

Moreno Valley Plaza

SWC Heacock Street & Sunnymead Blvd.
Moreno Valley, CA 92553



LESLIE'S SWIMMING POOL SUPPLIES

Office DEPOT

FAMILY DOLLAR

SUPERIOR GROCERS

FALLAS
FIRST PLACE TO SHOP... FIRST PLACE TO SAVE

HARBOR FREIGHT
Quality Tools at Radically Low Prices

goodwill

BIG LOTS!

NAPA AUTO PARTS

BIG 5 SPORTING GOODS

WELLS FARGO

McDonald's

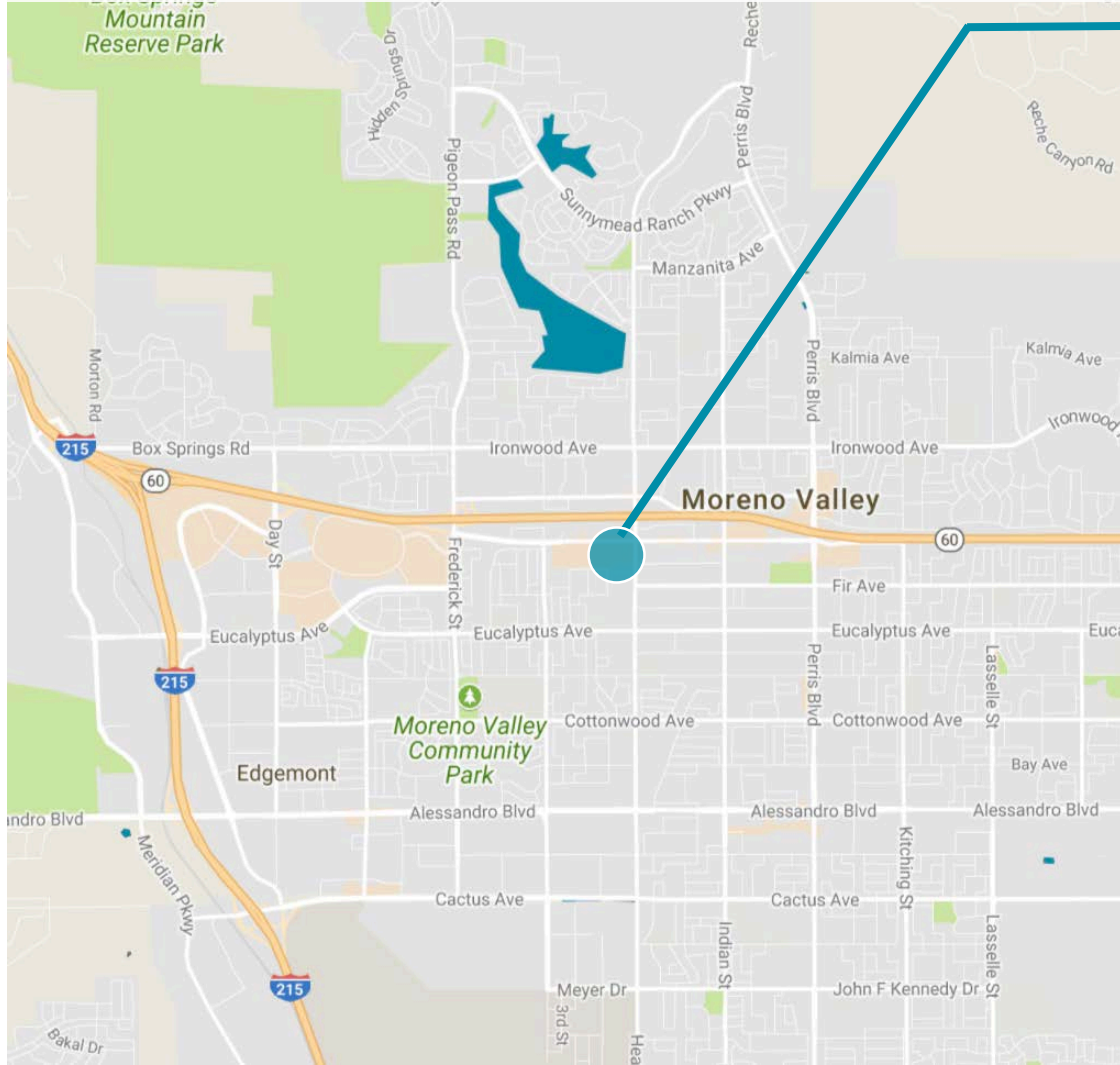
Options For Youth
Public Charter Schools

Sunnymead Boulevard

Argent
RETAIL ADVISORS

For Lease Moreno Valley Plaza

SWC Heacock Street & Sunnymead Blvd. Moreno Valley, CA



Property Highlights:

- Large, dominant, community shopping center, at SWC of 60 FWY & Heacock
- Grocery anchored center with Superior Supermarket, Big Lots, Harbor Freight Tools, Fallas Parades, Office Depot, Family Dollar, and Big 5
- Great pylon signage available
- Anchors, pads and restaurant spaces available for lease
- Dense, In-Fill Demographics

Demographics:

2017 Estimates	1 MILE	2 MILE	3 MILE
Population	28,316	91,113	149,274
AHH Income	\$53,965	\$63,914	\$68,339



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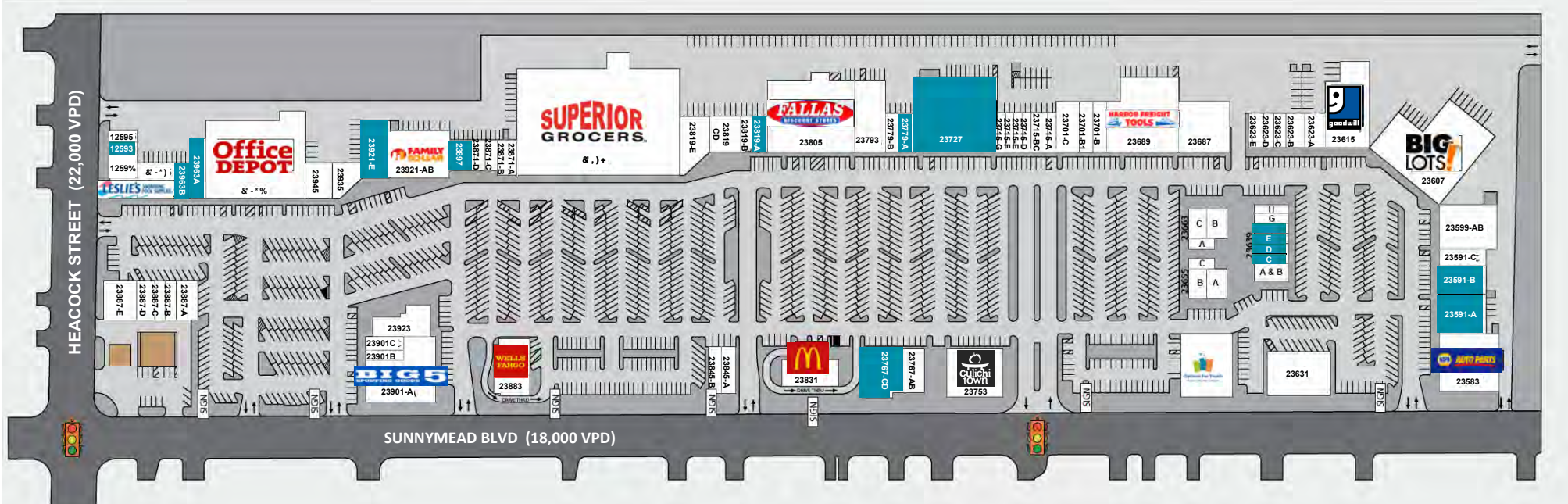
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BLDG SUITE	TENANT	SQ. FT.	BLDG SUITE	TENANT	SQ. FT.	BLDG SUITE	TENANT	SQ. FT.	BLDG SUITE	TENANT	SQ. FT.
12591	PAM'S DONUTS	1,600	23639F	AVAILABLE	855	23727	AVAILABLE	17,500	23883	WELLS FARGO BANK	4,238
12593	AVAILABLE	860	23639G	ALL ABOUT GROOMING	855	23753	CULICHI TOWN	6,853	23887A	THE LUCKY GREEK	2,000
12595	KOUROUMA COMPUTER REPAIR	600	23639H	HERBALIFE	855	23767AB	VALLEY CHIROPRACTIC	1,800	23887B	ALCOCCER ACUPUNCTURE	767
23583	NAPA AUTO PARTS	10,000	23651	OPTIONS FOR YOUTH	6,300	23767CD	Potentially Available Dental Office	3,240	23887C	ALCOCCER ACUPUNCTURE MEDICAL CLINIC	767
23591A	AVAILABLE	5,200	23655A	BERUMEN DANCE STUDIO	1,407	23779A	Potentially Available	1,440	23887D	RED CARPET HAIR STUDIO	1,467
23591B	AVAILABLE	3,388	23655B	Z&M TAILORING	1,462	23779B	RUBY'S BANGLES	1,560	23887E	SPRINT	2,500
23591C	MOTHER'S NUTRITIONAL CENTER	2,852	23655C	TACOS ARANDAS	956	23793	FALLAS PARADES	6,000	23897	AVAILABLE	3,030
23599AB	INTERIOR FURNITURE	7,500	23663A	METRO PCS	956	23805	FALLAS PARADES	18,161	23901A	BIG 5 SPORTING GOODS	10,990
23607	BIG LOTS	19,000	23663B	LA BELLA DIVA HAIR SALON	1,463	23819A	AVAILABLE	1,200	23901B	BARREL LOUNGE VAPE ROOM	1,100
23615	GOODWILL INDUSTRIES	10,125	23663C	KOREAN BBQ	1,462	23819B	GLAM ADDICT BOUTIQUE	900	23901C	ONE MAIN FINANCIAL	1,350
23623A	SUNNYMEAD LAUNDRY	2,400	23687	USA FURNITURE	6,800	23819CD	H&R BLOCK TAX SERVICES	2,460	23921AB	FAMILY DOLLAR	7,996
23623B	HAIR CREATIONS	1,200	23689-23701A	HARBOR FREIGHT TOOLS	15,280	23819F	RENT-A-CENTER WEST	5,167	23921E	AVAILABLE	5,000
23623C	FOOT MASSAGE	900	23701B	SALLY BEAUTY COMPANY	1,640	23831	MCDONALD'S	6,520	23923	BARREL LOUNGE	4,060
23623D	DM SHOE REPAIR	900	23701B1	MANAGEMENT OFFICE	1,640	23845A	ACE CASH EXPRESS	1,320	23935	OUR PLACE RESTAURANT	2,477
23623E	CATHOLIC CHARITIES	2,400	23701C	SHANNONS HEALTH FOODS	2,000	23845B	SUBWAY	1,080	23945	BST REALTY	2,680
23631	COLDWELL BANKER PIONEER REAL ESTATE	6,000	23715A	NIP & CUT	900	23857	SUPERIOR GROCERS	9,660	23961	OFFICE DEPOT	22,768
23639AB	BIG FISH MARKET	1,710	23715BC	PHO VIETNAM DAILY	1,680	23871A	H&P NAILS	1,140	23963A	AVAILABLE	2,209
23639C	AVAILABLE	900	23715D	NANCY'S WATER	780	23871B	EASY MONEY	720	23963B	AVAILABLE	1,500
23639D	AVAILABLE	900	23715E	FERN'Z BARBERSHOP	840	23871C	FRUIT MANIA	840	23965	LESLIE'S POOLMART	5,580
23639E	AVAILABLE	1,140	23715F	LAWRENCE MASSAGE THERAPY	900	23871D	RUBY'S HAIR	1,070			
			23715G	FARMERS INSURANCE	900						



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