

1,300 SF IMPROVED LIGHT FOOD USE

TOWNGATE CROSSING

12430 DAY ST - BLDG C, MORENO VALLEY, CA 92553

TARGET

PETSMART

Panera
BREAD

SUPERCUTS

T Mobile

CAVA

Mozzo Grill

Sit'n Sleep

SUBJECT

Wendy's

BEST
BUY

Jerome's
Furniture



BUFFALO
WILD WINGS

Lowe's

Let's Build Something Together

DAY ST (≈38,000 CARS PER DAY)

CA-60 FWY (≈147,000 CARS PER DAY)

1,300 SF IMPROVED LIGHT FOOD USE

A Dynamic Mix of Trusted National Retailers & Local Favorites

TOWNGATE CROSSING

Located within the Prominent Towngate Retail Hub, a Regional Shopping Destination

Situated in one of Moreno Valley’s most established retail destinations, surrounded by top national retailers

Ongoing area growth supports increasing shopper volumes and tenant performance

Offers both local and freeway exposure, with traffic counts exceeding ±180,000 vehicles per day combined

Driven by a growing population of approximately 214,700 and a median age of 32, the market provides exceptional potential for retail and service-oriented businesses

TRAFFIC COUNTS

Day St	approx. 38,000 cars per day
CA-60 Fwy	approx. 147,000 cars per day
I-215 Fwy	approx. 243,500 cars per day

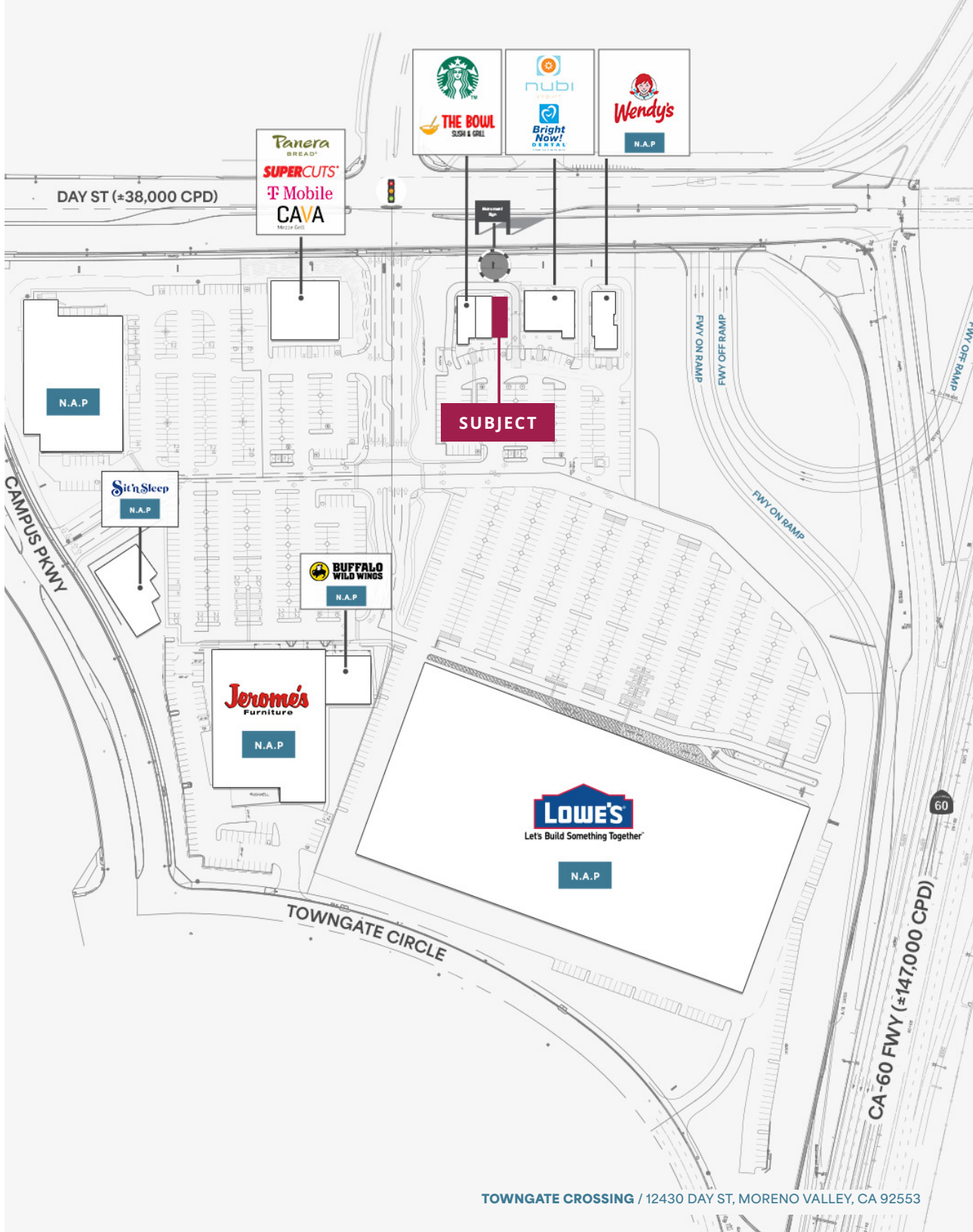
*SOURCE: COSTAR





TOWNGATE CROSSING
BUILDING C TENANTS

NO.	TENANT	SF
C1/C2	Starbucks	2,800
C3	The Bowl Sushi & Grill	1,300
C4	Light Food Use Available	1,300



DEMOGRAPHICS			
*Source: Esri			
2025 POPULATION	one mile	three mile	five mile
Population	14,490	100,858	256,982
2025-2030 Annual Rate	0.69%	0.30%	0.43%
Median Age	32.3	32.8	32.7
Average Family Size	3.33	3.69	3.71
Total Daytime Population	19,475	90,047	220,003
Workers	11,359	34,231	77,599
Residents	8,116	55,816	142,404
2025 INCOME	one mile	three mile	five mile
Median Disposable Income	\$70,749	\$67,352	\$75,499
Median Household Income	\$86,830	\$82,994	\$91,594
Average Household Income	\$98,769	\$101,390	\$113,742
Per Capita Income	\$30,536	\$30,743	\$33,277
RACE & ETHNICITY	one mile	three mile	five mile
White Alone	34.3%	35.6%	34.8%
Black Alone	3.3%	2.2%	2.1%
American Indian/Alaska Native Alone	1.4%	1.5%	1.4%
Asian Alone	17.9%	17.0%	20.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Hispanic Origin (Any Race)	49.2%	49.7%	47.2%

TOWNGATE CROSSING / 12430 DAY ST, MORENO VALLEY, CA 92553

ECONOMICS & DEMOGRAPHICS

The city has adopted a five-year Economic Development Strategic Plan (2024 onward) focusing on emerging industries (advanced manufacturing, clean tech, EV manufacturing, IT), entertainment/“sense of place”, revenue generation, business retention/expansion, and workforce development.

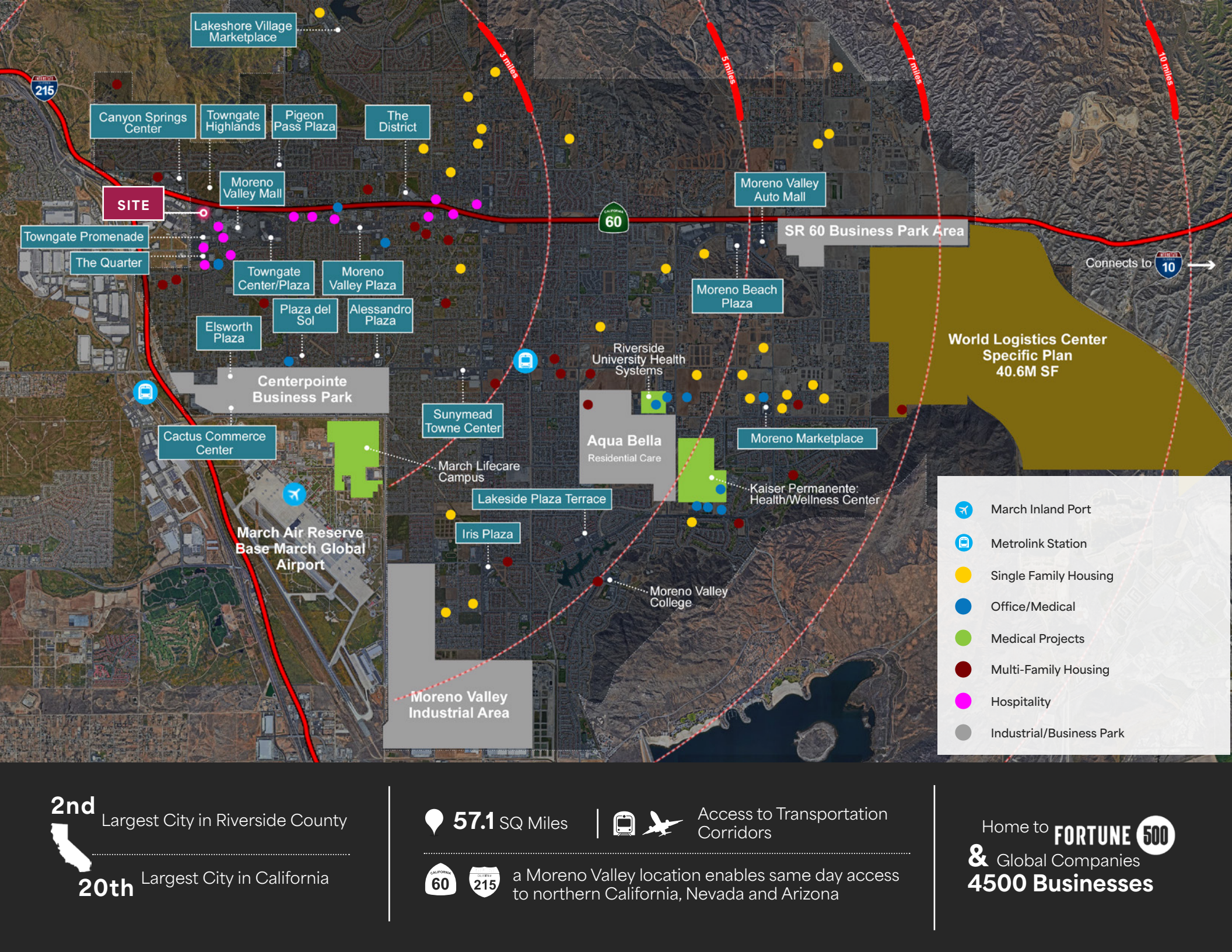
Moreno Valley is one of the fastest-growing cities in the Inland Empire region, with major industrial hubs: **the Centerpointe Industrial Area, the Moreno Valley Industrial Area, and the SR-60 Corridor.**

Moreno Valley is the **2nd largest** city in Riverside County and 20th in California. Moreno Valley is central to a **population exceeding 2.4 million within a 20-mile trade area.** The market is home to more than 260,000 households with strong average incomes surpassing \$86k.

Retail & Restaurant Sales: Growing populations mean retail and restaurant sales continue to boom; performance numbers commonly exceed Statewide averages for the chains!

Residential Market Growth: Close to 8,000 single-family and multi-family units in the development process

*Source: morenovalleybusiness.com





FOR MORE INFORMATION CONTACT

Terrison Quinn 949 698 1107

terrison.quinn@srsre.com | CA License No. 01789657

Casey Mahony 949 698 1108

casey.mahony@srsre.com | CA License No. 01886184



610 Newport Center Drive, Suite 1500, CA 92660 | SRSRE.com

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.