

# NEW RETAIL DEVELOPMENT IN EAST MORENO VALLEY, PADS AVAILABLE FOR GROUND LEASE OR BTS






NEQ Moreno Beach Dr & Cactus Ave, Moreno Valley, CA

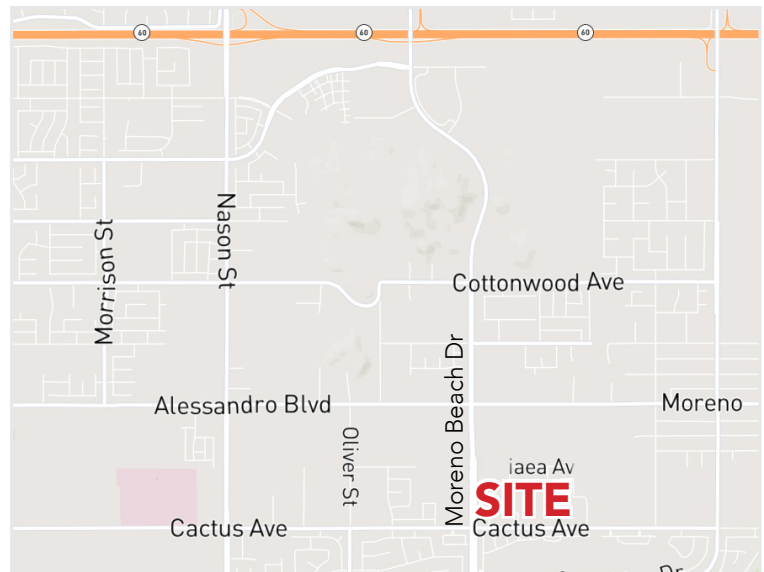


## PROPERTY FEATURES

- Build to Suit or Ground Lease Opportunity
- ±187,308 SF (±4.30 acres) at the NEC of Moreno Beach Dr. & Cactus Ave.
- Located across the street from strong performing Stater Bros. shopping center
- Site to be rezoned to allow commercial uses
- Signalized intersection with substantial residential base
- APN: 478-090-015 & 478-090-012

## CITY OF MORENO VALLEY DEMOGRAPHICS

	Population:	207,819 Residents
	Average HH Income:	\$74,650.00
	Median Age:	30 Years
	Labor Force:	156,583
	Median Home Values:	\$287,811.00



## JOIN:



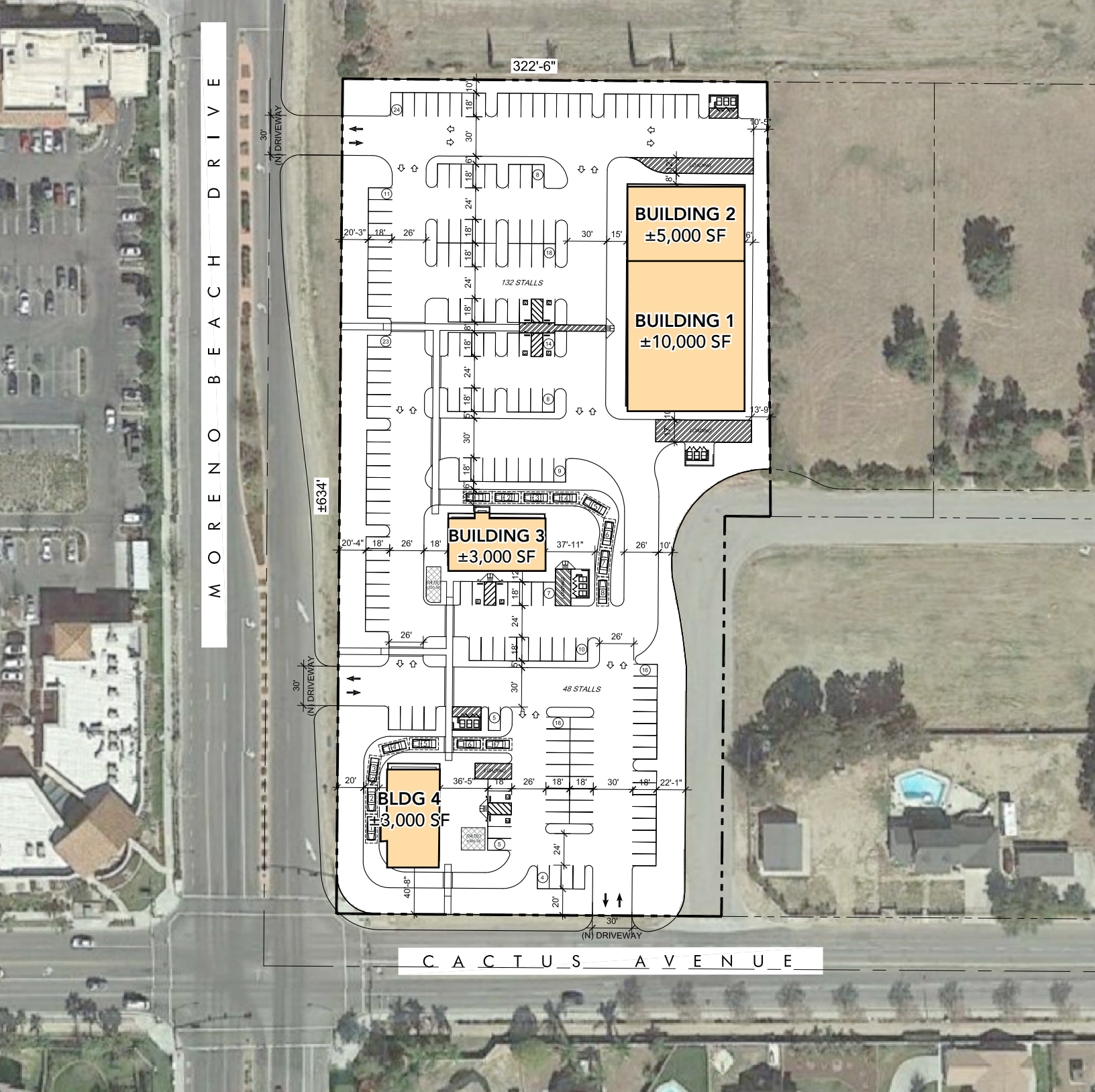
**NICK WIRICK | 951.276.3636 | DRE#: 01304661 | NWIRICK@LEERIVERSIDE.COM**

Corporate ID#: 01048055  
www.lee-associates.com

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		1 mi radius	2 mi radius	3 mi radius
POPULATION	2017 Estimated Population	10,810	25,442	72,612
	2022 Projected Population	11,604	27,319	77,442
	2010 Census Population	10,193	23,307	66,235
	2000 Census Population	1,943	5,364	35,250
	Projected Annual Growth 2017 to 2022	1.5%	1.5%	1.3%
	Historical Annual Growth 2000 to 2017	26.8%	22.0%	6.2%
	2017 Median Age	33	31.8	30.8
HOUSEHOLDS	2017 Estimated Households	3,122	7,230	19,322
	2022 Projected Households	3,313	7,681	20,402
	2010 Census Households	2,929	6,609	17,617
	2000 Census Households	591	1,581	9,483
	Projected Annual Growth 2017 to 2022	1.2%	1.2%	1.1%
	Historical Annual Growth 2000 to 2017	25.2%	21.0%	6.1%
	2017 Estimated White	38.8%	37.4%	38.0%
RACE AND ETHNICITY	2017 Estimated Black or African American	24.3%	23.5%	21.3%
	2017 Estimated Asian or Pacific Islander	12.4%	12.6%	9.4%
	2017 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
	2017 Estimated Other Races	23.7%	25.8%	30.5%
	2017 Estimated Hispanic	38.9%	41.3%	50.4%
	2017 Estimated Average Household Income	\$104,906	\$92,582	\$77,155
INCOME	2017 Estimated Median Household Income	\$95,187	\$86,258	\$69,216
	2017 Estimated Per Capita Income	\$30,322	\$26,328	\$20,560
	2017 Estimated Elementary (Grade Level 0 to 8)	8.3%	8.1%	10.6%
EDUCATION (AGE 25+)	2017 Estimated Some High School (Grade Level 9 to 11)	6.3%	6.7%	10.5%
	2017 Estimated High School Graduate	19.2%	22.2%	26.7%
	2017 Estimated Some College	36.6%	31.1%	26.8%
	2017 Estimated Associates Degree Only	9.1%	10.2%	8.7%
	2017 Estimated Bachelors Degree Only	11.0%	12.5%	11.0%
	2017 Estimated Graduate Degree	9.5%	9.1%	5.7%
	2017 Estimated Total Businesses	34	407	733
BUSINESS	2017 Estimated Total Employees	566	7,769	10,467
	2017 Estimated Employee Population per Business	16.5	19.1	14.3
	2017 Estimated Residential Population per Business	316.1	62.5	99.1



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