

FOR  
LEASE

# PRIME RESTAURANT/RETAIL SPACE

NEC NASON ST & CACTUS AVE, MORENO VALLEY • CA



**Pacific First Capital Group**

Investments, Development, Financing

Retail  
Leasing  
Team

**VANESA MATA**  
818-263-1396  
vmata@pacfirst.net

**NICK TOROK**  
805-448-1646  
ntorok@pacfirst.net

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 21031 Warner Center Lane, Suite B Woodland Hills, CA 91367



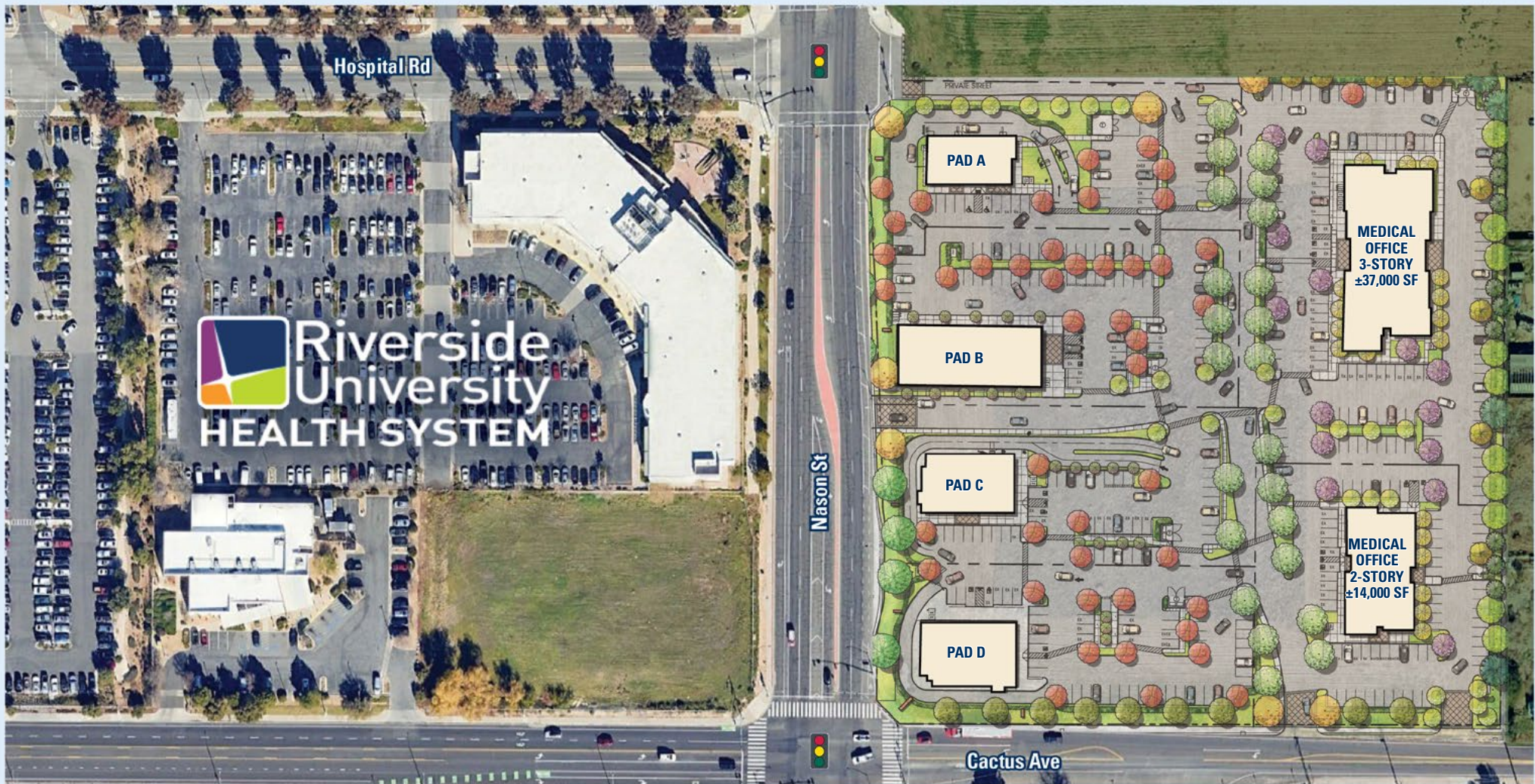
# PROJECT HIGHLIGHTS

- ±21,884 SF of Retail Space
- ±51,000 SF of Medical Office
- Three Drive-Thru pads
- Ideal for food and retail spaces
- Located at the signalized intersection of Nason Street and Cactus Avenue
- (2) Signalized entrances
- Major thoroughfare to 60 and 215 freeways
- ±27,363 CPD intersection




AVAILABILITY		
Pad A	±3,700 SF	Single tenant QSR with Drive-Thru (divisible)
Pad B	±1,200 SF - 8,000 SF	Freestanding building (divisible)
Pad C	±4,800 SF	Endcap with drive-thru (divisible)
Pad D	±5,400 SF	Endcap with drive-thru (divisible)
Medical Office 1	±14,000 SF	
Medical Office 2	±37,000 SF	





## PROJECT HIGHLIGHTS

Located at the NEC of Nason St. and Cactus Ave. in Moreno Valley, this ±370,000 SF mixed-use development offers retail shop space and pads. The center features ±21,884 SF of retail and drive-thru spaces, along with ±51,000 SF of medical office space, providing significant value to the community.

  
**±370,000 SF**  
Total

  
**Six**  
Buildings

  
**Ample**  
Parking

  
**Signalized**  
Accessibility

  
**Medical**  
Office

  
**Retail**  
Shops

  
**Dining**  
Options





# NEC NASON ST & CACTUS AVE MORENO VALLEY • CA

This  $\pm 370,000$  SF mixed-use center at Nason St. and Cactus Ave. will enhance Moreno Valley by providing essential retail, dining, and medical services. With  $\pm 21,884$  SF of retail and  $\pm 51,000$  SF of medical office space, it offers convenience and economic growth. Its prime location at a busy intersection ensures easy access for residents and businesses alike.



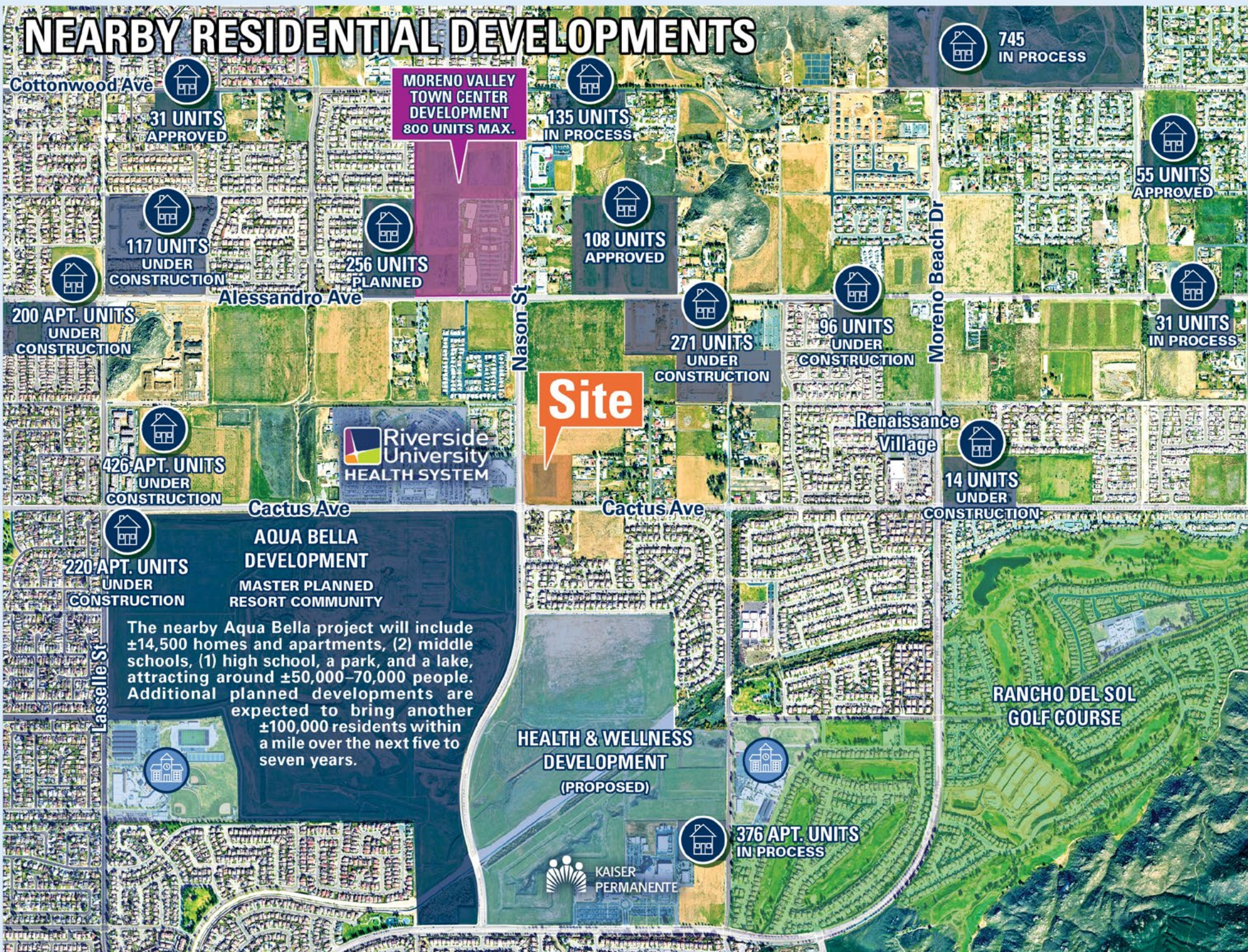


# RETAIL TRADE AREA





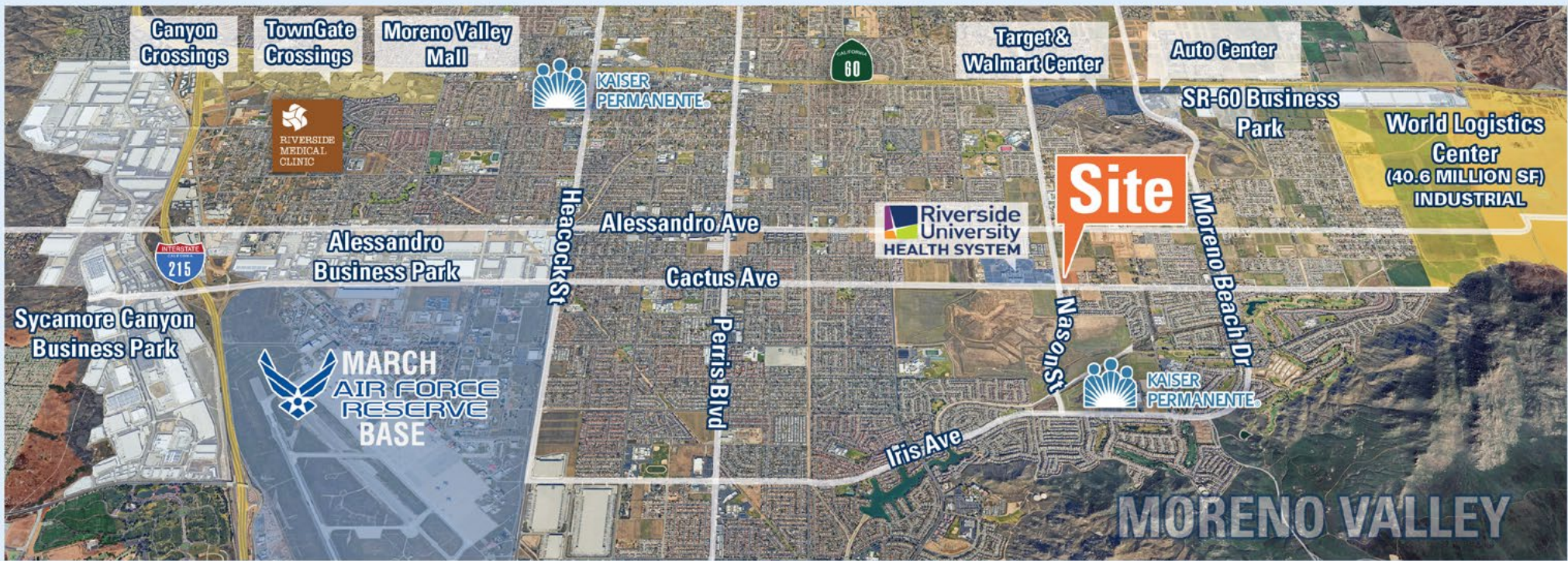
# NEARBY RESIDENTIAL DEVELOPMENTS











## MORENO VALLEY HIGHLIGHTS

Recently ranked as one of the fastest growing cities in the nation (cities with a population of 100,000 or more) and is the second largest city in Riverside County.

Ideally situated at the junction of SR-60 and I-215, Moreno Valley is the Inland Empire's best opportunity for a new business or a development project. With over 4,500 businesses strong, Moreno Valley is home to many Fortune 500 and international companies.

### 2023 DEMOGRAPHIC SUMMARY

Population	213,574
Households	57,308
Median Age	34
Median Household Income	\$79,243
Average Household Income	\$96,932

### 2030 DEMOGRAPHIC ESTIMATION

Population	220,672
Households	59,358

## TOP 10 EMPLOYERS

