



FULLY FIXTURED RESTAURANT SPACE

12560 Day St, Moreno Valley, CA 92553

2,700 SF
AVAILABLE

PROPERTY HIGHLIGHTS



Fully Fixture Restaurant (Former Café Rio)



Located at TownGate Promenade, the premier retail destination in Moreno Valley at the SEC of Campus Parkway & Promenade



"Pole position" on a hard corner with exceptional visibility and exposure



Surrounded by best-in-class retailers and restaurants (Costco, Lowe's, The Habit, ALDI, Starbucks, Buffalo Wild Wings)



Freeway proximity and convenient access to an enormous population base

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	16,734	102,939	257,689
Avg HH Income	\$97,025	\$101,173	\$114,499
Daytime Population	20,769	102,283	223,335

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

TRAFFIC COUNTS

→ Day Street
22,971 CPD

Source: Esri Traffic Counts (2025)

JEFF REENDERS
(949) 805-1609
jeff.reenders@sra-re.com
Lic. #01349955

BLAINE BUSH
(949) 805-1608
blaine.bush@sra-re.com
Lic. #01175854



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FLOOR PLAN

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RETAIL AREA MAP

12560 Day St
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TRADE AREA OVERVIEW

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PROPERTY PHOTOS

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