

1,300 SF IMPROVED LIGHT FOOD USE

TOWNGATE CROSSING

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



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

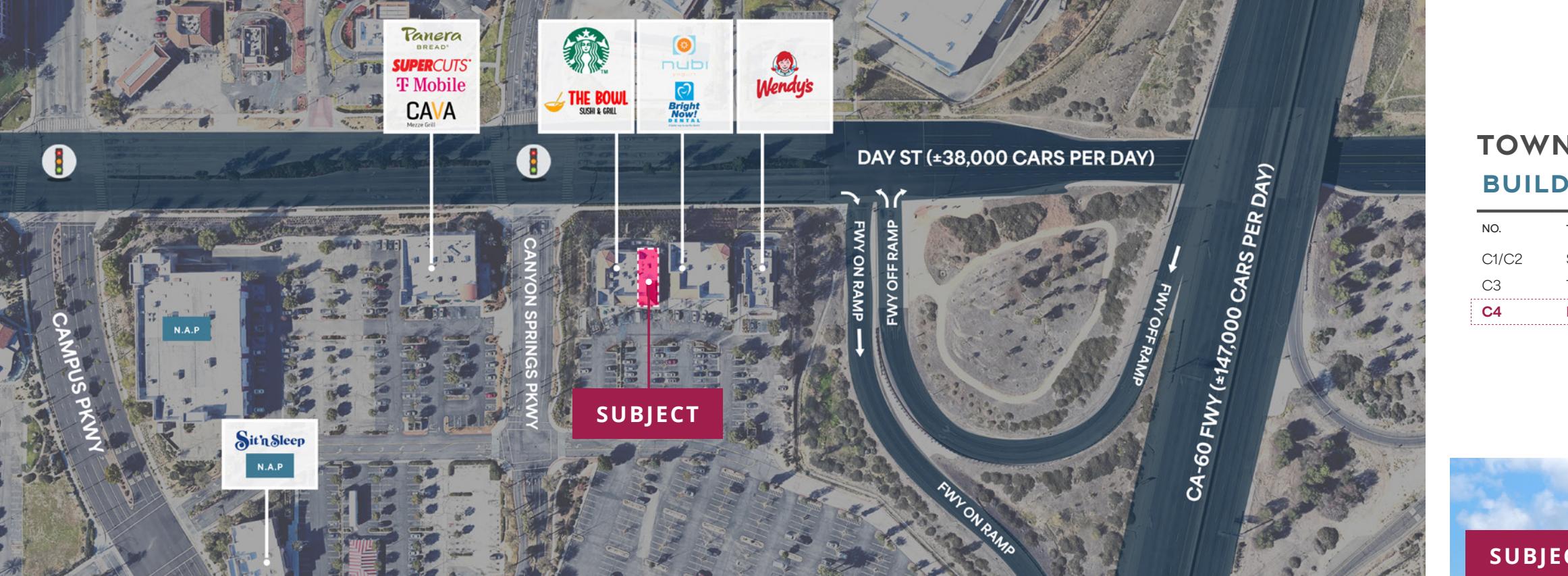
CA-60 Fwy

I-215 Fwy

*SOURCE: COSTAR

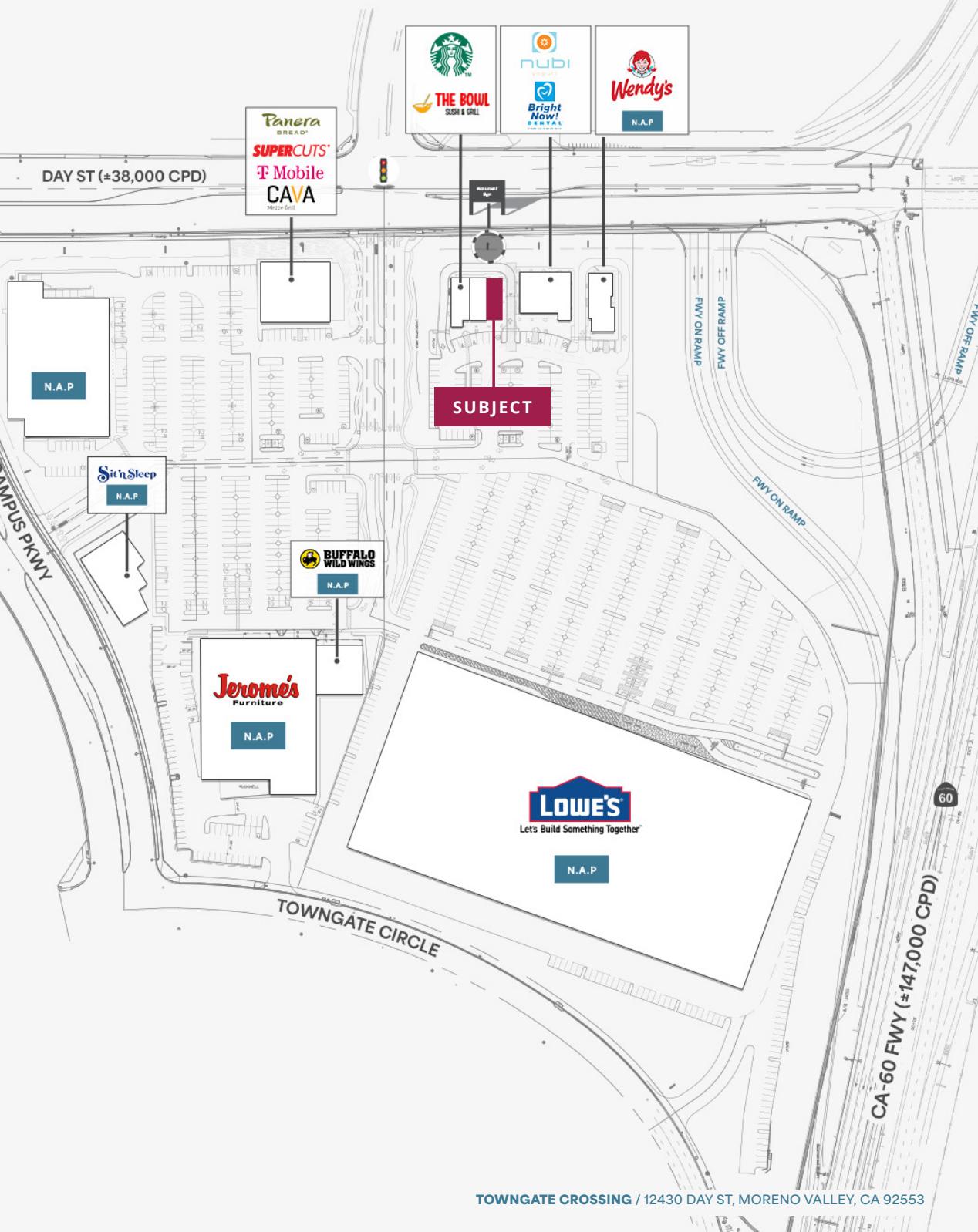
approx. 38,000 cars per day
approx. 147,000 cars per day
approx. 243,500 cars per day





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



DEMOCRAPHICS

*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%

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ECONOMICS & DEMOGRAPHICS

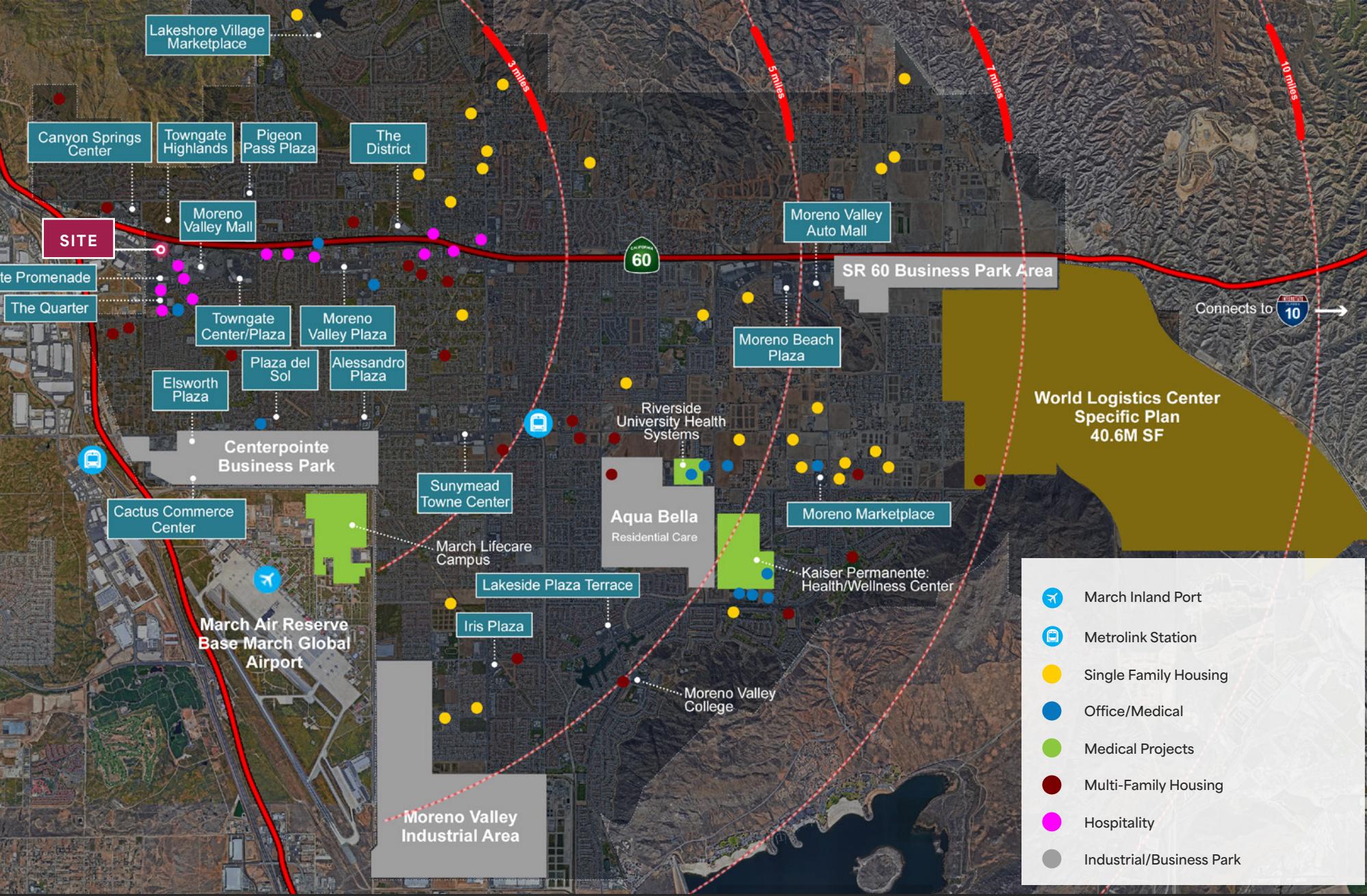
The city has adopted a five-year Economic Development Strategic Plan (2024 onward) focusing on emerging industries (advanced manufacturing, clean tech, EV manufacturing, IT), entertainment/“sense of place”, revenue generation, business retention/expansion, and workforce development.

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



2nd

Largest City in Riverside County

20th

Largest City in California

57.1 SQ Miles



Access to Transportation Corridors

CA 60

STATE 215

a Moreno Valley location enables same day access to northern California, Nevada and Arizona

Home to **FOR TUNE 500** & Global Companies **450 Businesses**



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

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