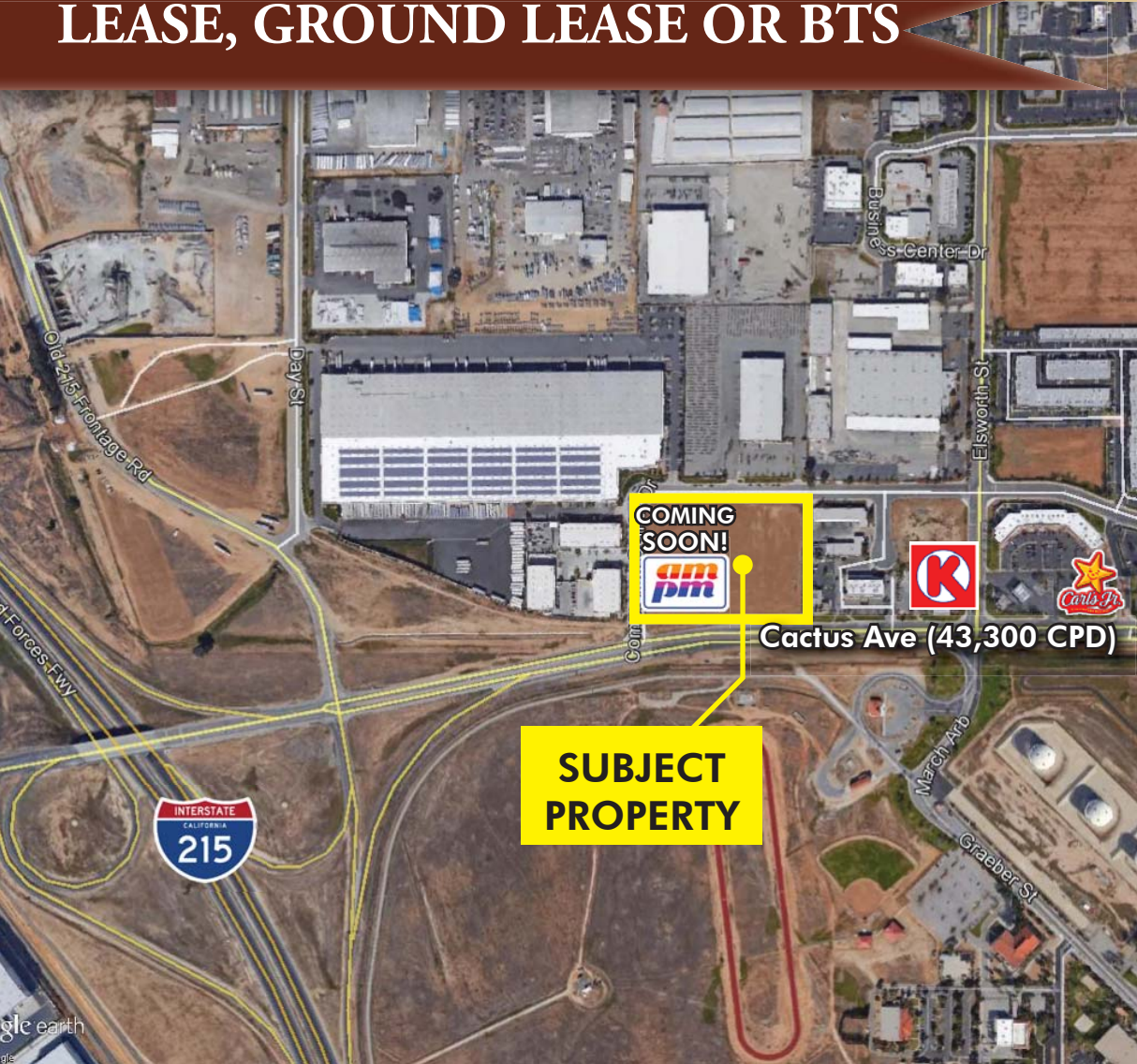


# 3 DRIVE-THRU OPPORTUNITIES & SHOP SPACES

NEC of Cactus Avenue & Commerce Center Drive | Moreno Valley, CA 92553

## LEASE, GROUND LEASE OR BTS



## FEATURES

- Adjacent to brand-new AM/PM station with 10 vehicle pumps & 6 semi-truck pumps
- Located at the main entrance of March Airforce Base
- On the **"going to work"** side of the street just before the I-215 freeway on/off ramps
- Surrounded by residential and industrial complexes
- Limited retail competition
- Impressive demographics with over 239,000 residents within 5 miles earning over \$73,000

Demographics	1 mile	3 miles	5 miles
Average Income	\$54,586	\$60,581	\$73,405
Population	16,748	135,410	239,231
Daytime Population	5,495	33,457	54,254

Traffic Counts
126,000 CPD on I-215 Fwy
43,300 CPD on Cactus Ave & Commerce Center Dr

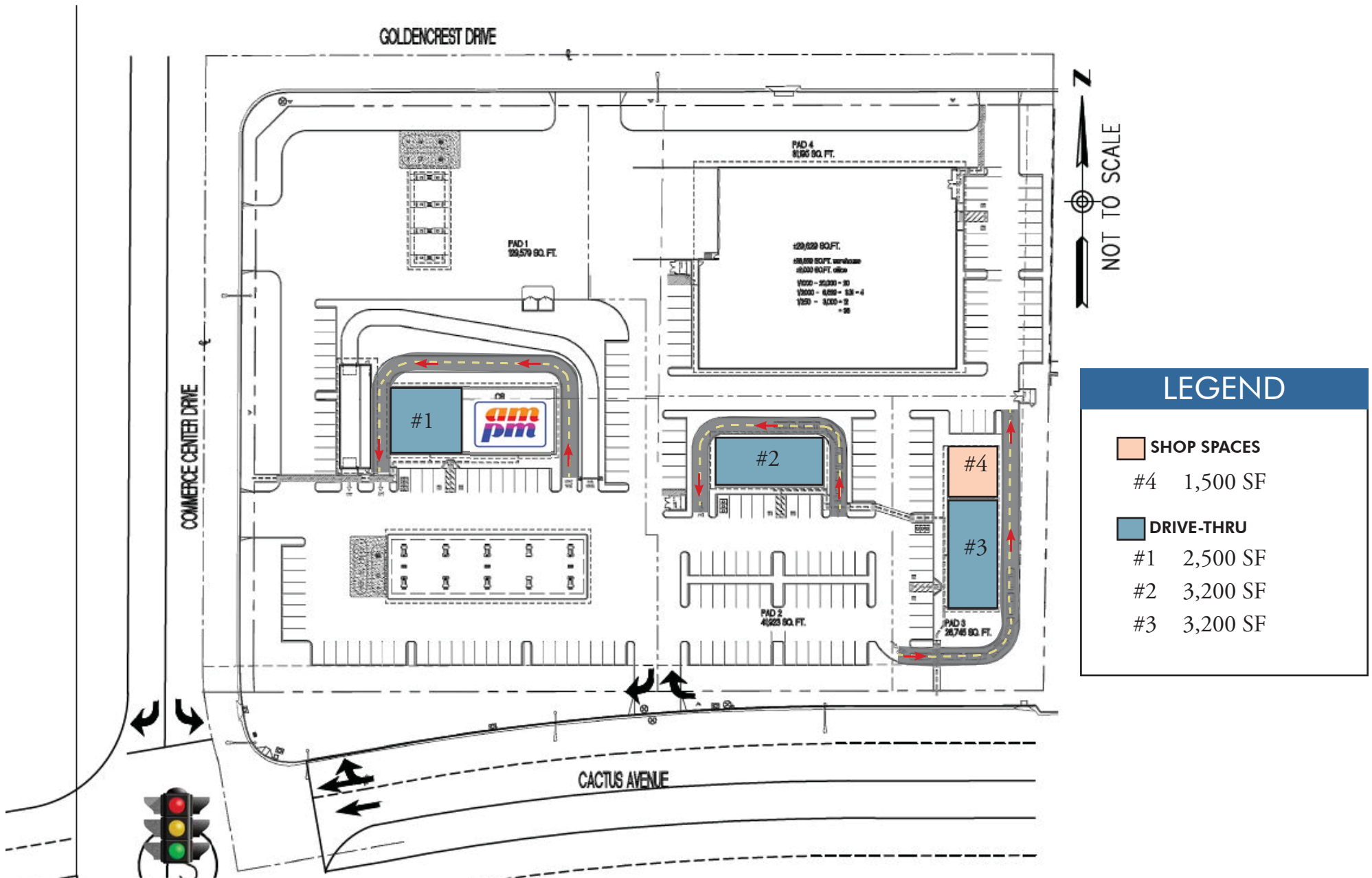


**Pablo Velasco**  
BRE#01755526  
909.230.4500 Office  
951.961.1883 Cell  
Pablo@ProgressiveREP.com

**PROGRESSIVE**  
REAL ESTATE PARTNERS

9471 Haven Ave Suite 110 | Rancho Cucamonga, CA 91730

# Site Plan | NEC of Cactus Avenue & Commerce Center Drive, Moreno Valley, CA



# Aerial View | NEC of Cactus Avenue & Commerce Center Drive, Moreno Valley, CA



# Demographics | NEC of Cactus Avenue & Commerce Center Drive, Moreno Valley, CA



## Executive Summary

Cactus Ave, Moreno Valley, CA 92553  
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	15,194	105,043	166,472
2010 Population	16,573	131,230	232,079
2015 Population	16,748	135,410	239,231
2020 Population	17,295	141,133	249,003
2000-2010 Annual Rate	0.87%	2.25%	3.38%
2010-2015 Annual Rate	0.20%	0.60%	0.58%
2015-2020 Annual Rate	0.64%	0.83%	0.80%
2015 Male Population	48.9%	48.8%	48.9%
2015 Female Population	51.1%	51.2%	51.1%
2015 Median Age	27.1	28.5	30.0

In the identified area, the current year population is 239,231. In 2010, the Census count in the area was 232,079. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 249,003 representing a change of 0.80% annually from 2015 to 2020. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 27.1, compared to U.S. median age of 37.9.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2015 White Alone	39.7%	39.2%	43.4%
2015 Black Alone	14.4%	17.1%	16.2%
2015 American Indian/Alaska Native Alone	0.9%	0.9%	0.9%
2015 Asian Alone	3.6%	5.1%	6.8%
2015 Pacific Islander Alone	0.8%	0.6%	0.5%
2015 Other Race	34.7%	31.2%	26.2%
2015 Two or More Races	5.8%	5.8%	5.9%
2015 Hispanic Origin (Any Race)	68.1%	61.7%	53.8%

Persons of Hispanic origin represent 53.8% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 89.0 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2000 Households	4,018	28,575	46,801
2010 Households	4,135	34,265	63,159
2015 Total Households	4,150	35,198	64,768
2020 Total Households	4,257	36,499	67,095
2000-2010 Annual Rate	0.29%	1.83%	3.04%
2010-2015 Annual Rate	0.07%	0.51%	0.48%
2015-2020 Annual Rate	0.51%	0.73%	0.71%
2015 Average Household Size	4.01	3.83	3.68

The household count in this area has changed from 63,159 in 2010 to 64,768 in the current year, a change of 0.48% annually. The five-year projection of households is 67,095, a change of 0.71% annually from the current year total. Average household size is currently 3.68, compared to 3.66 in the year 2010. The number of families in the current year is 53,550 in the specified area.

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$42,752	\$48,807	\$58,546
2020 Median Household Income	\$48,834	\$54,689	\$67,519
2015-2020 Annual Rate	2.70%	2.30%	2.89%
<b>Average Household Income</b>			
2015 Average Household Income	\$54,586	\$60,581	\$73,405
2020 Average Household Income	\$62,200	\$68,530	\$83,126
2015-2020 Annual Rate	2.65%	2.50%	2.52%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$14,061	\$15,885	\$19,948
2020 Per Capita Income	\$15,854	\$17,867	\$22,474
2015-2020 Annual Rate	2.43%	2.38%	2.41%

### Households by Income

Current median household income is \$58,546 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$67,519 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$73,405 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$83,126 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$19,948 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$22,474 in five years, compared to \$32,501 for all U.S. households

### Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	4,284	30,343	49,725
2000 Owner Occupied Housing Units	2,278	18,793	33,648
2000 Renter Occupied Housing Units	1,740	9,782	13,152
2000 Vacant Housing Units	266	1,768	2,925
2010 Total Housing Units	4,488	36,919	67,792
2010 Owner Occupied Housing Units	2,060	19,807	41,351
2010 Renter Occupied Housing Units	2,075	14,458	21,808
2010 Vacant Housing Units	353	2,654	4,633
2015 Total Housing Units	4,637	38,384	70,132
2015 Owner Occupied Housing Units	1,986	19,451	40,768
2015 Renter Occupied Housing Units	2,163	15,748	24,000
2015 Vacant Housing Units	487	3,186	5,364
2020 Total Housing Units	4,801	39,988	72,930
2020 Owner Occupied Housing Units	2,031	19,959	41,822
2020 Renter Occupied Housing Units	2,226	16,540	25,273
2020 Vacant Housing Units	544	3,489	5,835

Currently, 58.1% of the 70,132 housing units in the area are owner occupied; 34.2%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 67,792 housing units in the area - 61.0% owner occupied, 32.2% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 1.52%. Median home value in the area is \$255,207, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by -0.45% annually to \$249,564.



# Confidentiality & Disclaimer Notice

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### **Pablo Velasco**

BRE#01755526

909.230.4500 Office

951.961.1883 Cell

Pablo@ProgressiveREP.com

[www.ProgressiveRep.com](http://www.ProgressiveRep.com)

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REAL ESTATE PARTNERS

9471 Haven Ave Suite 110 | Rancho Cucamonga, CA 91730