

3 AUTO BAYS WITH CUSTOMER LOUNGE

23550 Sunnymead Boulevard | Moreno Valley, CA 92553
 NEQ of 60 Fwy & Graham Street

FOR LEASE



FEATURES

- 3,400 SF available in Auto Center
- Extreme visibility to over 127,000 cars per day from the 60 freeway
- High traffic center generating over 6,000 cars per month
- Located in one of Moreno Valley's main retail corridors
- Convenient freeway adjacent location
- Strong daytime, income and population demographics
- Features attractive design, modern architecture & layout
- Auto smog & tire center

DEMOGRAPHICS	5 MINS	10 MINS	15 MINS
Population	71,256	260,172	505,148
Average Income	\$61,542	\$69,207	\$72,785
Daytime Population	5,431	32,255	51,095

TRAFFIC COUNTS

127,000 CPD on 60 Fwy & 15,300 CPD on Sunnymead Blvd.

** Derived from Sites to Do Business*

VISIT INTERACTIVE MAP



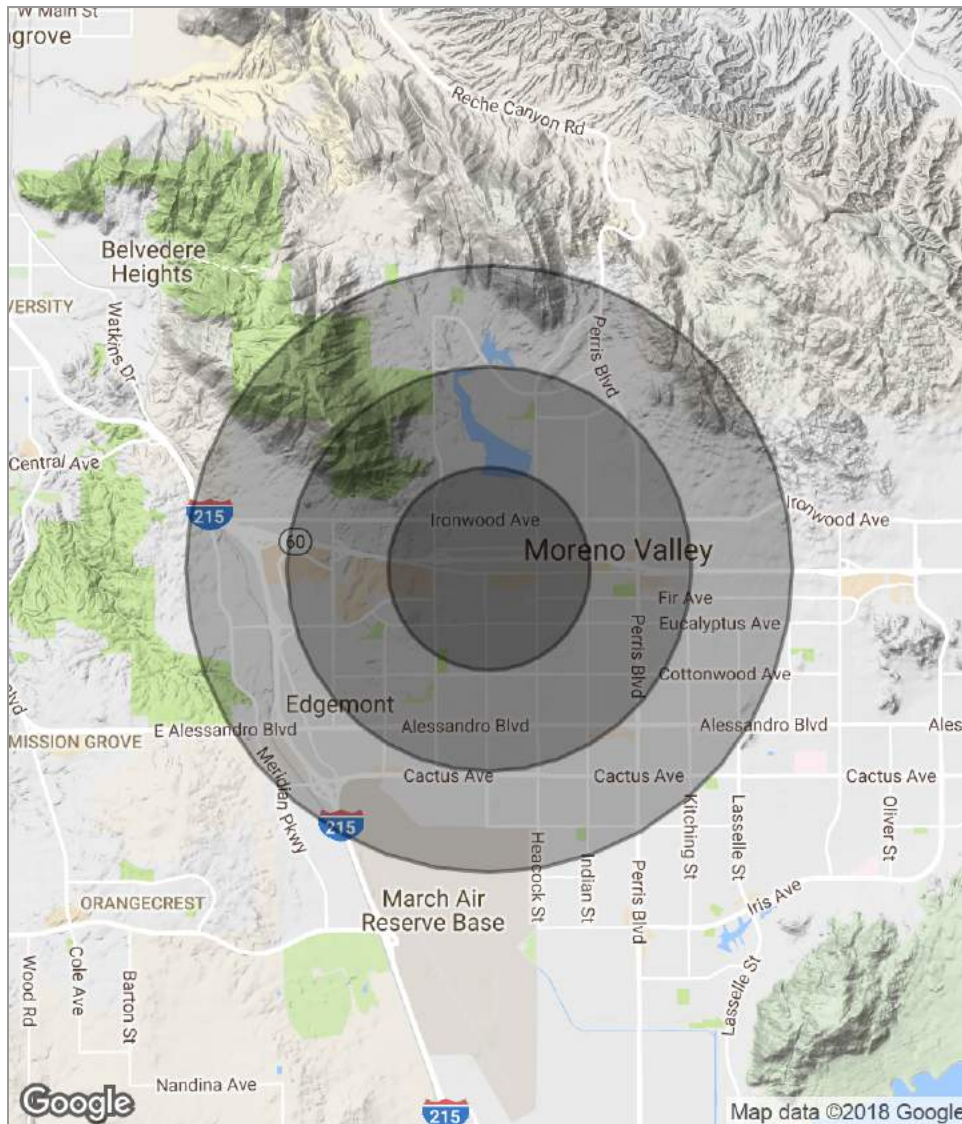
PROPERTY PHOTOS | 3 Auto Bays With Customer Lounge



RETAILER MAP | 3 Auto Bays With Customer Lounge



DEMOGRAPHICS MAP | 3 Auto Bays With Customer Lounge



POPULATION	1 MILE	2 MILES	3 MILES
Total population	25,859	75,660	124,471
Median age	26.4	26.9	27.5
Median age (Male)	23.8	25.4	26.3
Median age (Female)	27.6	27.8	28.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,549	20,826	33,627
# of persons per HH	3.4	3.6	3.7
Average HH income	\$50,677	\$57,620	\$61,624
Average house value	\$257,473	\$281,735	\$286,767
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	50.2%	52.5%	53.7%
RACE (%)	1 MILE	2 MILES	3 MILES
White	48.0%	47.0%	46.6%
Black	22.0%	19.5%	17.8%
Asian	4.2%	4.7%	5.2%
Hawaiian	0.3%	0.4%	0.6%
American Indian	0.3%	0.4%	0.4%
Other	20.6%	23.6%	25.8%

** Demographic data derived from 2010 US Census*