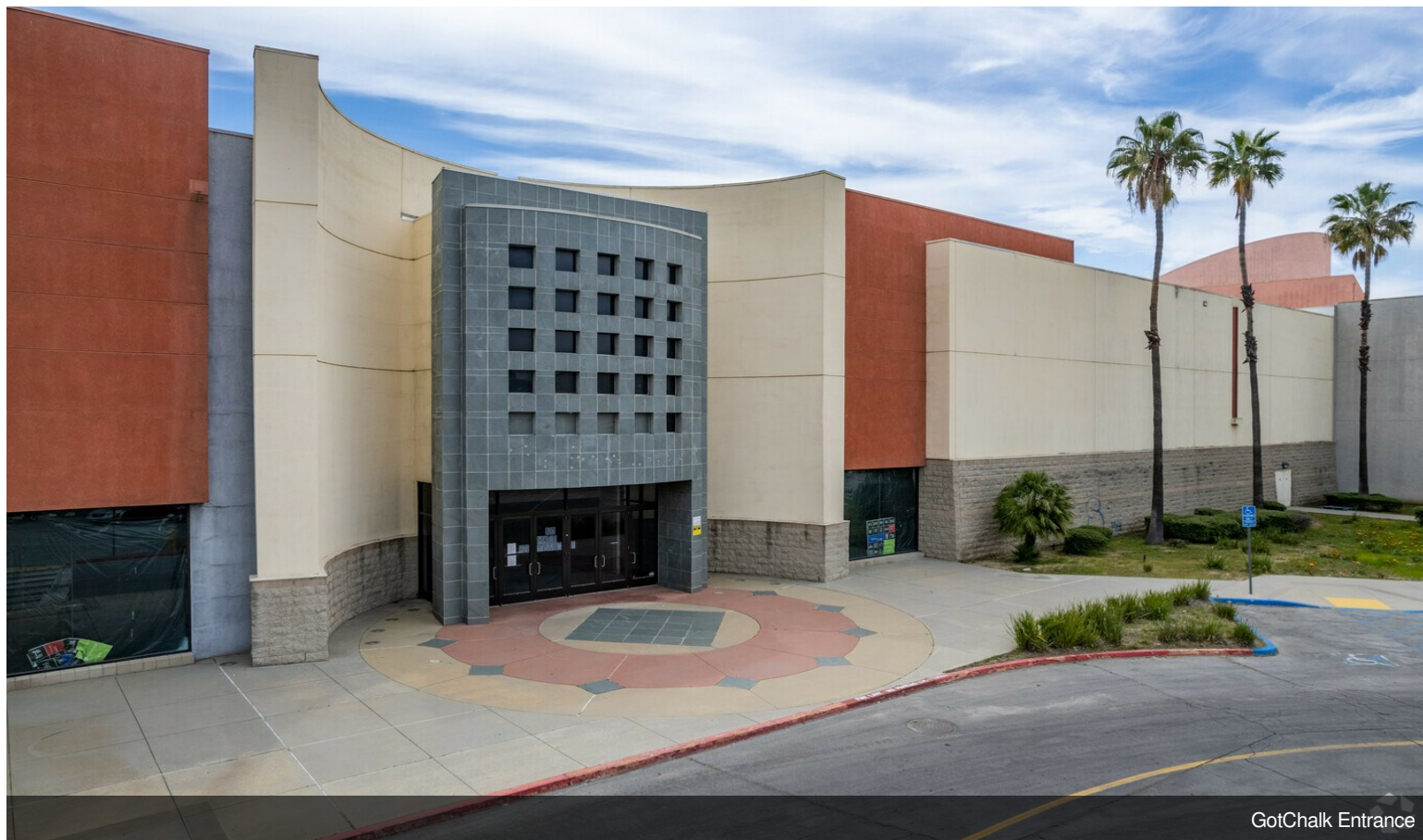
Moreno Valley Mall draws a wide range of clientele from over five counties, including San Bernardino, Riverside, San Diego, Orange County, and Los Angeles. The shopping center is strategically located in immediate proximity to many lodging options, including Hampton Inn & Suites, Ayres Hotel & Spa, Holiday Inn Express & Suites, Fairfield Inn & Suites, and Residence Inn by Marriott. Tenants and visitors to the area can appreciate the easy access and amenities Moreno Valley Mall has to offer as it is also outparceled by Costco Wholesale, Aldi, Lowe's Home Improvement, WinCo Foods, Texas Roadhouse, Carl's Jr, and Buffalo Wild Wings.

This destination at Moreno Valley Mall is filled with household-named demand drivers. The location is also supported by its sought-after demographics. More than 250,000 residents live within a brief 5-mile radius of this shopping mall have an impressive household income of nearly \$94,000. This growing and affluent population has a generous spending power of over \$2.6 billion being spent in the community annually. Make Moreno Valley Mall your next home and be in the mix where residents can eat, sleep, and shop the day away.

# Property Photos

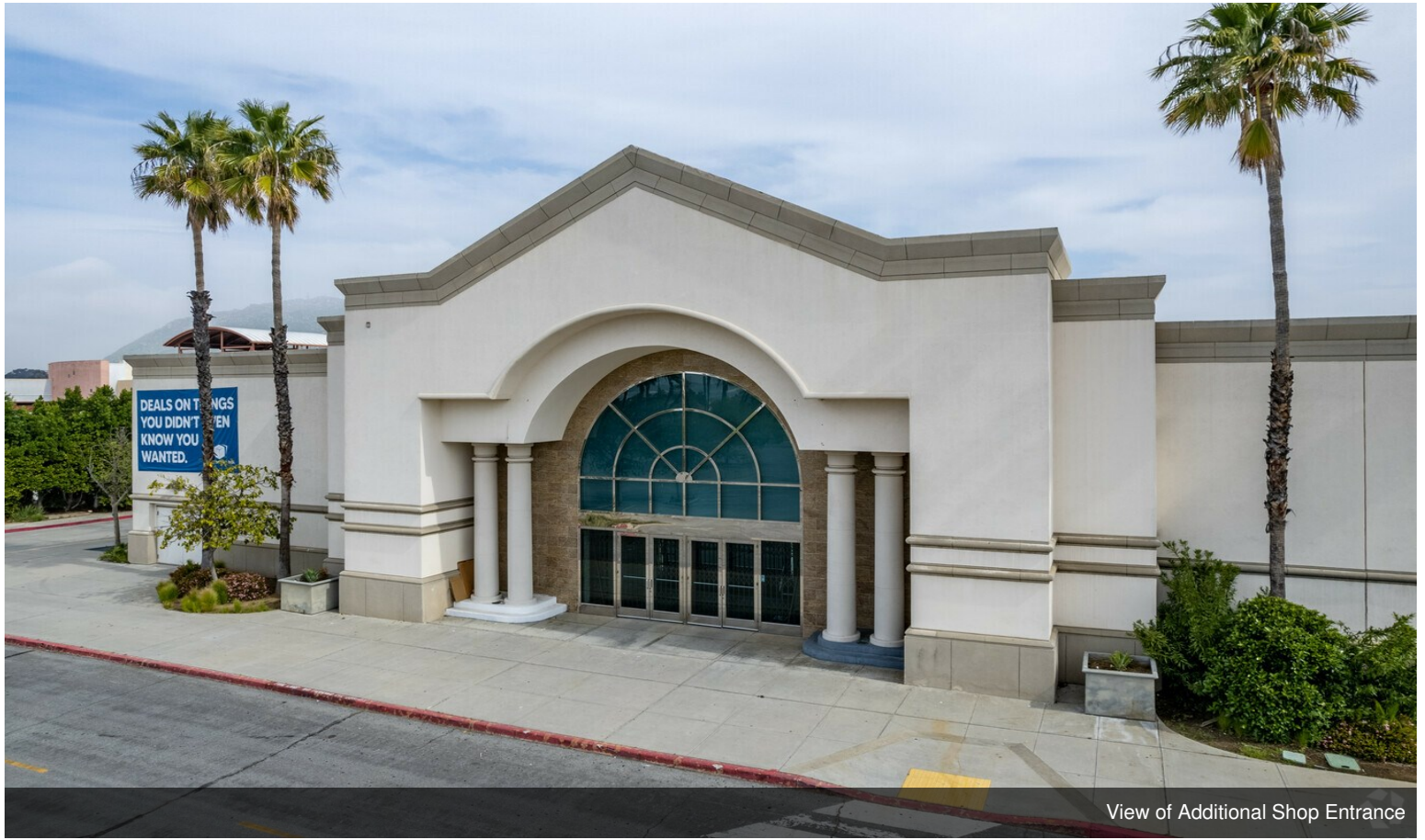


Entertainment Areas



GotChalk Entrance

# Property Photos



View of Additional Shop Entrance

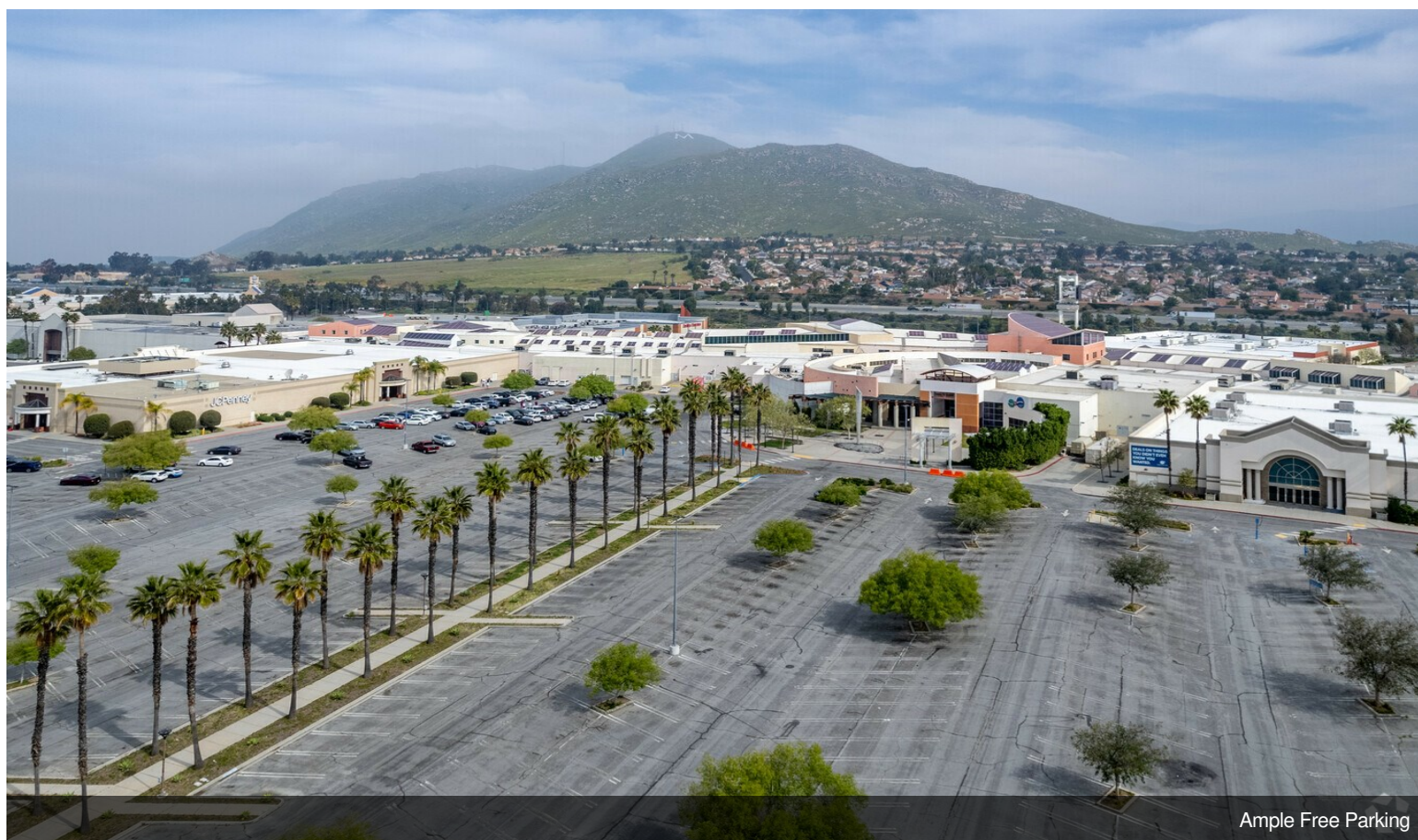


Rear of Building with Loading Area

# Property Photos



Entrance Signage

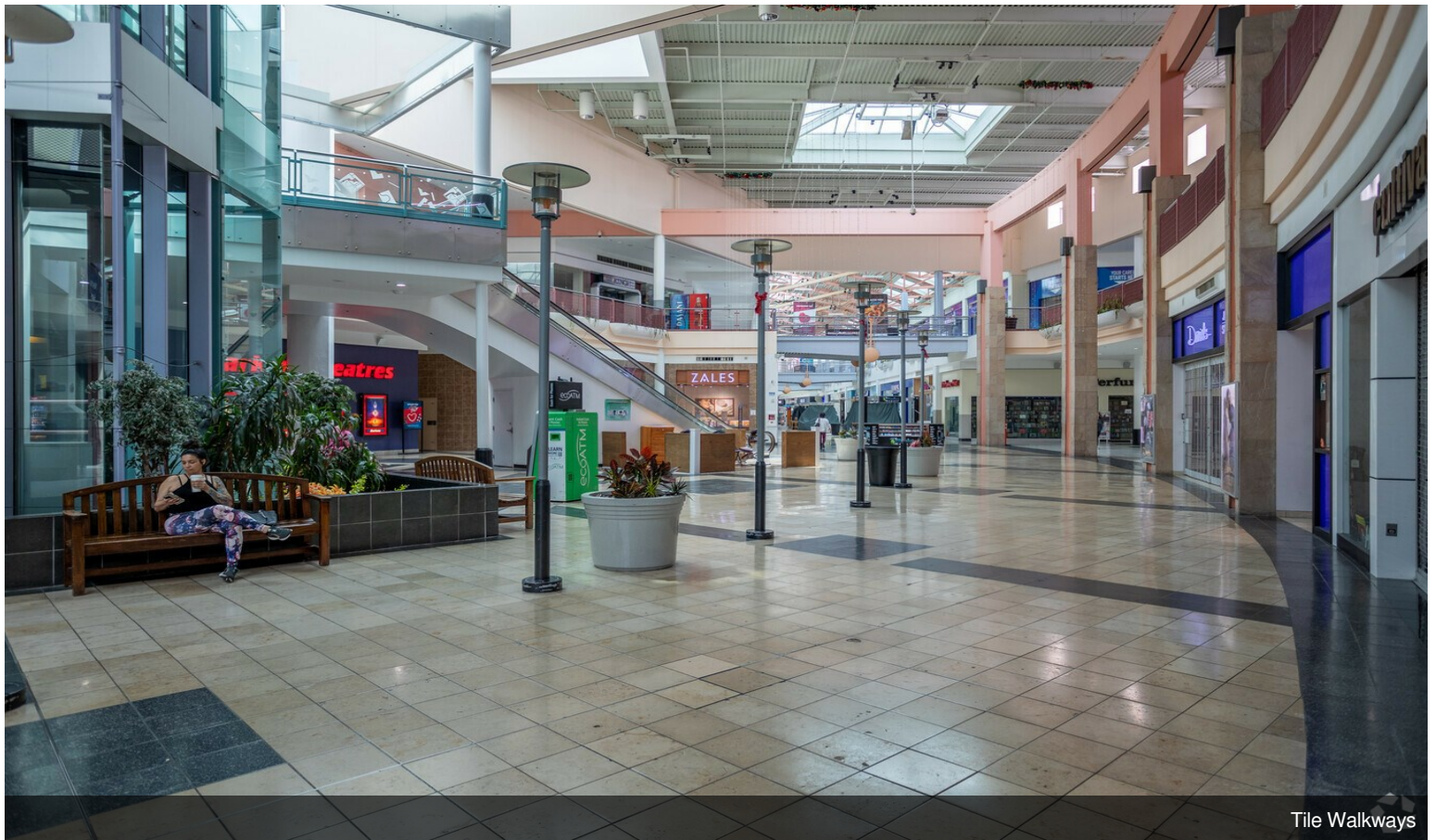


Ample Free Parking

# Property Photos



Signage Adjacent to Freeway

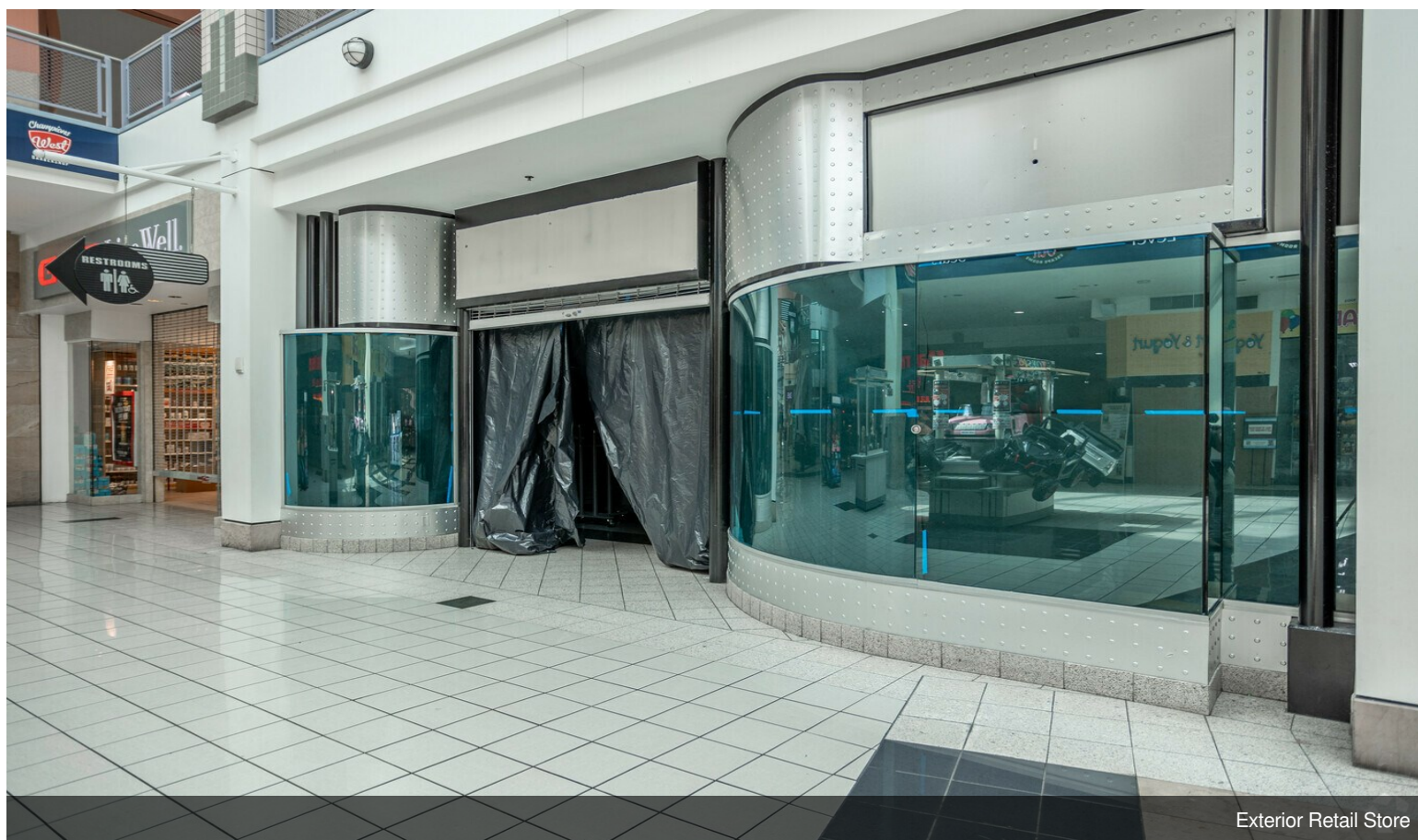


Tile Walkways

# Property Photos



Interior View of Mall Lobby

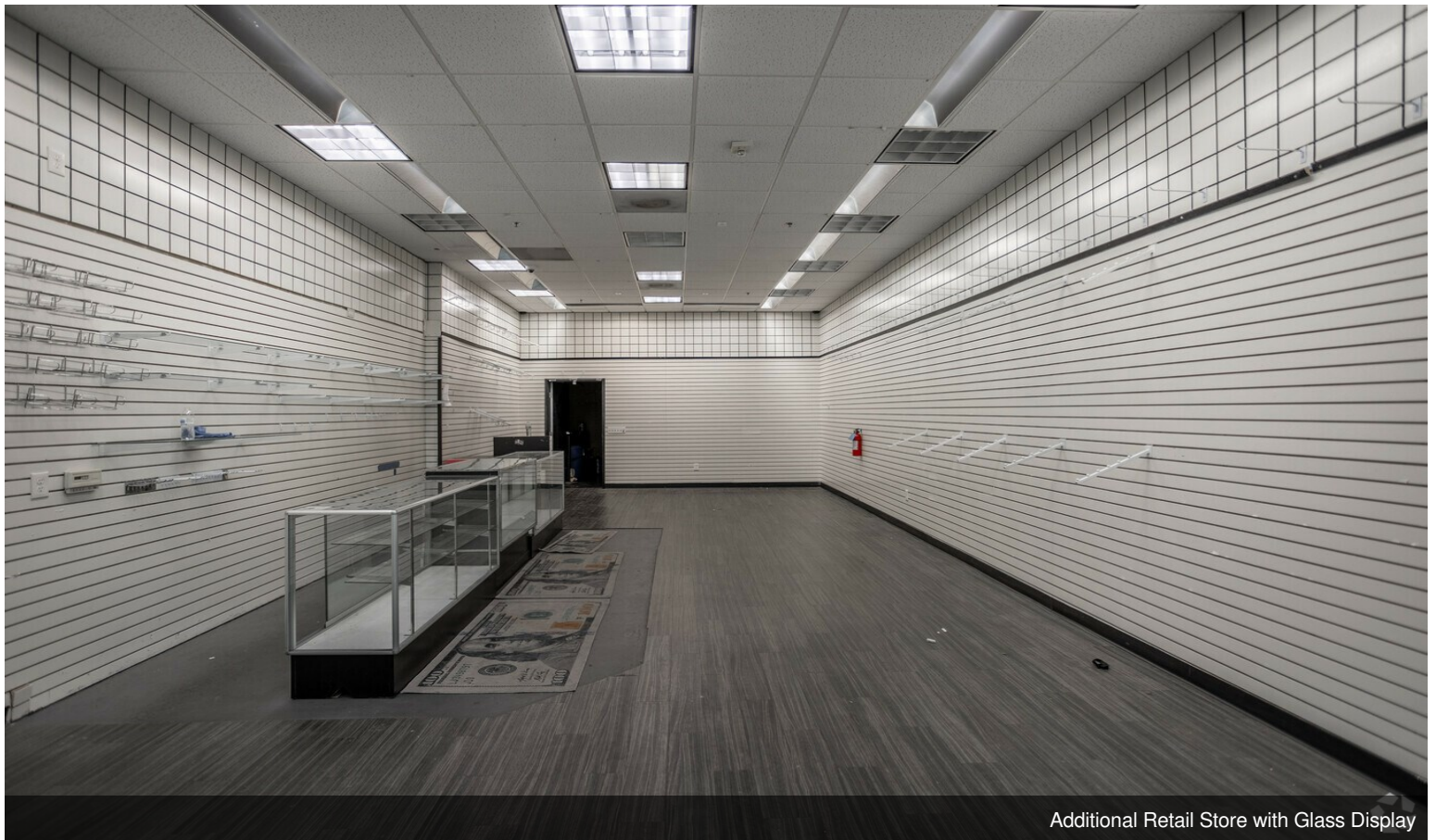


Exterior Retail Store

# Property Photos



Glass Entrance to Retail Store

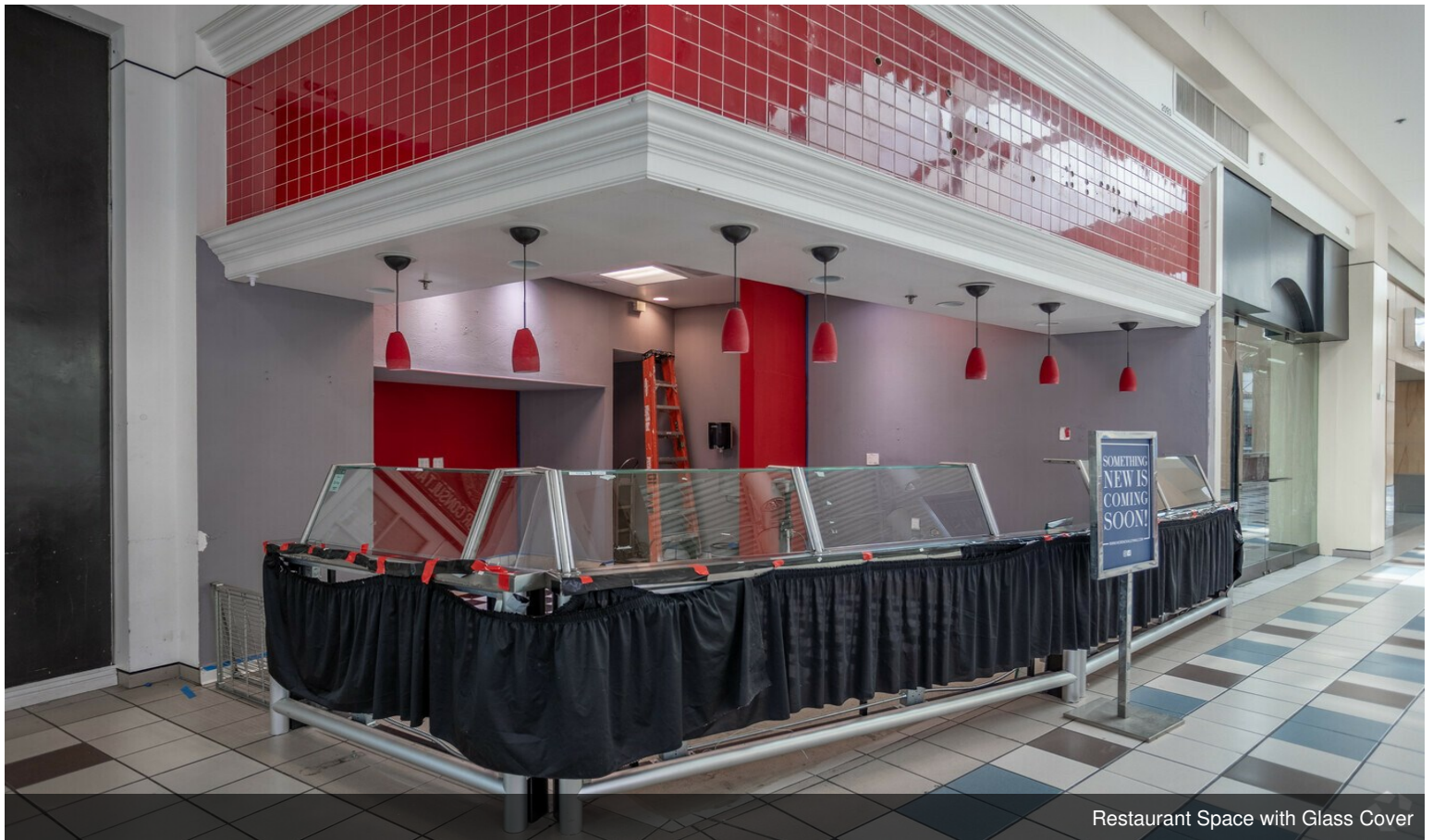


Additional Retail Store with Glass Display

# Property Photos

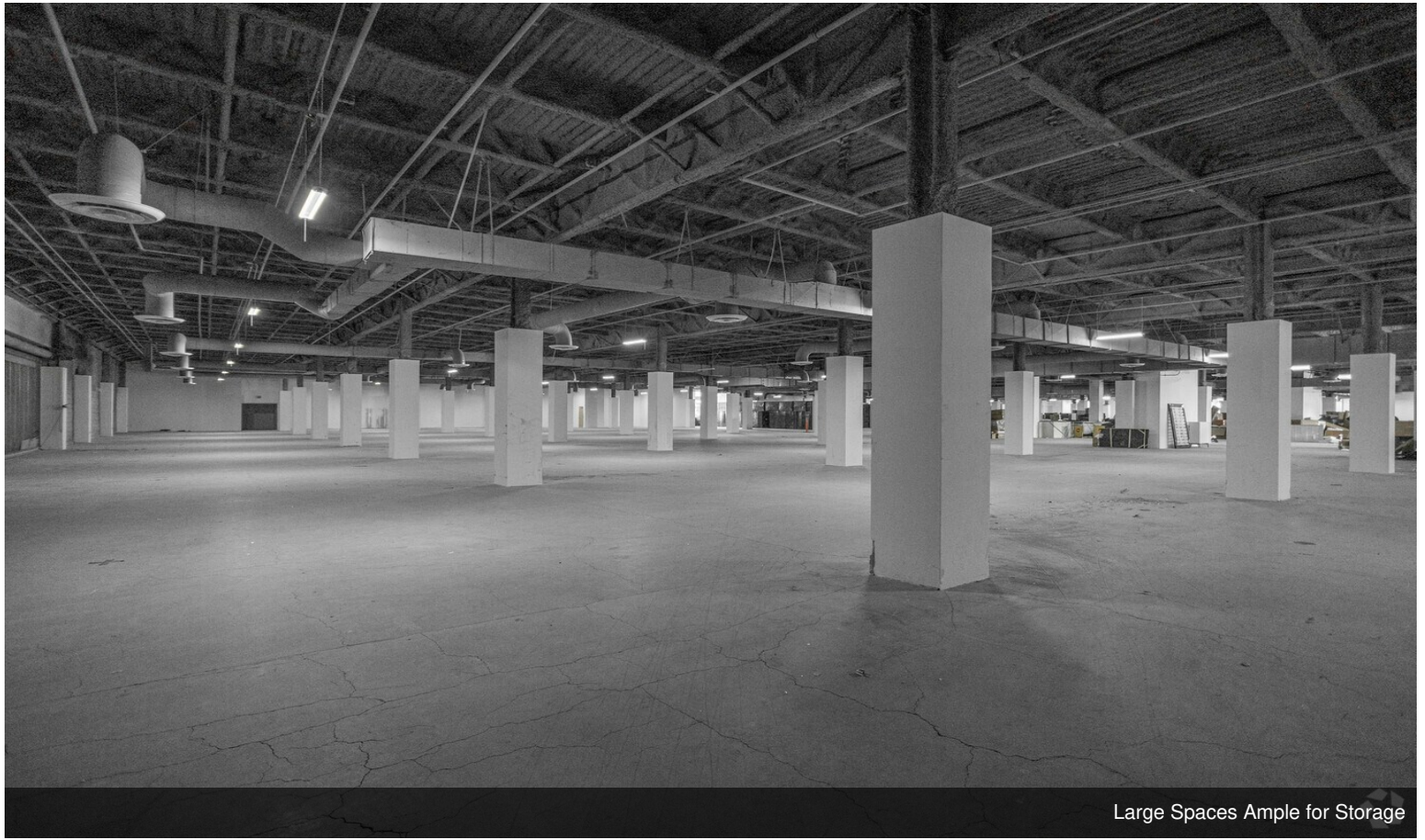


Open Restaurant Space

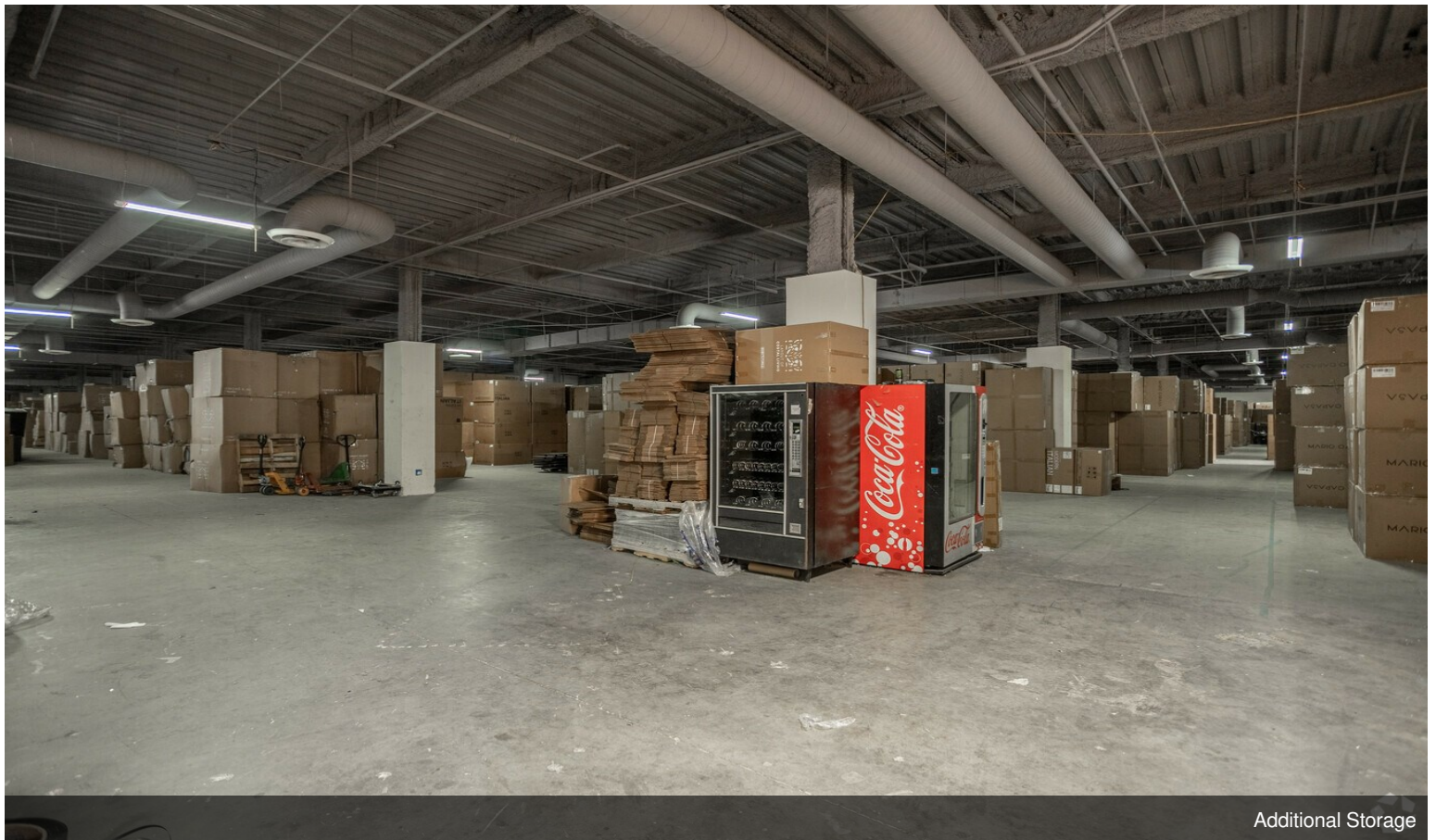


Restaurant Space with Glass Cover

# Property Photos

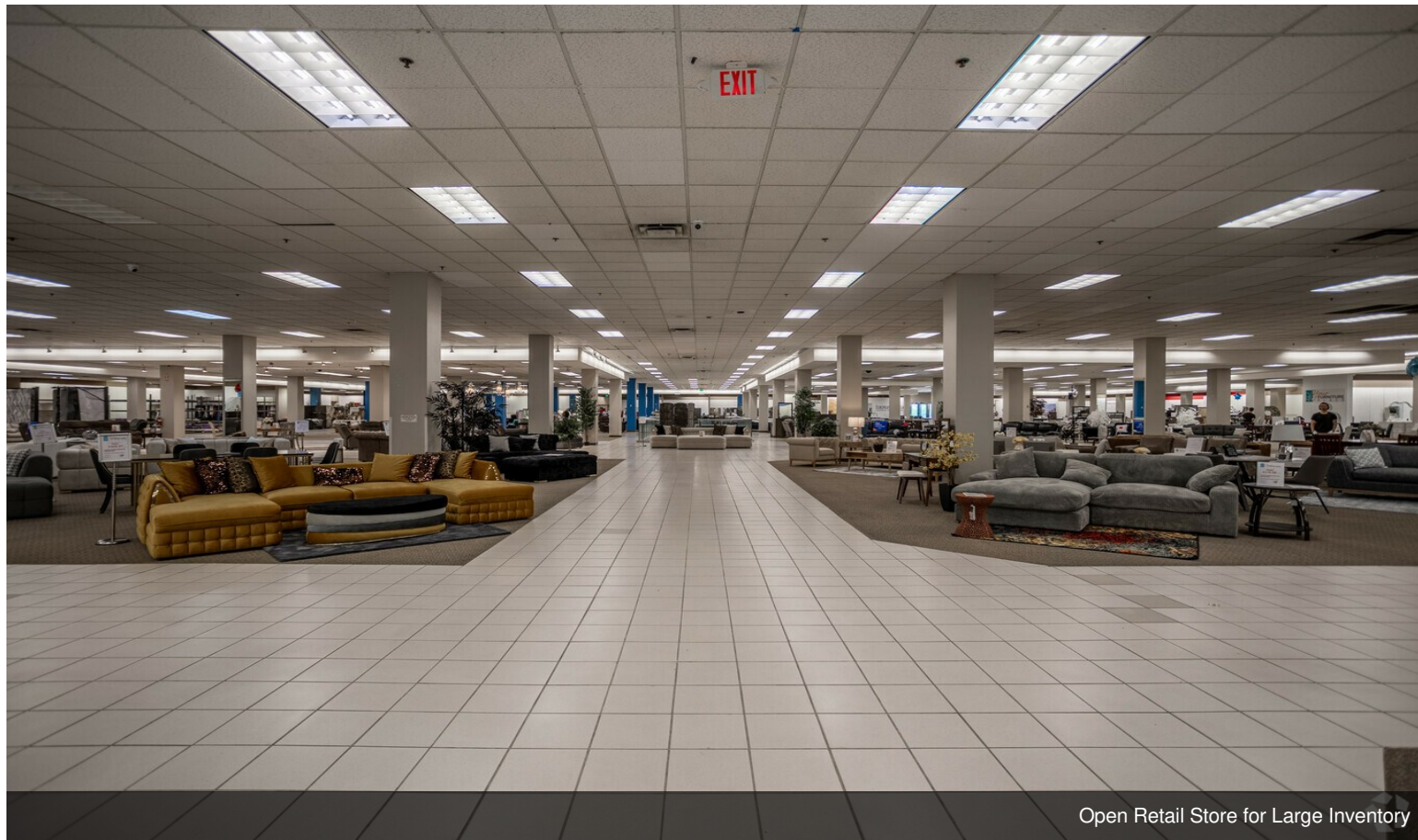


Large Spaces Ample for Storage

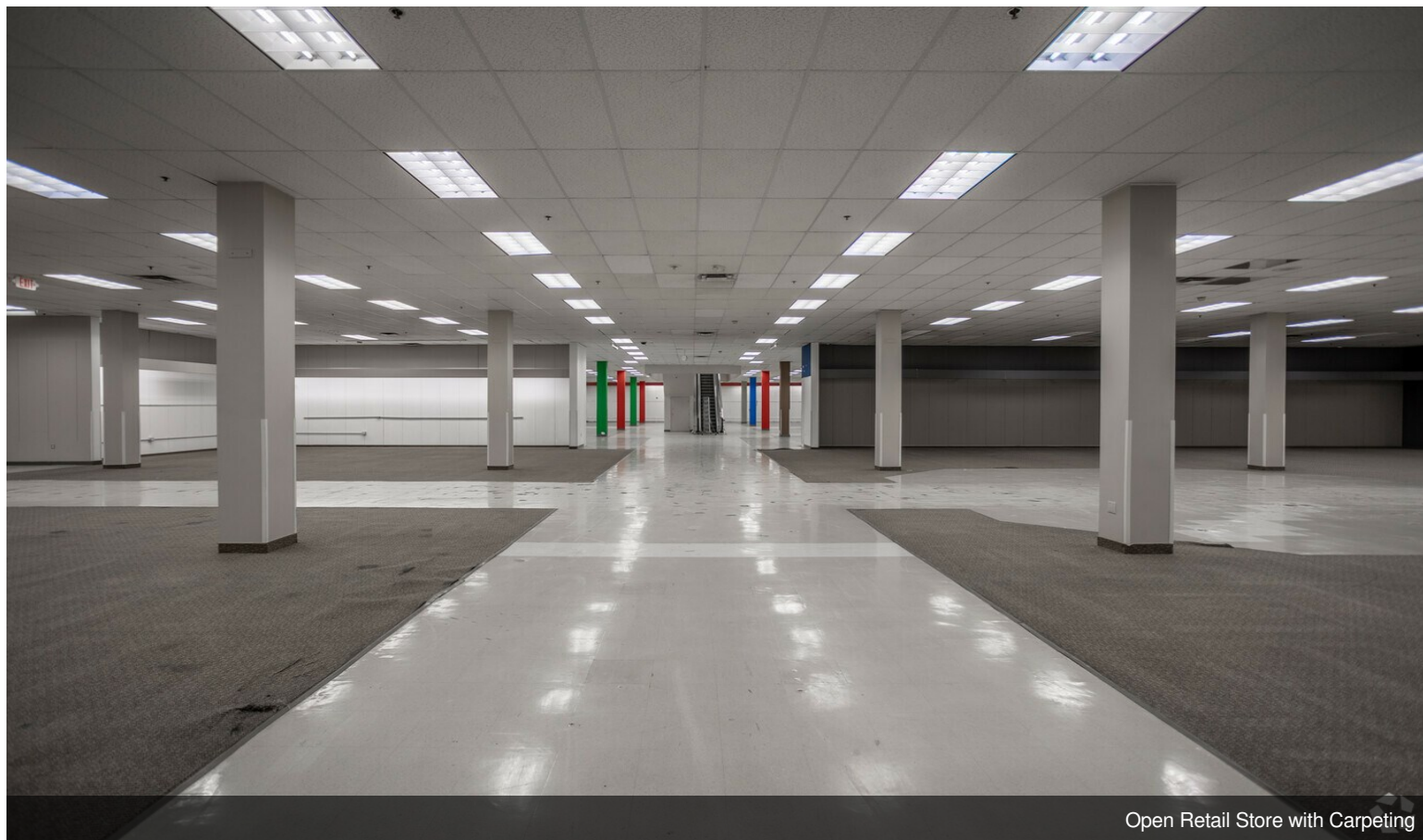


Additional Storage

# Property Photos



Open Retail Store for Large Inventory



Open Retail Store with Carpeting

# Property Photos



Spacious Restaurant Area