

MORENO BEACH PLAZA

# ±3,312 SF SHOP SPACE FOR LEASE

27550-27680 Eucalyptus Avenue, Moreno Valley, CA 92555



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**PROGRESSIVE**  
REAL ESTATE PARTNERS

## Presented By



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# PROPERTY OVERVIEW



## HIGHLIGHTS

- ±3,312 SF for lease with pylon signage available
- Located at a major retail hub on the signalized intersection of Eucalyptus Ave and Moreno Beach Drive with 41,393 CPD
- The subject space is strategically located off the 60 freeway with direct visibility to the freeway off-ramp.
- Co-Tenancy includes LA Fitness, Sportsman's Warehouse, America's Tire, Moreno Beach Urgent Care, Panda Express and Carl's Jr.
- Within a 3-mile radius, demographics show there is an overall population of 64,742 with median household incomes in excess of \$95,000 and a daytime population of 9,339.

## HIGHLIGHTS

- Having surpassed 213,000 in population, Moreno Valley is the second largest city in Riverside County and one of the fastest growing cities in the nation.
- Top 5 employers include March Air Force Reserve Base, Amazon, Moreno Valley Unified School District, Riverside University Health Systems Medical Center, and Ross Dress for Less distribution.
- Moreno Valley is home to 20 million square feet of distribution space including national companies such as Amazon, Proctor & Gamble, ALDI, Home Depot, Lowe's, O'Reilly Auto Parts, Phillips, Ross Dress for Less and Skechers.

# SITE PLAN



**27550-27680 Eucalyptus Ave,  
Moreno Valley, CA 92555**

UNIT	TENANT	SF
27550	Sportsman's Warehouse	20,305
27610	LA Fitness	40,770
27640	Moreno Beach Urgent care Center	4,000
27650	Available	3,312
27660	Autozone	8,000
27670	Carl's Jr- Drive Thru	2,830
27680	Panda Express-Drive Thru	2,448
27700	America's Tire	NAP

Available   
  Not A Part

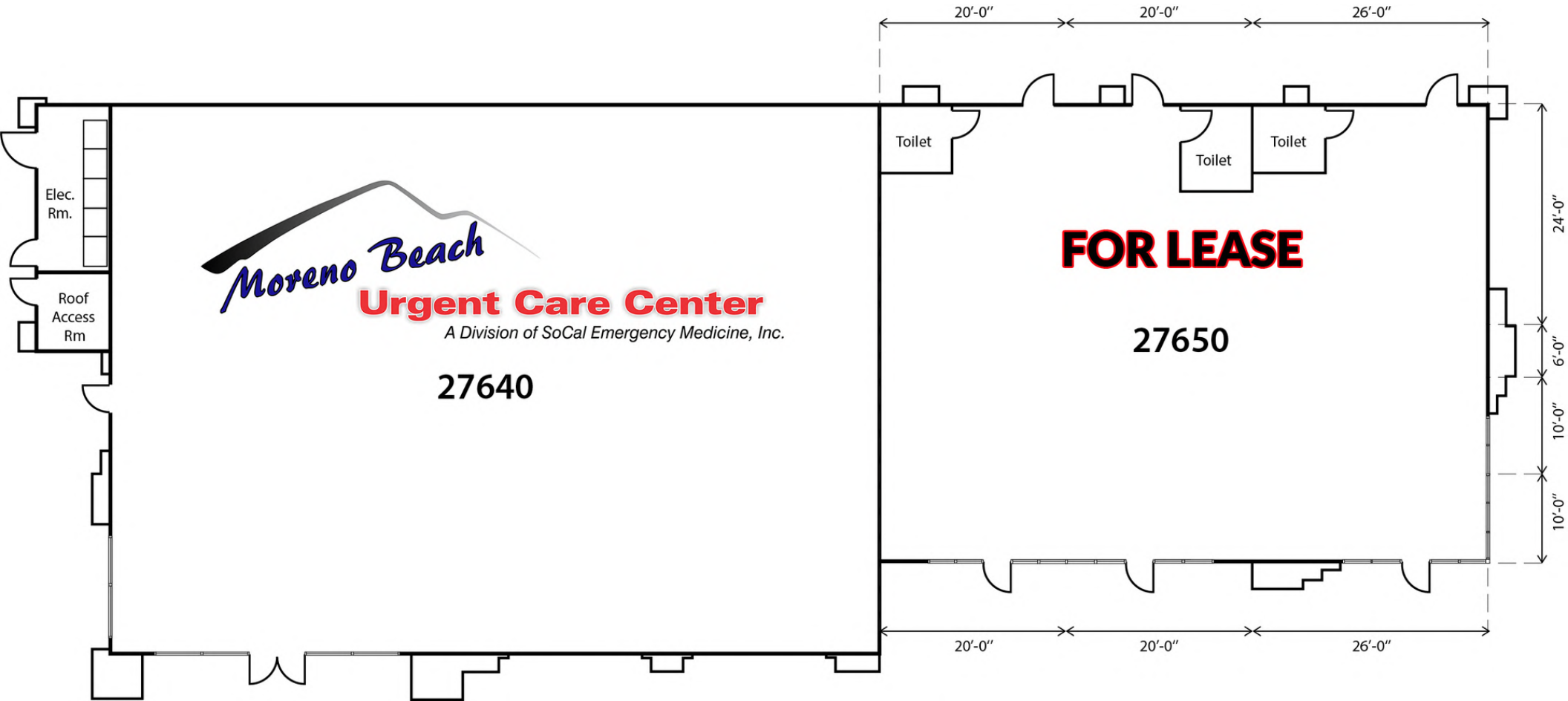


Freeway ±78,923 CPD

Moreno Beach Drive

±41,393 CPD

# FLOOR PLAN



# RETAILER MAP



Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, County of San Bernardino, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

# ADDITIONAL PHOTOS



Co-Tenants - LA Fitness & Sportsman's Warehouse

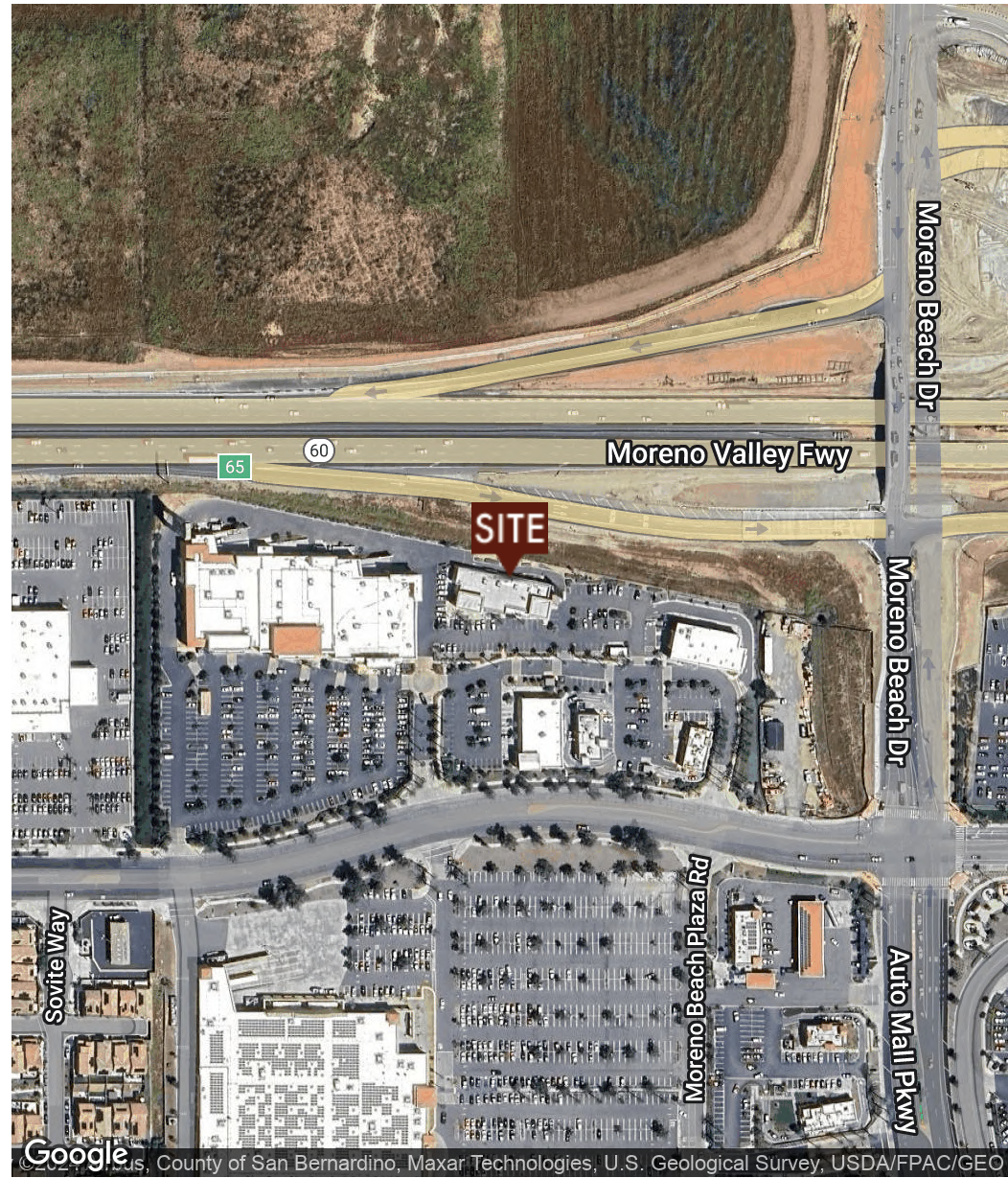
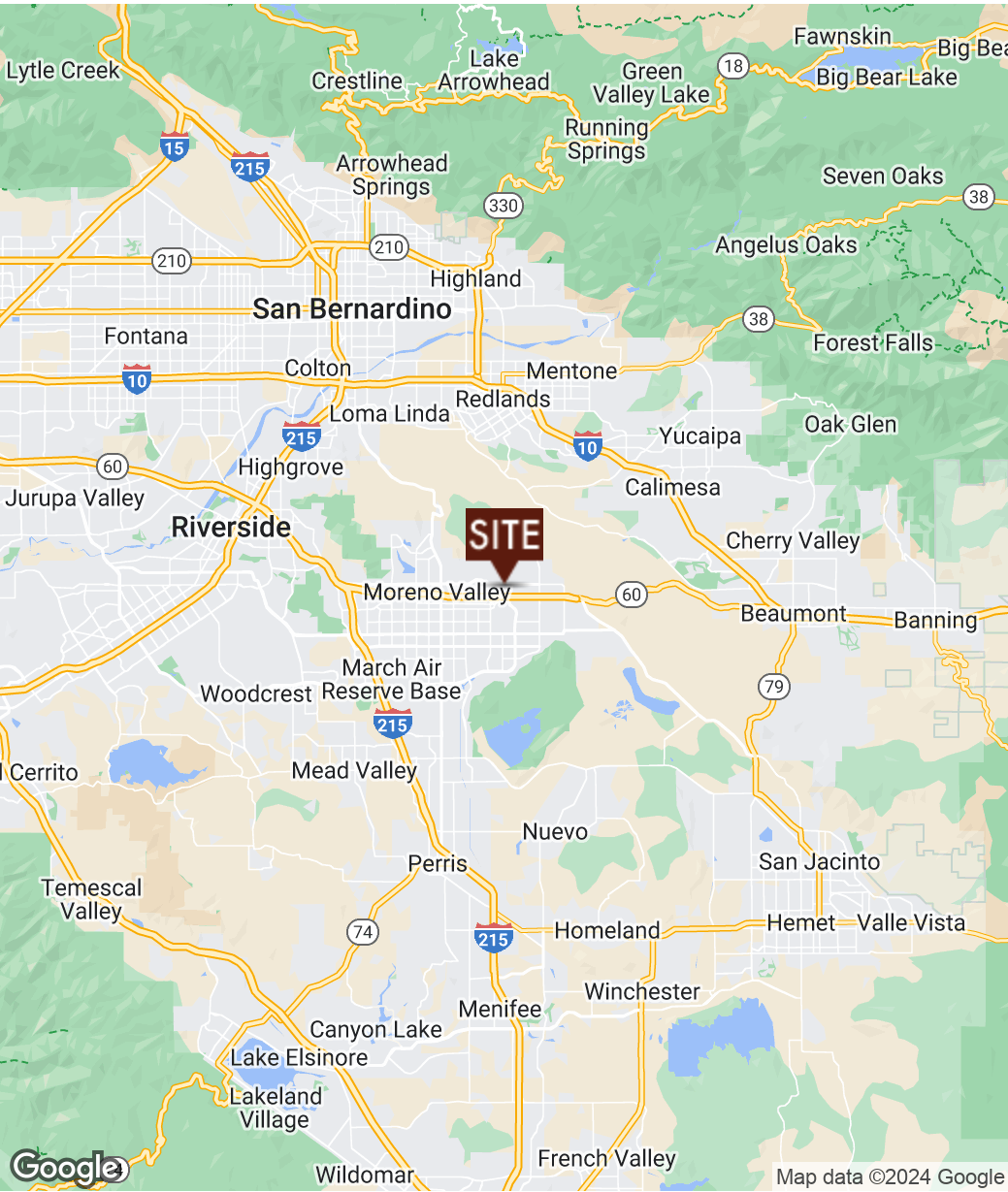


Co-Tenants - Panda Express, Carl's Jr, & Autozone



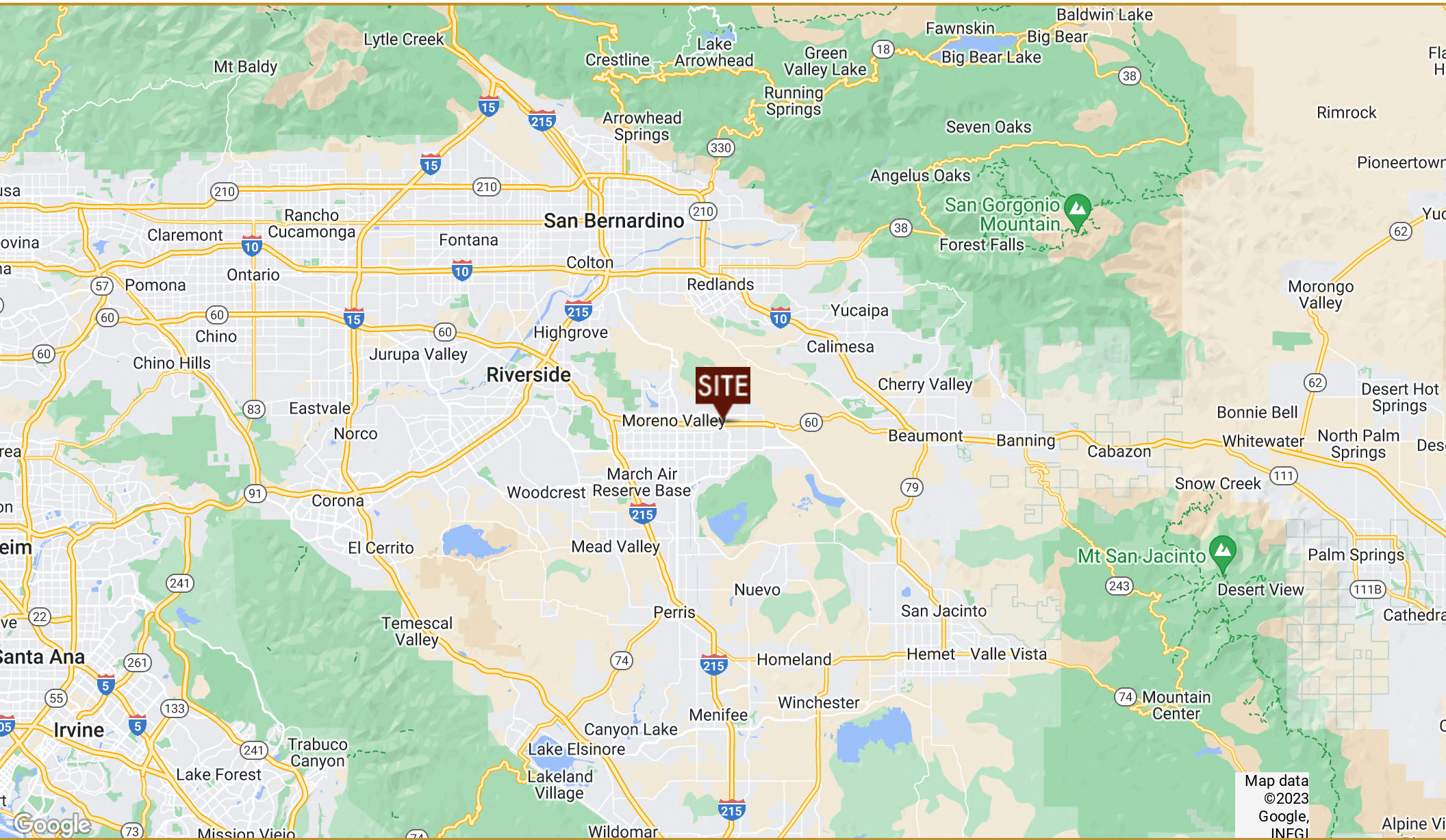
Pylon Sign Next to Subject Property and 60 Freeway Visibility

# LOCATION MAP





# REGIONAL MAP



# WHY MORENO VALLEY?



# MAJOR EMPLOYERS IN MORENO VALLEY

ORGANIZATION	BUSINESS TYPE	EMPLOYEES 2021
March Air Reserve Base	Public Sector - Military	8000
Amazon	Fulfillment	6446
Moreno Valley Unified School District	Education	3782
Riverside University Health Systems	Healthcare	3600
Ross Dress For Less / dd's Discounts	Distribution - Retail	2400
Aldi (Headquarters)	Retail	1900
Moreno Valley Mall	Retail	1500
Kaiser Permanente Community Hospital	Healthcare	1400
Deckers Outdoor	Distribution - Retail	1400
Harbor Freight Tools	Distribution - Retail	1257
Skechers USA	Distribution - Retail	1200
Val Verde Unified School District (MV only)	Education	677
Moss Bros. Auto Group	Automotive	600
Walgreens Co.	Distribution - Retail	587
Procter & Gamble Distribution Center	Distribution - Retail	583
Moreno Valley College	Education	580
US Postal Service (3 stations & 1 processing center)	Public Sector	510
O'Reilly Automotive	Distribution - Automotive	488
Costco	Retail	432
City of Moreno Valley	Government	414
Stater Bros (3 stores)	Grocery	370
Super Target	Retail	350
Walmart Super Center	Retail	348
The Home Depot (2 stores)	Retail	341
Family Service Association	Social Services	325
Phillips Consumer Electronics	Distribution - Retail	314
Supreme Truck Bodies	Manufacturing	310
Solaris Paper	Manufacturing	230
Waste Management of the Inland Empire	Utility	225
Riverside County - DPSS	Public Sector - Social Services	215
Cardenas Markets (2 stores)	Grocery	190
Serta Simmons Mattress	Manufacturing	184
McDonald's Restaurant (4 stores)	Restaurant	175
Riverside County Waste Management Facility	Utility	160
Kroger - Food 4 Less (2 stores)	Grocery	160
Modular Metal Fabricators	Manufacturing	155
99 Cent Only (4 stores)	Retail	152
TJ Maxx & HomeGoods	Retail	145
Masonite Door Fabrication	Manufacturing	140
Lowe's Home Improvement Warehouse	Retail	140
BJ's Restaurant & Brewery	Restaurant	135
Winco Foods	Grocery	130
JC Penney	Retail	125
Gate City	Distribution	105
Macy's	Retail	100
Harkins Theatre	Entertainment	100
ShipBob	Distribution	100
Floor & Decor Outlets of America	Distribution	100
Cardinal Glass	Manufacturing	92
Legrand	Distribution	90

# DEMOGRAPHICS

	1 mi	2 mi	3 mi
<b><u>POPULATION</u></b>			
2023 Total Population	5,618	27,890	64,742
2023 Median Age	33.2	33.8	33.5
2023 Total Households	1,764	7,406	17,011
2023 Average Household Size	3.2	3.7	3.8
<b><u>INCOME</u></b>			
2023 Median Household Income	\$108,007	\$104,687	\$95,009
2023 Per Capita Income	\$43,286	\$36,262	\$33,884
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	140	471	1,181
2023 Total Employees	967	4,366	9,339