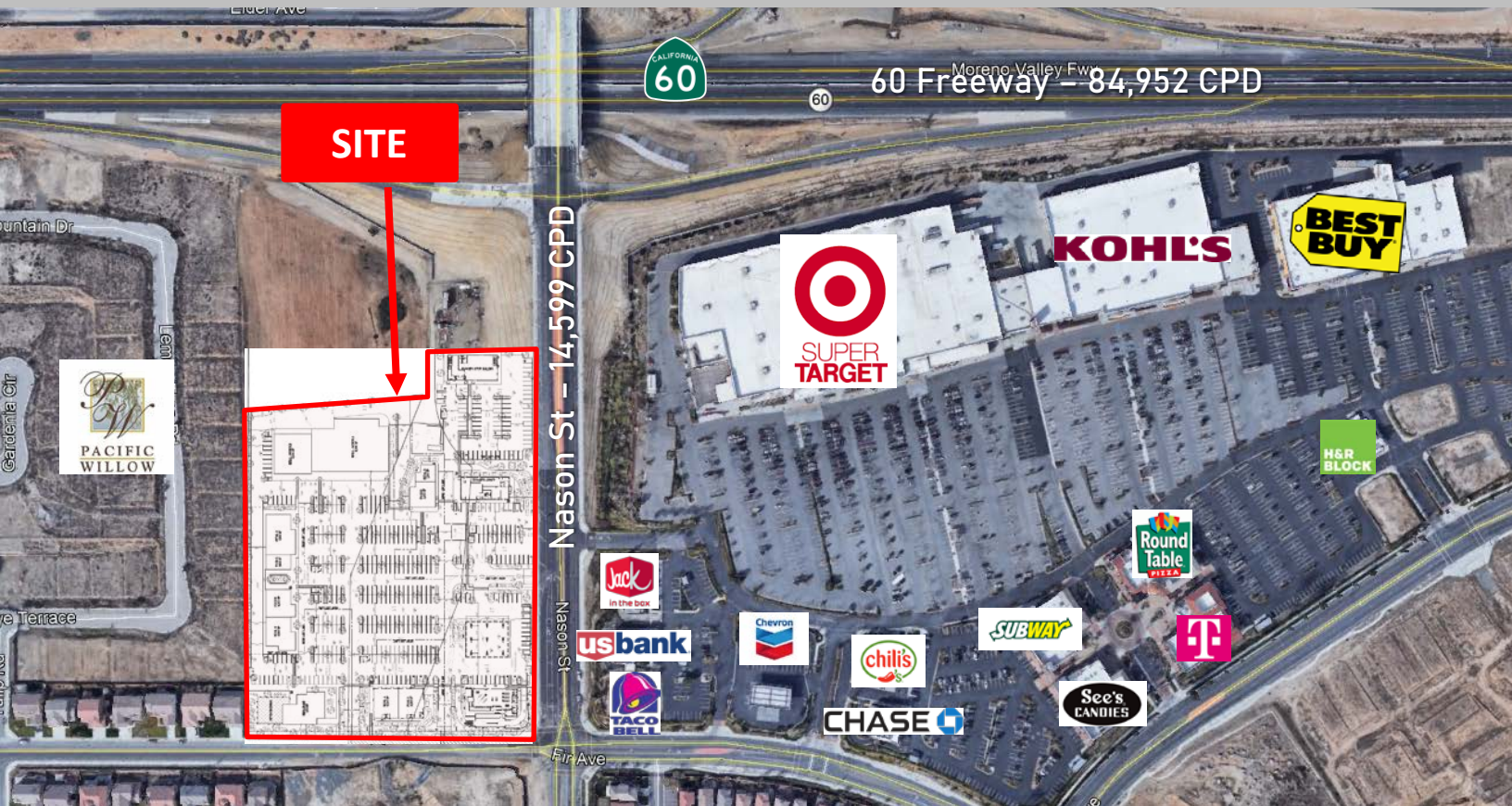


DRIVE THRU PADS & SHOP SPACES AVAILABLE Moreno Valley, CA



SWC 60 Freeway & Nason St, Moreno Valley, CA 92555



PROPERTY HIGHLIGHTS

- Lot Size Available: 20,000-40,000 SF**
- Freeway pylon
- Adjacent to freeway
- Located directly across regional target retail center
- Gas (Shell), food pads & retail shop development

TRAFFIC COUNTS

- 84,952 CPD – 60 Freeway
- 14,599 CPD – Nason St
- Approximately 99,551 CPD** in total at this intersection in Moreno Valley

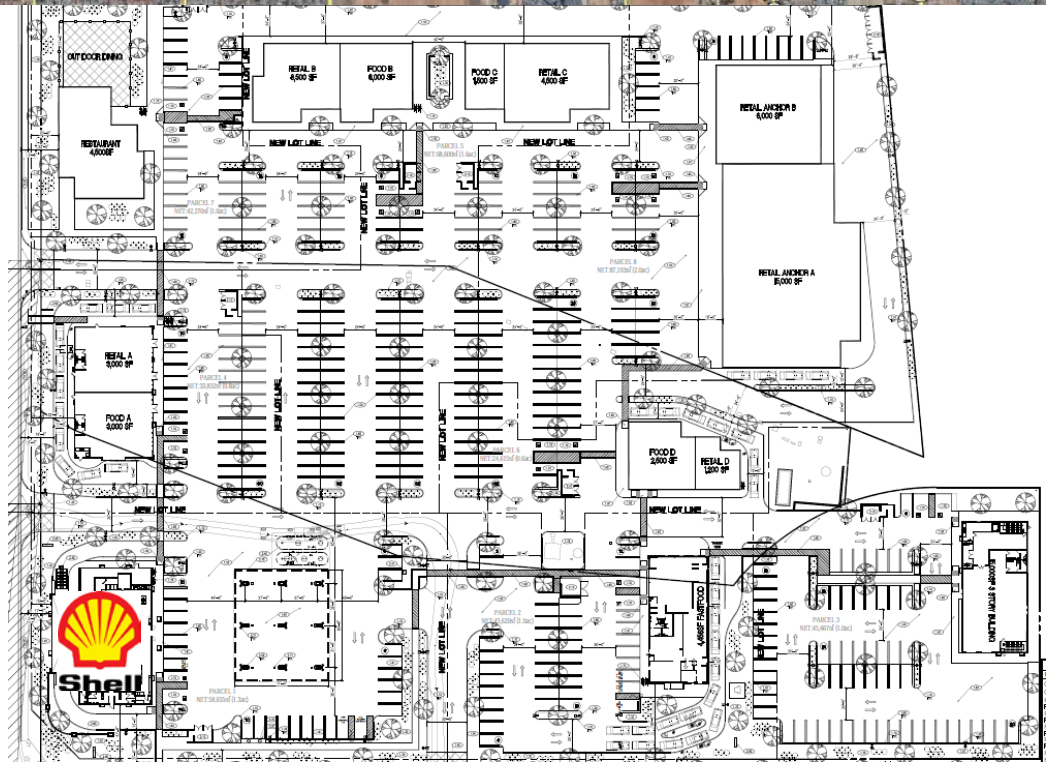
DEMOGRAPHICS

- 2020 Estimated Population**
- 1 Mile: 11,431
- 3 Mile: 96,241
- 5 Mile: 201,394
- 2020 Estimated Avg HH Income**
- 1 Mile: \$93,038
- 3 Mile: \$82,459
- 5 Mile: \$79,193

DRIVE THRU PADS & SHOP SPACES AVAILABLE Moreno Valley, CA



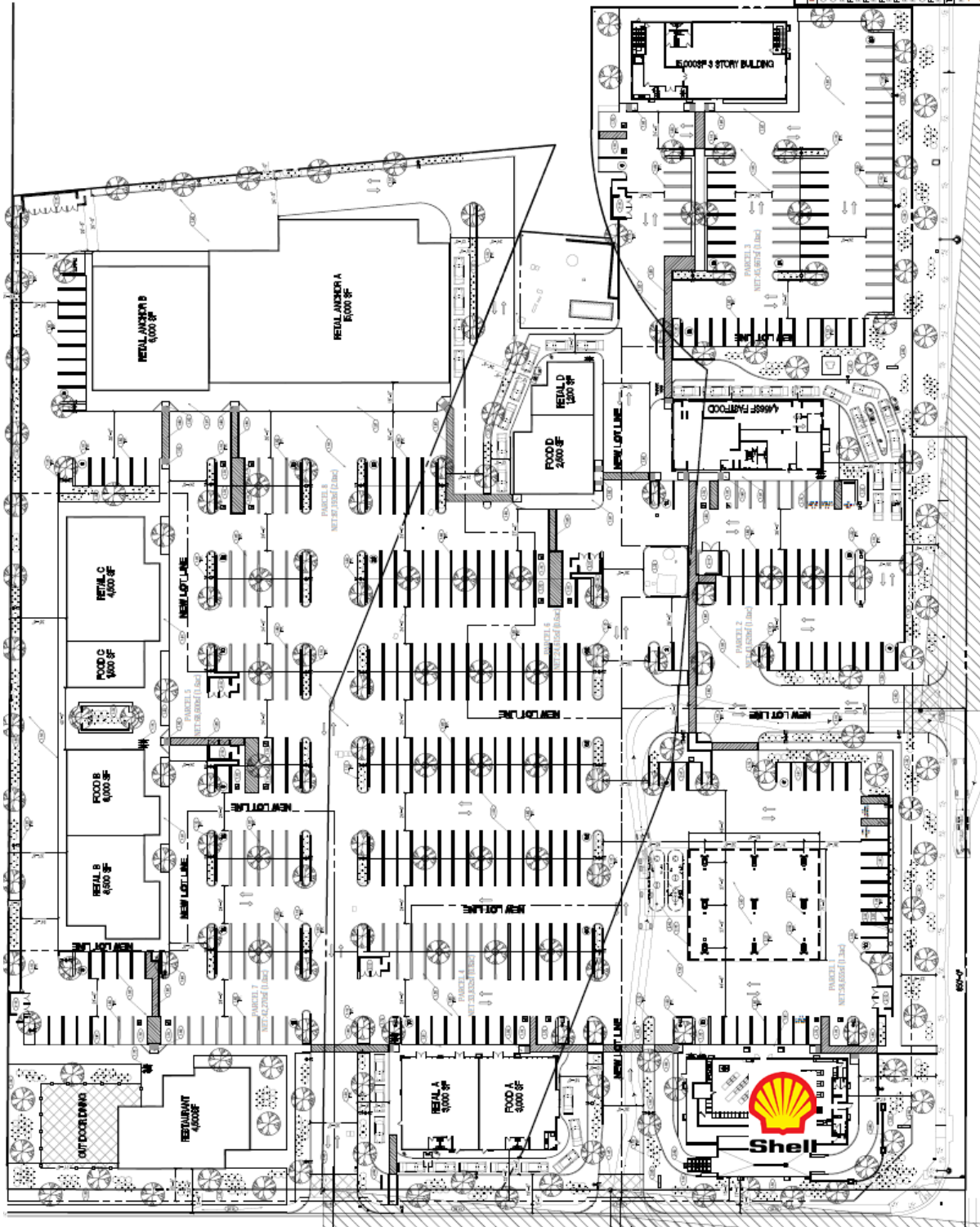
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