



STONERIDGE TOWNE CENTRE

27110-27300 EUCALYPTUS AVE | MORENO VALLEY, CA

BRIAN BIELATOWICZ
951.445.4515

bbielatowicz@leetemecula.com
DRE #01269887

NICK EARLE
951.445.4528

nearle@leetemecula.com
DRE #01916982

NICK CORBELL
951.445.4522

ncorbell@leetemecula.com
DRE #01932821



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease or availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



AVAILABILITY

BUILDING - UNIT	SIZE
C-A (Potentially Available 2/1/20)	45,622 SF
D-A (Potentially Available 1/31/20)	17,964 SF
Future Major E (Parcel 6) (National Tenant in Negotiations)	±2.44 Acres
F-A	LEASED
F-C	LEASED
F-D	LEASED

BUILDING - UNIT	SIZE
F-E (Former Restaurant)	±1,267 SF
F-F	LEASED
F-G	LEASED
F-H	LEASED
G-A	LEASED
G-B	LEASED
G-C	LEASED
G-D	LEASED
G-E	LEASED
G-F	LEASED

BUILDING - UNIT	SIZE
G-H	LEASED
G-J	±1,131 SF
H-A	LEASED
H-C (2 nd Generation Restaurant)	±5,710 SF
H-F	±4,441 SF
J-B	LEASED
J-C	LEASED
J-D	LEASED

BUILDING - UNIT	SIZE
J-E	LEASED
J-H	LEASED
L-A	LEASED
L-B	LEASED
Parcel 12	±0.65 Acres
Parcel 13	±0.78 Acres
Parcel 14	±1.43 Acres





AREA OVERVIEW

- Moreno Valley's youthful population totals 205,045 and is projected to reach nearly 215,491 by the year 2022. Solid growth has propelled Moreno Valley to its position as the second largest city in Riverside County and of the fastest growing cities in the nation.
- Fast growth is attributed to a range of housing options including high-end executive homes, affordable single-family lifestyle; good schools, and impressive quality-of-life amenities. Central to Moreno Valley's economic growth is its importance as residential hub for the rapidly expanding Inland Empire. In addition, ten miles away is the fastest growing school in California's university system, University of California Riverside.
- Voted "Number One in Riverside County for Family Recreation" by the Press Enterprise newspaper, Moreno Valley's amenities include: more than 32 parks and/or joint-use facilities, and 6,000 acres of open space at Lake Perris; recreational, medical, and educational facilities; quality housing at affordable prices, open spaces, abundant retail centers, industrial developments and social/cultural activities.
- Employment is on the rise in Moreno Valley. Adjacent to the city is March Air Reserve Base, in addition to a notable surge in a service employment jobs in other industries including manufacturing, distribution, and commercial businesses.

DEMOGRAPHICS

- Prominent Inland Empire City - With a population of 203,000, Moreno Valley is the 2nd largest city in Riverside County (by population)
- More than 8,900 people in a 1-mile radius with an Average Household Income exceeding \$93,000
- More than 83,200 people in a 3-mile radius with an Average Household Income exceeding \$76,500
- More than 193,000 people in a 5-mile radius with an Average Household Income exceeding \$73,000

AREA HIGHLIGHTS

- Regional Retail Location - The property is an outparcel to Stonebridge Towne Centre, a ±431,000 SF community center located at the core of a vibrant retail trade area that includes national tenants such as Super Target, Super Walmart, Kohl's, LA Fitness, Dressbarn, Kirkland's, Taco Bell, Chili's, Carl's Jr., Wendy's, Starbucks, Panda Express, H&R Block, US Bank, Chase Bank and others
- Point of Destination - Synergistic surrounding tenant mix creates a point of destination location and satisfies daytime and evening customer demands.
- Residential Location - The property benefits from proximity to residential and commercial density as well as immediate access to major Inland Empire thoroughfare, the 60 (Moreno Valley) Freeway
- Convenient Location with Tremendous Access - Strategically located along Nason Street (17,000 cars per day), which provides immediate access to the fronting 60 (Moreno Valley) Freeway (78,000 cars per day)

STONERIDGE TOWNE CENTRE

27110-27300 EUCALYPTUS AVE | MORENO VALLEY, CA

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com
DRE #01269887



NICK EARLE

951.445.4528

nearle@leetemecula.com
DRE #01916982

NICK CORBELL

951.445.4522

ncorbell@leetemecula.com
DRE #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



MEAD VALLEY

MARCH AIR RESERVED BASE

WOODCREST

RIVERSIDE COUNTY SOCIAL SERVICES

ALESSANDRO BOULEVARD
CITY OF MORENO VALLEY

MORRISON PARK

VALLEY VIEW HIGH SCHOOL

RSI HOMES

87 UNDER CONSTRUCTION

PACIFIC EAGLE COMMUNITY
100 HOMES

NASON STREET (±17,100 CPD)

FIR AVENUE

MORENO VALLEY FREEWAY (±76,943 CPD)

BEAZER HOMES
275 UNDER CONSTRUCTION

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION

MORENO BEACH PLAZA



STONERIDGE TOWNE CENTRE

STONERIDGE TOWNE CENTRE

27110-27300 EUCALYPTUS AVE | MORENO VALLEY, CA

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com
DRE #01269887

NICK EARLE

951.445.4528

nearle@leetemecula.com
DRE #01916982

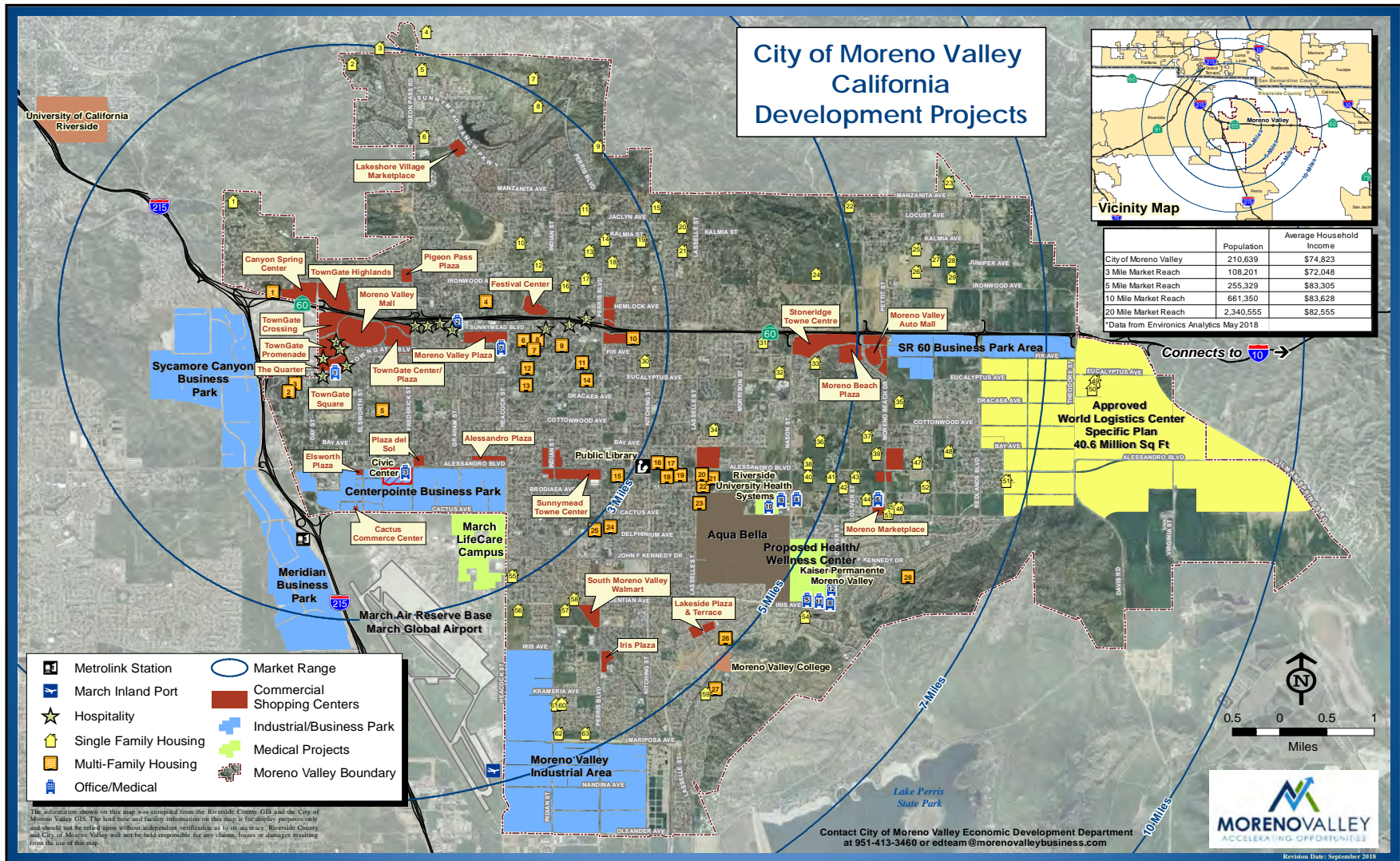
NICK CORBELL

951.445.4522

ncorbell@leetemecula.com
DRE #01932821



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



STONERIDGE TOWNE CENTRE

27110-27300 EUCALYPTUS AVE | MORENO VALLEY, CA

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE #01269887



NICK EARLE
951.445.4528
nearle@leetemecula.com
DRE #01916982

NICK CORBELL
951.445.4522
ncorbell@leetemecula.com
DRE #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



27120 Eucalyptus Ave Moreno Valley, CA 92555		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	8,250	84,243	193,090
	2023 Projected Population	8,738	89,802	205,921
	2010 Census Population	7,409	78,980	179,401
	2000 Census Population	3,208	53,305	131,965
	Projected Annual Growth 2018 to 2023	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	8.7%	3.2%	2.6%
HOUSEHOLDS	2018 Median Age	32.7	31.7	31
	2018 Estimated Households	2,221	22,261	51,084
	2023 Projected Households	2,311	23,301	53,495
	2010 Census Households	2,025	21,054	47,862
	2000 Census Households	920	14,548	36,366
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.9%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	7.9%	2.9%	2.2%
	2018 Estimated White	41.6%	41.3%	39.6%
	2018 Estimated Black or African American	16.8%	18.5%	19.6%
	2018 Estimated Asian or Pacific Islander	11.8%	7.9%	7.3%
	2018 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
	2018 Estimated Other Races	28.8%	31.5%	32.6%
INCOME	2018 Estimated Hispanic	48.9%	53.9%	55.0%
	2018 Estimated Average Household Income	\$80,476	\$77,225	\$73,997
	2018 Estimated Median Household Income	\$72,174	\$66,434	\$62,966
	2018 Estimated Per Capita Income	\$21,687	\$20,449	\$19,617
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	11.8%	12.5%	12.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	12.1%	12.1%	12.6%
	2018 Estimated High School Graduate	24.3%	26.5%	27.4%
	2018 Estimated Some College	22.6%	25.0%	24.1%
	2018 Estimated Associates Degree Only	10.5%	8.2%	8.4%
	2018 Estimated Bachelors Degree Only	12.8%	10.5%	10.5%
BUSINESS	2018 Estimated Graduate Degree	6.0%	5.2%	5.0%
	2018 Estimated Total Businesses	153	1,296	2,857
	2018 Estimated Total Employees	2,195	13,480	28,608
	2018 Estimated Employee Population per Business	14.3	10.4	10.0
2018 Estimated Residential Population per Business	53.9	65.0	67.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



ACCELERATING OPPORTUNITIES

DYNAMIC RETAIL DESTINATIONS

Two regional shopping destinations and over 40 shopping plazas with major tenants including Costco, SuperTarget, Home Depot, Lowe's, Macy's, Burlington Coat Factory, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

PRO-BUSINESS PHILOSOPHY

Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

STRATEGIC LOCATION

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 56.2 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

DEMOGRAPHIC STRENGTH

Average household income of \$74,823 with more than 21,000 households at \$75,000 or more; possess a highly educated workforce with 50% of residents in white collar jobs.

2nd
largest city in
Riverside County

21st
largest city in
CALIFORNIA

513
square
MILES

5.04%
annual growth
RATE

210,639
Moreno Valley
Population 2018

20-mile
radius population
2,340,555

Median
AGE: 31.6

Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US

Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES

4500
JOBS PER SQUARE
FOOT STRONG

TRANSPORTATION
SERVED BY

CALIFORNIA STATE ROUTE 60 | INTERSTATE 215

METROLINK

MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS

INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT

STONERIDGE TOWNE CENTRE

27110-27300 EUCALYPTUS AVE | MORENO VALLEY, CA

BRIAN BIELATOWICZ
951.445.4515

bbielatowicz@leetemecula.com
DRE #01269887



NICK EARLE
951.445.4528

nearle@leetemecula.com
DRE #01916982

NICK CORBELL
951.445.4522

ncorbell@leetemecula.com
DRE #01932821

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055