

TOWNGATE HIGHLANDS

PADS AVAILABLE FOR GROUNDLEASE

COMMERCIAL/RESTAURANT/RETAIL/HOTEL

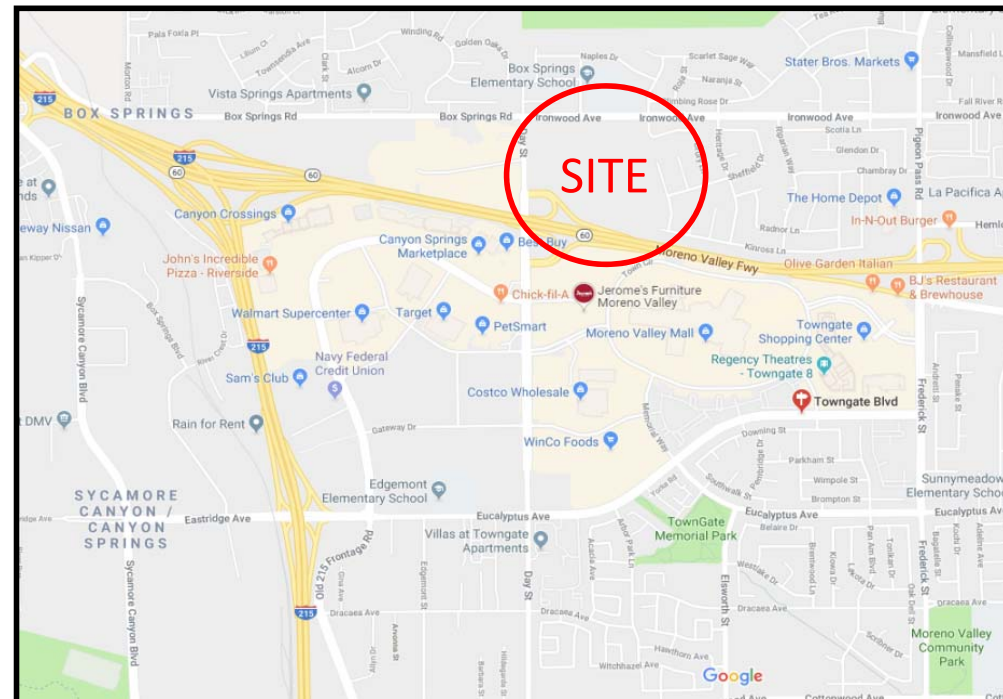
- Residential market showing strong growth
- 10% annual increase in average home value to over \$337,000
- More than 4,100 single family units approved, entitled or under construction
- More than 2,300 multi family units approved, entitled or under construction
- Recent wage growth topped 7% annual growth – average household income now \$85,356



DEMOGRAPHICS (based on 2019 estimates)

- Population 213,914
- Average Household Income: \$85,356.00
- Average Age: 34.10
- Average Household Size: 3.79
- Average Number of Vehicles: 2.30
- 20,000 New Jobs In The Last Six Years
- 7 Million Square Feet of Industrial Space Under Construction in 2018
- 40.6 Million Square Foot Industrial Business Park

Provided by: City of Moreno Valley




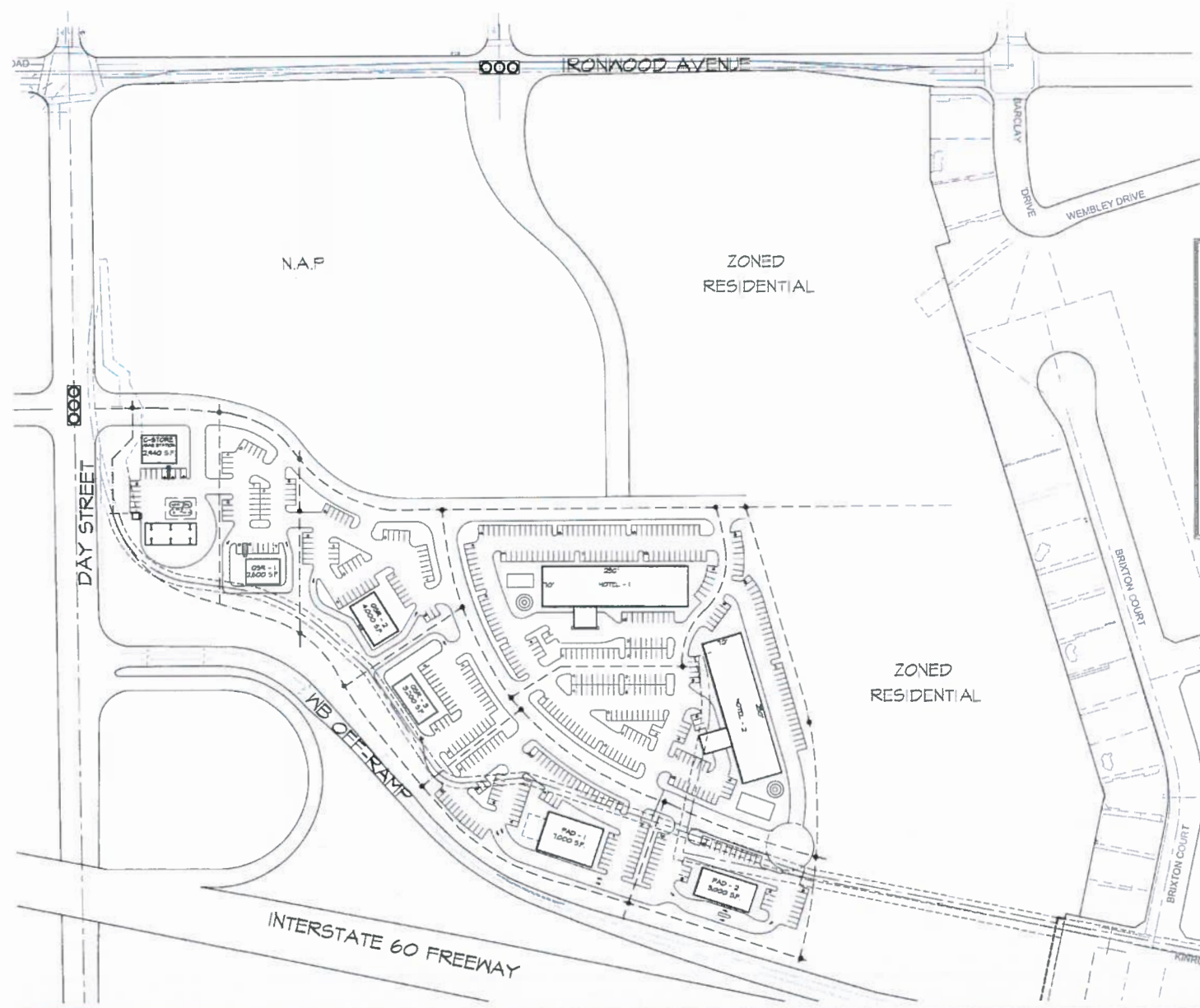
For information, please contact:
 Fritz Duda Company
 949.723.7100

Towngate Highlands Moreno Valley

PARKING SUMMARY

	REQUIRED	PROVIDED
C- STORE/ GAS STATION	12 STALLS	14 STALLS
QSR - 1 2,600 S.F.	26 STALLS	38 STALLS
QSR - 2 4,000 S.F.	40 STALLS	52 STALLS
QSR - 3 3,200 S.F.	32 STALLS	37 STALLS
PAD - 1 7,000 S.F.	70 STALLS	83 STALLS
PAD - 2 5,000 S.F.	20 STALLS	37 STALLS
HOTEL - 1 (130 ROOMS)	130 STALLS	151 STALLS
HOTEL - 2 (130 ROOMS)	130 STALLS	155 STALLS
TOTAL PARKING	460 STALLS	567 STALLS

SCALE: 1"=80' 



3425 Via Lido # 250
Newport Beach, CA

Paul Bernard 949-723-7100

jagarchitecture *26*
& design studios

15 Hubble Dr, #200
Irvine, CA

Schematic Site Plan

2019