

TOWNGATE SQUARE, PADS F & G



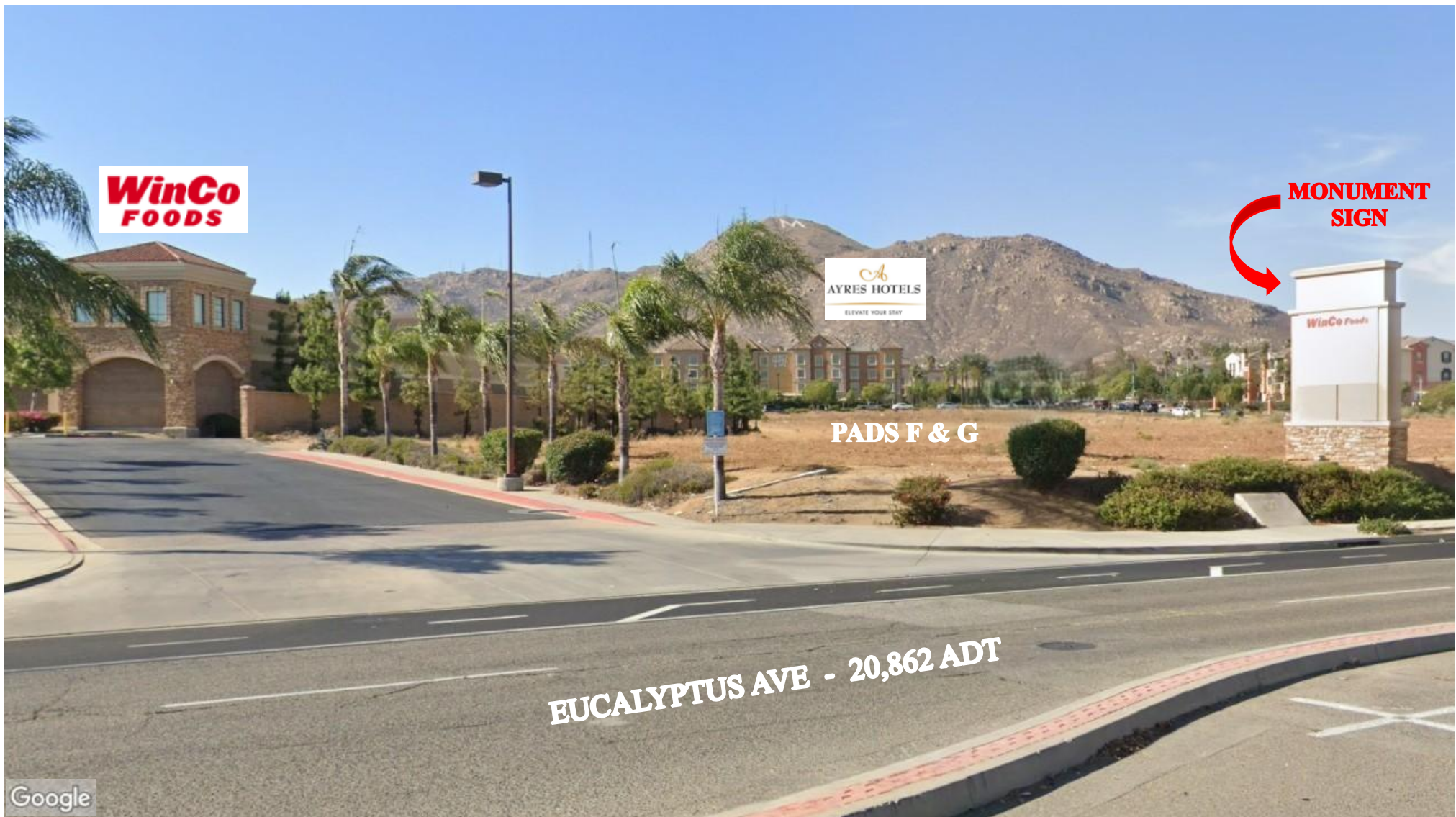
**FOR
SALE**

HOTEL / COMMERCIAL

Corner of Memorial Way & Eucalyptus Avenue, Moreno Valley, CA 92553

Fritz Duda Company | 949.723.7100 | pbernard@fritzduda.com





TownGate Square is a first-class shopping center located just south of the 60 Freeway at Day Street and Gateway Drive, with freeway visibility, a signalized intersection and dedicated turn lane, and monument signs.

Located next to WinCo Foods on the corner of Memorial Way and Eucalyptus Avenue, Pads F & G have a combined total of 3.61 acres (157,251.60 sf) available for development, are by the monument sign on Eucalyptus Avenue, and share the shopping center with anchor WinCo Foods, Portillo's, Popeye's, Pieology, Miguel's Jr., Quick Quack Car Wash, and Fairfield Inn.



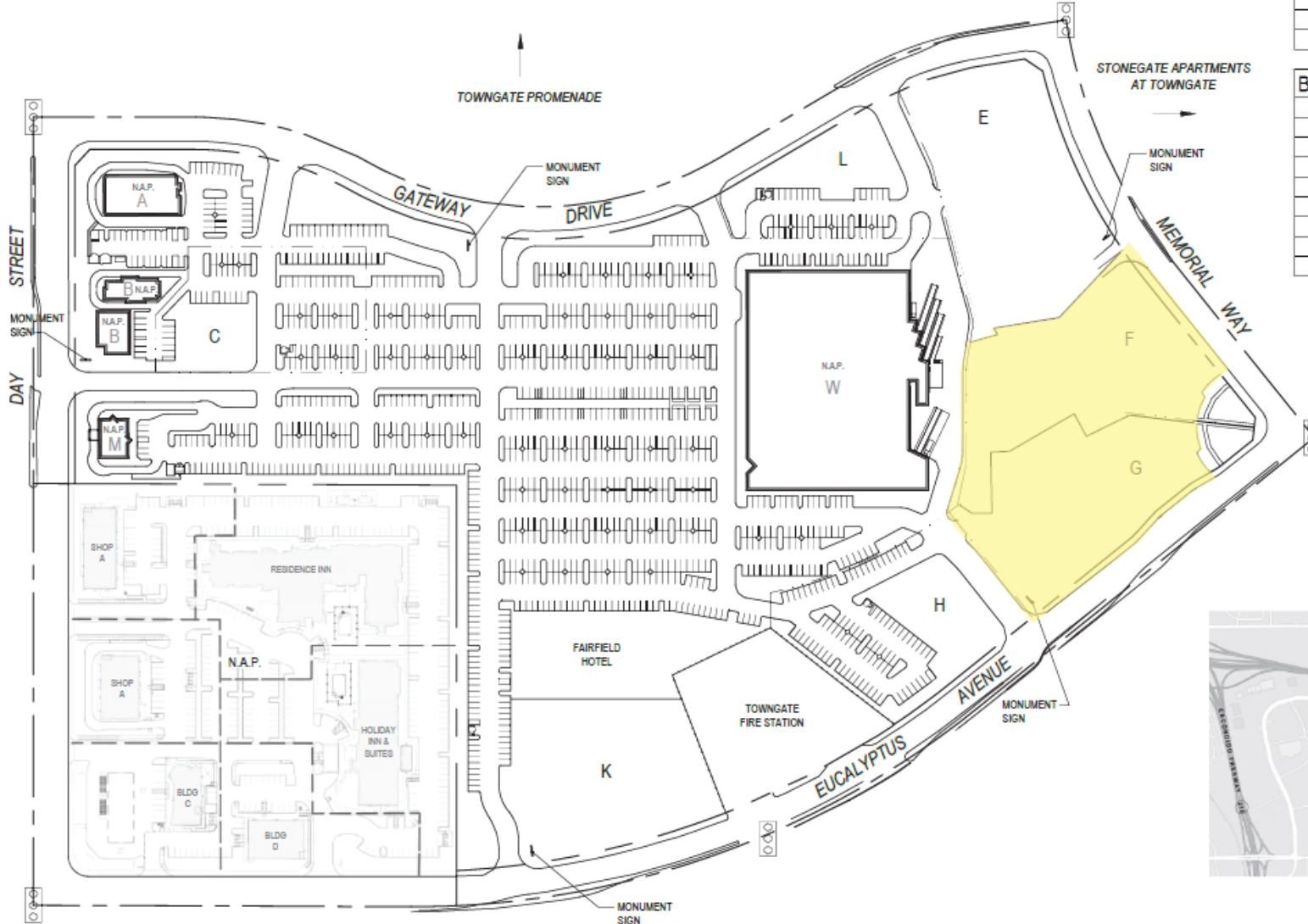
TOWNGATE SQUARE

LAND AVAILABLE

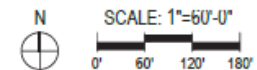
PAD C	AVAILABLE	1.29 ACRES
PAD F	AVAILABLE	1.71 ACRES
PAD G	AVAILABLE	1.90 ACRES

BUILDING OCCUPANTS

A	PORTILLO'S
B	POPEYE'S / SHOPS
E	FUTURE
H	FUTURE
I	FAIRFIELD INN
K	FUTURE
L	QUICK QUACK CAR WASH
M	MIGUEL'S JR
W	WINCO FOODS



VICINITY MAP N.T.S.



OVERALL SITE PLAN

TOWNGATE SQUARE MORENO VALLEY, CA

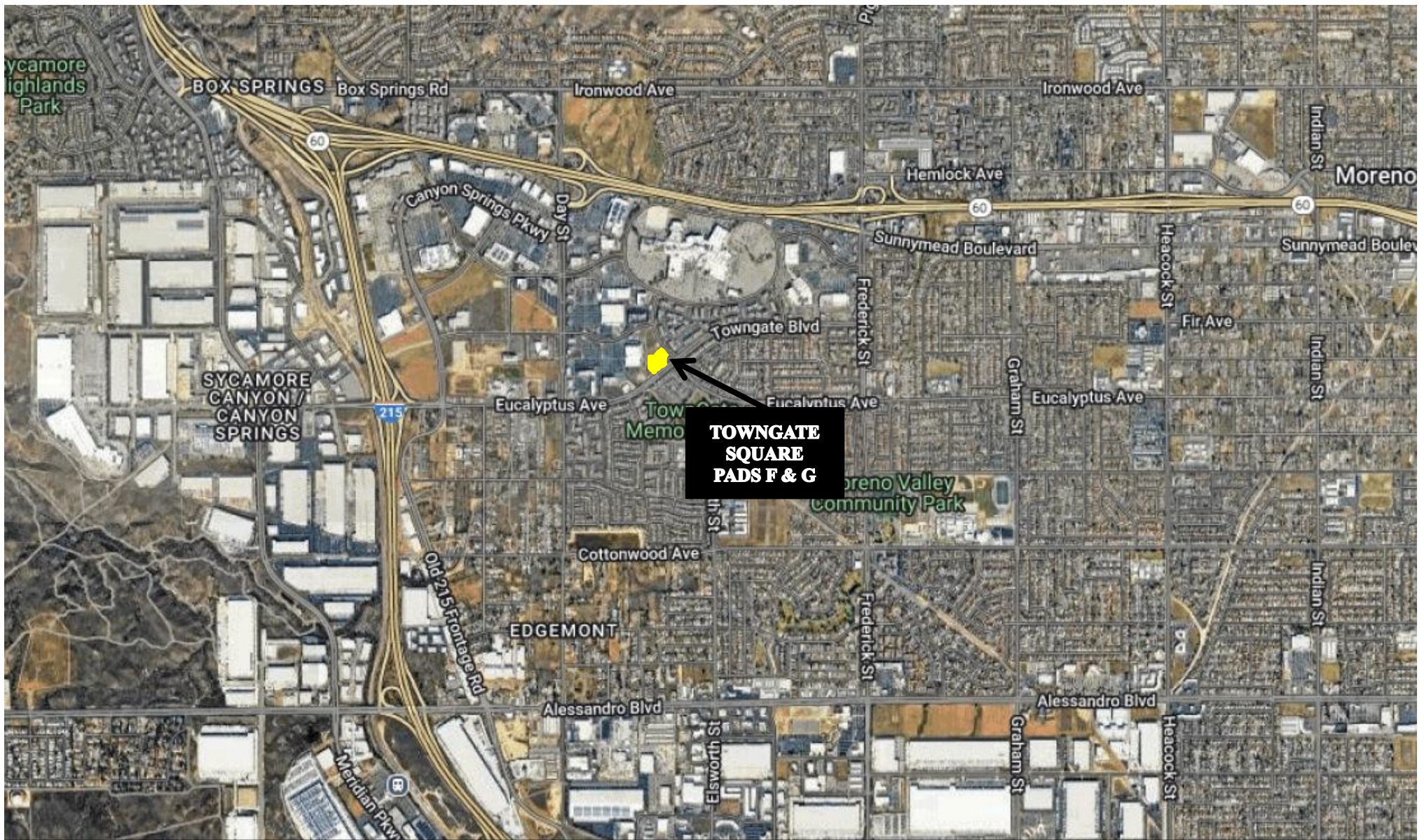
FRITZ DUDA COMPANY
3425 Vile Lido, Suite 250, Newport Beach, CA 92663 (949) 723-7100

DISCLAIMER: DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO GIVE A GENERAL REPRESENTATION OF THE SITE LAYOUT

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 836-8880







INCOME

	2 miles	5 miles	10 miles
Avg Household Income	\$77,346	\$99,381	\$99,740
Median Household Income	\$64,219	\$80,915	\$79,967
< \$25,000	2,371	8,022	23,206
\$25,000 - 50,000	3,810	11,104	32,324
\$50,000 - 75,000	3,580	12,962	34,828
\$75,000 - 100,000	2,498	9,818	26,107
\$100,000 - 125,000	1,532	8,625	23,548
\$125,000 - 150,000	1,480	6,786	18,215
\$150,000 - 200,000	785	6,103	16,794
\$200,000+	482	5,402	16,068

POPULATION

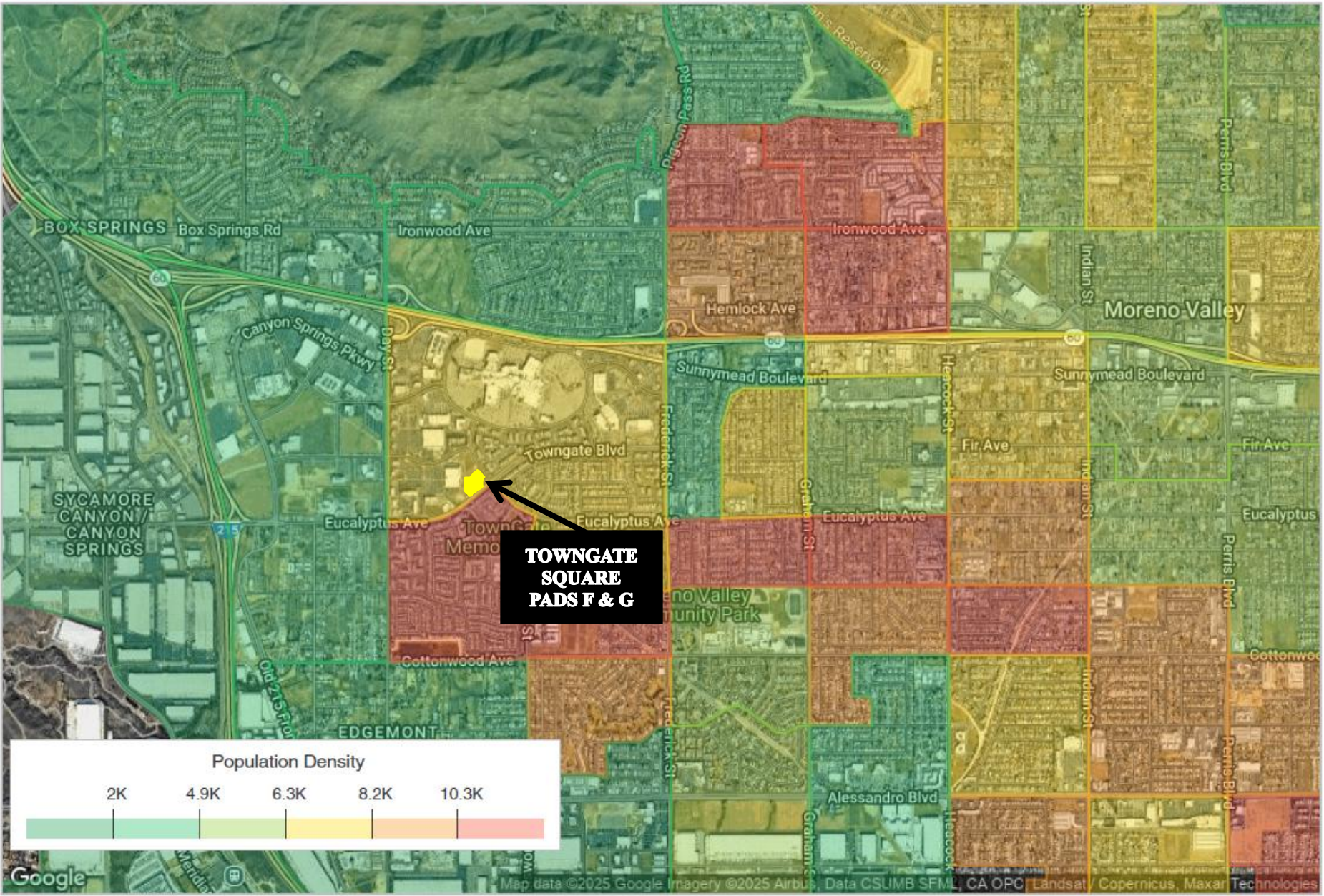
	2 miles	5 miles	10 miles
2020 Population	57,247	250,809	656,139
2024 Population	57,310	248,255	655,805
2029 Population Projection	60,331	260,745	686,166
Annual Growth 2020-2024	0%	-0.3%	0%
Annual Growth 2024-2029	1.1%	1.0%	0.9%
Median Age	31.5	32.6	33.8
Bachelor's Degree or Higher	16%	22%	23%

TRAFFIC

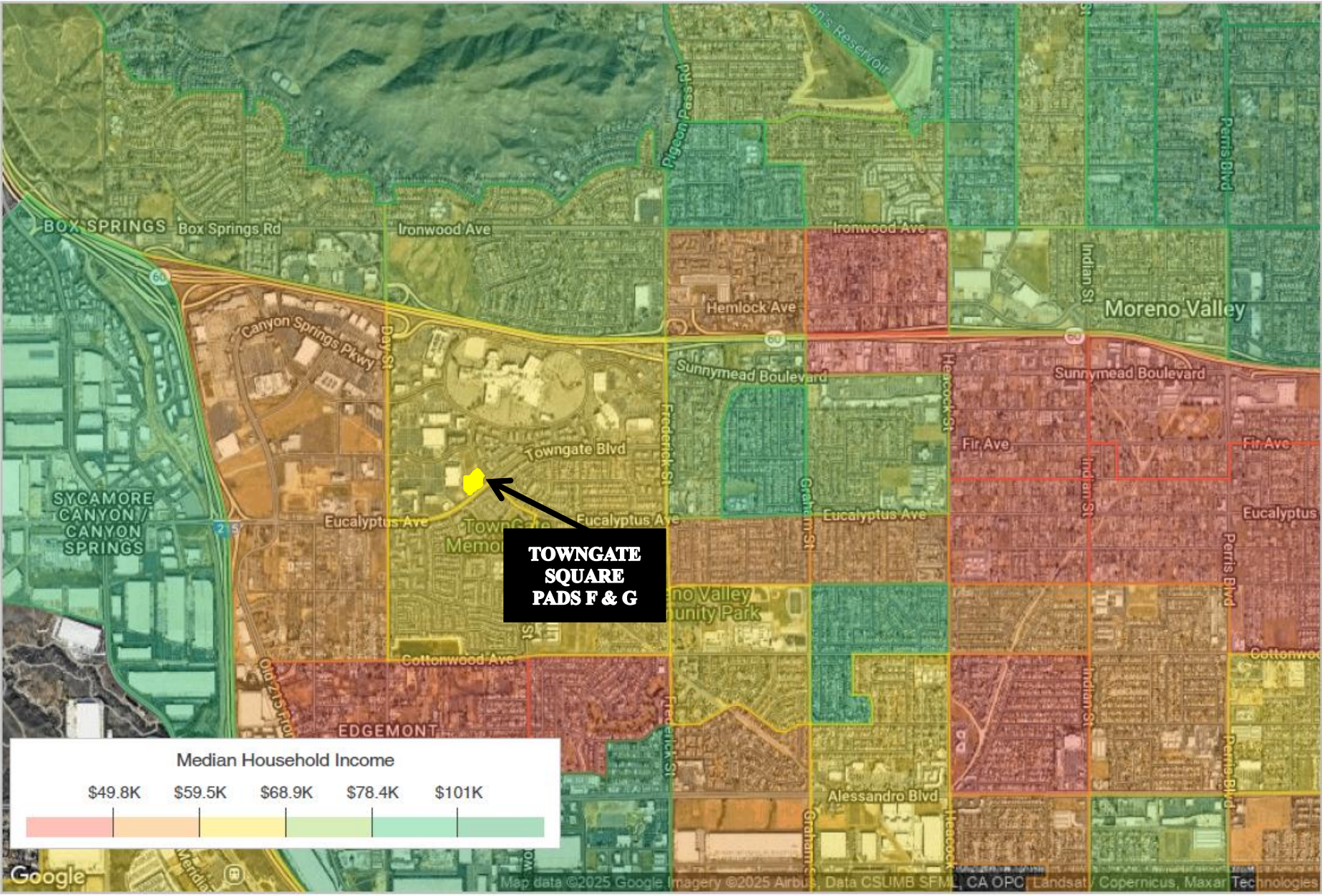
Collection Street	Cross Street	Traffic Volume	Distance from Property
Eucalyptus Ave	Day St W	13,837	0.17 mi
Eucalyptus Ave	Whitehall St E	8,191	0.28 mi
Elsworth St	Westlake Dr S	2,803	0.29 mi
Day St	Eucalyptus Ave S	20,862	0.32 m
Towngate Ave	Southgate Dr W	8,367	0.33 mi
Day St	Campus Pkwy NE	21,184	0.42 mi
Day St	Dracaea Ave S	11,680	0.42 mi
Elsworth St	Maidenhair St	6,944	0.51 mi



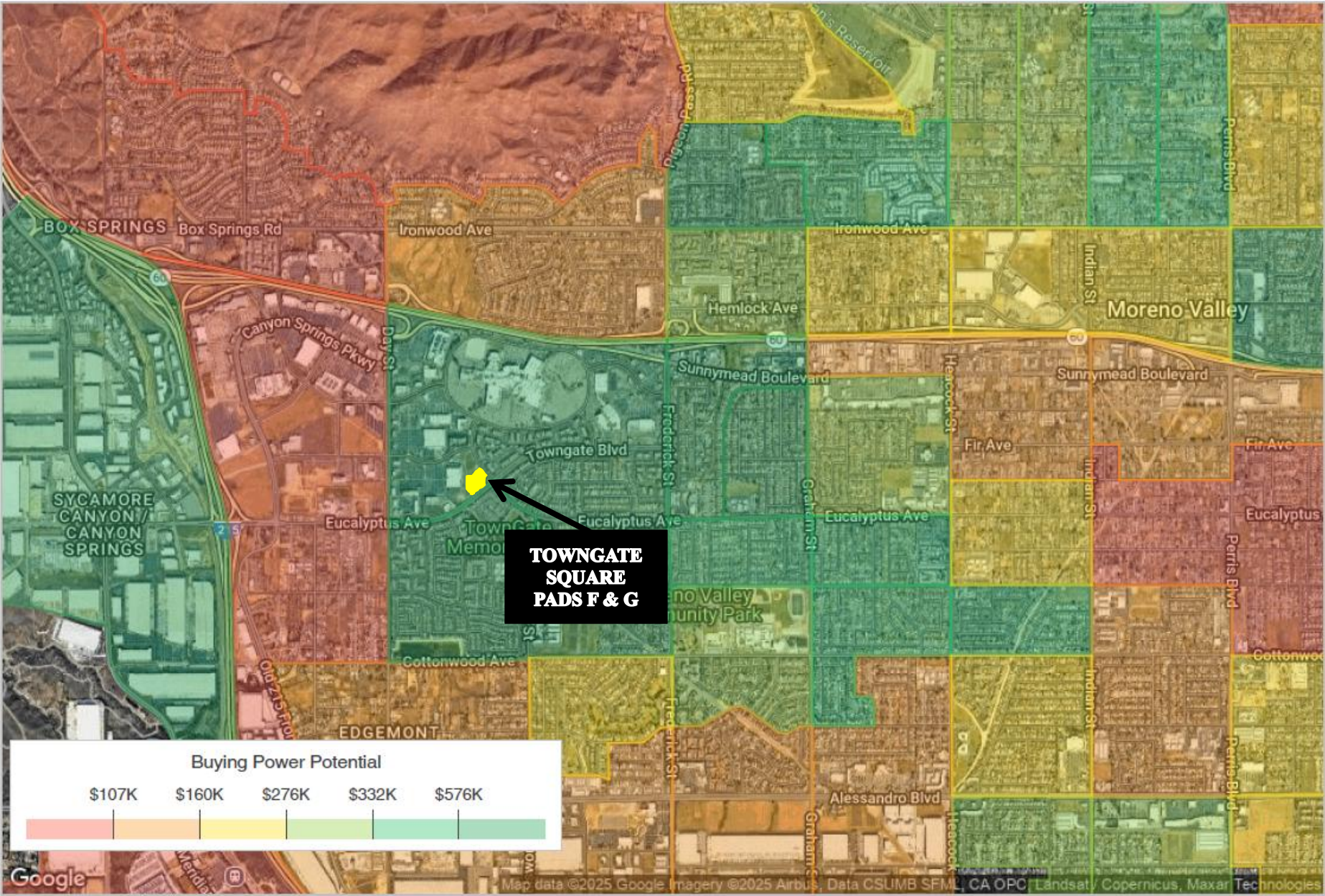
TownGate Square Population Density



TownGate Square Median Household Income



TownGate Square Buying Power Potential



TOWNGATE SQUARE, PADS F & G



For information, please contact:

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