

# Demographic Detail Report

23071 Sunnymead Blvd, Moreno Valley, CA 92553

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Freestanding**      % Leased: **100%**  
 GLA: **2,250 SF**      Rent/SF/Yr: **-**  
 Year Built: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	26,698	133,602	247,377
2024 Estimate	25,327	127,066	235,361
2020 Census	25,111	127,802	237,087
Growth 2024 - 2029	5.41%	5.14%	5.11%
Growth 2020 - 2024	0.86%	-0.58%	-0.73%
<b>2024 Population by Age</b>			
	<b>25,327</b>	<b>127,066</b>	<b>235,361</b>
Age 0 - 4	1,885 7.44%	8,771 6.90%	15,703 6.67%
Age 5 - 9	1,836 7.25%	8,848 6.96%	15,543 6.60%
Age 10 - 14	1,872 7.39%	9,637 7.58%	17,104 7.27%
Age 15 - 19	1,873 7.40%	9,859 7.76%	18,315 7.78%
Age 20 - 24	2,050 8.09%	10,223 8.05%	19,767 8.40%
Age 25 - 29	2,319 9.16%	10,733 8.45%	20,027 8.51%
Age 30 - 34	2,371 9.36%	10,822 8.52%	19,461 8.27%
Age 35 - 39	1,982 7.83%	9,679 7.62%	17,485 7.43%
Age 40 - 44	1,660 6.55%	8,625 6.79%	15,851 6.73%
Age 45 - 49	1,418 5.60%	7,567 5.96%	14,177 6.02%
Age 50 - 54	1,344 5.31%	7,101 5.59%	13,403 5.69%
Age 55 - 59	1,242 4.90%	6,407 5.04%	12,140 5.16%
Age 60 - 64	1,121 4.43%	5,994 4.72%	11,415 4.85%
Age 65 - 69	912 3.60%	4,908 3.86%	9,391 3.99%
Age 70 - 74	627 2.48%	3,354 2.64%	6,416 2.73%
Age 75 - 79	412 1.63%	2,243 1.77%	4,370 1.86%
Age 80 - 84	223 0.88%	1,288 1.01%	2,587 1.10%
Age 85+	180 0.71%	1,006 0.79%	2,205 0.94%
Age 65+	2,354 9.29%	12,799 10.07%	24,969 10.61%
<b>Median Age</b>	<b>31.70</b>	<b>32.50</b>	<b>32.90</b>
<b>Average Age</b>	<b>33.50</b>	<b>34.20</b>	<b>34.70</b>

# Demographic Detail Report

23071 Sunnymead Blvd, Moreno Valley, CA 92553

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population By Race</b>	<b>25,327</b>	<b>127,066</b>	<b>235,361</b>
White	4,240 16.74%	23,161 18.23%	52,405 22.27%
Black	4,473 17.66%	17,177 13.52%	31,442 13.36%
Am. Indian & Alaskan	345 1.36%	1,908 1.50%	3,476 1.48%
Asian	1,292 5.10%	6,668 5.25%	17,246 7.33%
Hawaiian & Pacific Island	132 0.52%	741 0.58%	1,249 0.53%
Other	14,845 58.61%	77,412 60.92%	129,542 55.04%
<b>Population by Hispanic Origin</b>	<b>25,327</b>	<b>127,066</b>	<b>235,361</b>
Non-Hispanic Origin	9,151 36.13%	42,476 33.43%	94,550 40.17%
Hispanic Origin	16,176 63.87%	84,590 66.57%	140,810 59.83%
<b>2024 Median Age, Male</b>	<b>30.90</b>	<b>31.80</b>	<b>32.10</b>
<b>2024 Average Age, Male</b>	<b>32.60</b>	<b>33.50</b>	<b>33.90</b>
<b>2024 Median Age, Female</b>	<b>32.60</b>	<b>33.20</b>	<b>33.70</b>
<b>2024 Average Age, Female</b>	<b>34.40</b>	<b>35.00</b>	<b>35.50</b>
<b>2024 Population by Occupation Classification</b>	<b>19,360</b>	<b>97,841</b>	<b>183,357</b>
Civilian Employed	11,730 60.59%	58,539 59.83%	111,774 60.96%
Civilian Unemployed	728 3.76%	3,021 3.09%	5,284 2.88%
Civilian Non-Labor Force	6,857 35.42%	36,038 36.83%	65,973 35.98%
Armed Forces	45 0.23%	243 0.25%	326 0.18%
<b>Households by Marital Status</b>			
Married	3,174	17,000	33,062
Married No Children	1,681	9,085	18,012
Married w/Children	1,493	7,915	15,050
<b>2024 Population by Education</b>	<b>17,170</b>	<b>85,447</b>	<b>159,354</b>
Some High School, No Diploma	3,646 21.23%	17,796 20.83%	27,529 17.28%
High School Grad (Incl Equivalency)	4,568 26.60%	22,390 26.20%	39,486 24.78%
Some College, No Degree	5,515 32.12%	26,145 30.60%	48,734 30.58%
Associate Degree	1,360 7.92%	5,720 6.69%	10,426 6.54%
Bachelor Degree	1,549 9.02%	8,575 10.04%	19,585 12.29%
Advanced Degree	532 3.10%	4,821 5.64%	13,594 8.53%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population by Occupation</b>	<b>21,153</b>		<b>106,019</b>		<b>204,050</b>	
Real Estate & Finance	318	1.50%	2,184	2.06%	4,504	2.21%
Professional & Management	3,486	16.48%	19,887	18.76%	42,635	20.89%
Public Administration	539	2.55%	2,859	2.70%	6,072	2.98%
Education & Health	2,025	9.57%	11,543	10.89%	25,373	12.43%
Services	2,542	12.02%	11,598	10.94%	20,689	10.14%
Information	155	0.73%	644	0.61%	1,425	0.70%
Sales	2,579	12.19%	12,170	11.48%	23,372	11.45%
Transportation	183	0.87%	595	0.56%	1,229	0.60%
Retail	1,706	8.07%	8,128	7.67%	15,101	7.40%
Wholesale	513	2.43%	1,867	1.76%	3,132	1.53%
Manufacturing	924	4.37%	4,155	3.92%	7,973	3.91%
Production	2,403	11.36%	12,297	11.60%	21,606	10.59%
Construction	1,461	6.91%	7,428	7.01%	12,252	6.00%
Utilities	1,640	7.75%	7,537	7.11%	13,204	6.47%
Agriculture & Mining	47	0.22%	279	0.26%	492	0.24%
Farming, Fishing, Forestry	26	0.12%	195	0.18%	397	0.19%
Other Services	606	2.86%	2,653	2.50%	4,594	2.25%
<b>2024 Worker Travel Time to Job</b>	<b>11,214</b>		<b>55,736</b>		<b>105,253</b>	
<30 Minutes	5,698	50.81%	28,036	50.30%	52,014	49.42%
30-60 Minutes	4,082	36.40%	19,261	34.56%	35,441	33.67%
60+ Minutes	1,434	12.79%	8,439	15.14%	17,798	16.91%
<b>2020 Households by HH Size</b>	<b>7,309</b>		<b>35,707</b>		<b>66,754</b>	
1-Person Households	1,156	15.82%	5,000	14.00%	9,463	14.18%
2-Person Households	1,765	24.15%	7,839	21.95%	15,465	23.17%
3-Person Households	1,345	18.40%	6,362	17.82%	11,951	17.90%
4-Person Households	1,222	16.72%	6,302	17.65%	11,950	17.90%
5-Person Households	891	12.19%	4,799	13.44%	8,616	12.91%
6-Person Households	493	6.75%	2,752	7.71%	4,800	7.19%
7 or more Person Households	437	5.98%	2,653	7.43%	4,509	6.75%
<b>2024 Average Household Size</b>	<b>3.30</b>		<b>3.50</b>		<b>3.40</b>	
<b>Households</b>						
2029 Projection	7,623		36,492		68,117	
2024 Estimate	7,254		34,830		65,031	
2020 Census	7,309		35,708		66,753	
Growth 2024 - 2029	5.09%		4.77%		4.75%	
Growth 2020 - 2024	-0.75%		-2.46%		-2.58%	



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# Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>7,252</b>	<b>34,829</b>	<b>65,031</b>
<\$25,000	971 13.39%	4,652 13.36%	7,307 11.24%
\$25,000 - \$50,000	1,750 24.13%	6,484 18.62%	10,683 16.43%
\$50,000 - \$75,000	1,722 23.75%	7,421 21.31%	12,694 19.52%
\$75,000 - \$100,000	951 13.11%	5,126 14.72%	9,178 14.11%
\$100,000 - \$125,000	798 11.00%	3,990 11.46%	8,289 12.75%
\$125,000 - \$150,000	616 8.49%	3,005 8.63%	6,554 10.08%
\$150,000 - \$200,000	323 4.45%	2,480 7.12%	5,613 8.63%
\$200,000+	121 1.67%	1,671 4.80%	4,713 7.25%
<b>2024 Avg Household Income</b>	<b>\$74,480</b>	<b>\$87,091</b>	<b>\$98,032</b>
<b>2024 Med Household Income</b>	<b>\$62,340</b>	<b>\$71,164</b>	<b>\$79,989</b>
<b>2024 Occupied Housing</b>	<b>7,254</b>	<b>34,830</b>	<b>65,032</b>
Owner Occupied	3,114 42.93%	18,545 53.24%	38,110 58.60%
Renter Occupied	4,140 57.07%	16,285 46.76%	26,922 41.40%
<b>2020 Housing Units</b>	<b>7,690</b>	<b>36,938</b>	<b>68,714</b>
1 Unit	4,298 55.89%	27,216 73.68%	52,905 76.99%
2 - 4 Units	350 4.55%	1,691 4.58%	2,794 4.07%
5 - 19 Units	1,894 24.63%	4,903 13.27%	8,248 12.00%
20+ Units	1,148 14.93%	3,128 8.47%	4,767 6.94%
<b>2024 Housing Value</b>	<b>3,114</b>	<b>18,544</b>	<b>38,111</b>
<\$100,000	112 3.60%	675 3.64%	1,246 3.27%
\$100,000 - \$200,000	47 1.51%	467 2.52%	698 1.83%
\$200,000 - \$300,000	349 11.21%	2,165 11.67%	3,144 8.25%
\$300,000 - \$400,000	1,559 50.06%	7,365 39.72%	12,004 31.50%
\$400,000 - \$500,000	662 21.26%	4,477 24.14%	9,562 25.09%
\$500,000 - \$1,000,000	383 12.30%	3,224 17.39%	10,962 28.76%
\$1,000,000+	2 0.06%	171 0.92%	495 1.30%
<b>2024 Median Home Value</b>	<b>\$367,286</b>	<b>\$380,990</b>	<b>\$420,534</b>
<b>2024 Housing Units by Yr Built</b>	<b>7,791</b>	<b>37,562</b>	<b>70,018</b>
Built 2010+	594 7.62%	2,069 5.51%	4,446 6.35%
Built 2000 - 2010	1,210 15.53%	4,571 12.17%	12,281 17.54%
Built 1990 - 1999	1,344 17.25%	5,546 14.76%	12,150 17.35%
Built 1980 - 1989	3,618 46.44%	16,181 43.08%	25,615 36.58%
Built 1970 - 1979	659 8.46%	5,304 14.12%	8,286 11.83%
Built 1960 - 1969	179 2.30%	1,452 3.87%	3,684 5.26%
Built 1950 - 1959	114 1.46%	1,177 3.13%	1,885 2.69%
Built <1949	73 0.94%	1,262 3.36%	1,671 2.39%
<b>2024 Median Year Built</b>	<b>1987</b>	<b>1985</b>	<b>1987</b>



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# Consumer Spending Report

23071 Sunnymead Blvd, Moreno Valley, CA 92553

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **2,250 SF**  
 Year Built: -  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$223,084</b>	<b>\$1,216,530</b>	<b>\$2,435,038</b>
<b>Total Apparel</b>	<b>\$13,784</b>	<b>\$71,411</b>	<b>\$137,079</b>
Women's Apparel	4,940	25,904	50,625
Men's Apparel	2,648	14,051	27,406
Girl's Apparel	1,118	5,736	10,648
Boy's Apparel	877	4,411	8,181
Infant Apparel	806	3,856	7,118
Footwear	3,396	17,453	33,100
<b>Total Entertainment &amp; Hobbies</b>	<b>\$29,636</b>	<b>\$164,996</b>	<b>\$336,056</b>
Entertainment	5,850	37,838	75,789
Audio & Visual Equipment/Service	6,845	34,653	68,105
Reading Materials	364	2,047	4,388
Pets, Toys, & Hobbies	4,489	25,118	51,990
Personal Items	12,089	65,340	135,784
<b>Total Food and Alcohol</b>	<b>\$65,048</b>	<b>\$337,888</b>	<b>\$656,188</b>
Food At Home	36,783	188,885	359,535
Food Away From Home	24,711	129,720	257,514
Alcoholic Beverages	3,553	19,283	39,139
<b>Total Household</b>	<b>\$31,584</b>	<b>\$175,269</b>	<b>\$368,332</b>
House Maintenance & Repair	5,753	34,773	73,542
Household Equip & Furnishings	12,789	68,667	141,313
Household Operations	10,053	53,935	112,755
Housing Costs	2,989	17,895	40,721

# Consumer Spending Report

23071 Sunnymead Blvd, Moreno Valley, CA 92553

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$62,356</b>	<b>\$348,854</b>	<b>\$688,813</b>
Vehicle Purchases	31,946	187,148	368,330
Gasoline	17,319	90,017	172,293
Vehicle Expenses	806	4,821	11,124
Transportation	5,062	28,200	60,836
Automotive Repair & Maintenance	7,222	38,667	76,229
<b>Total Health Care</b>	<b>\$8,966</b>	<b>\$48,916</b>	<b>\$98,729</b>
Medical Services	5,544	30,335	61,474
Prescription Drugs	2,412	13,124	26,275
Medical Supplies	1,010	5,457	10,980
<b>Total Education/Day Care</b>	<b>\$11,710</b>	<b>\$69,196</b>	<b>\$149,842</b>
Education	7,491	44,495	95,858
Fees & Admissions	4,219	24,702	53,983

# Demographic Market Comparison Report

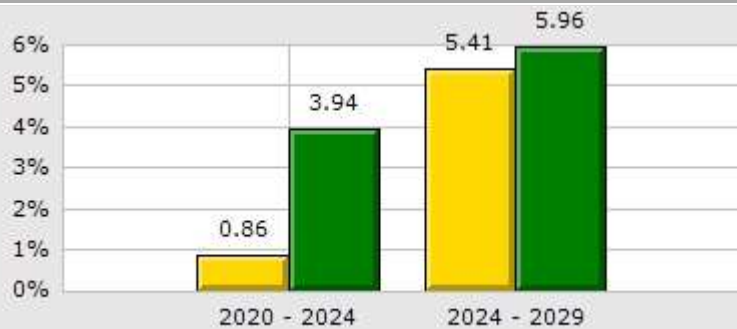
1 mile radius

23071 Sunnymead Blvd, Moreno Valley, CA 92553

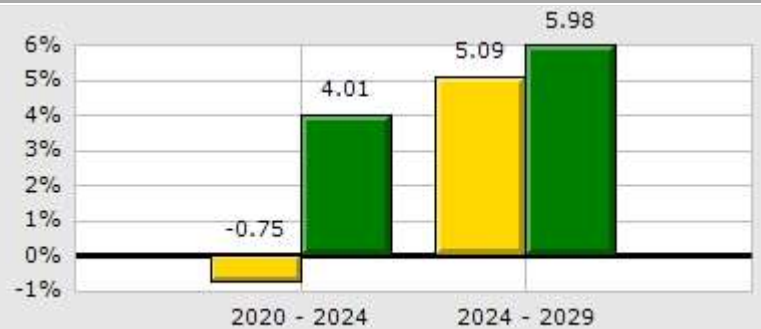
Type: **Retail/Freestanding**  
 County: **Riverside**

**1 Mile**  
**County**

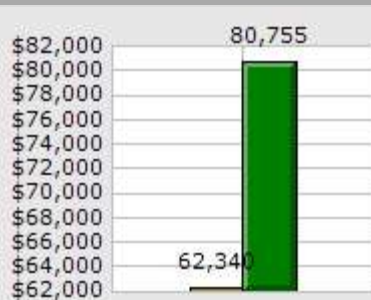
**Population Growth**



**Household Growth**



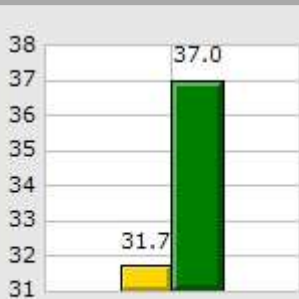
**2024 Med Household Inc**



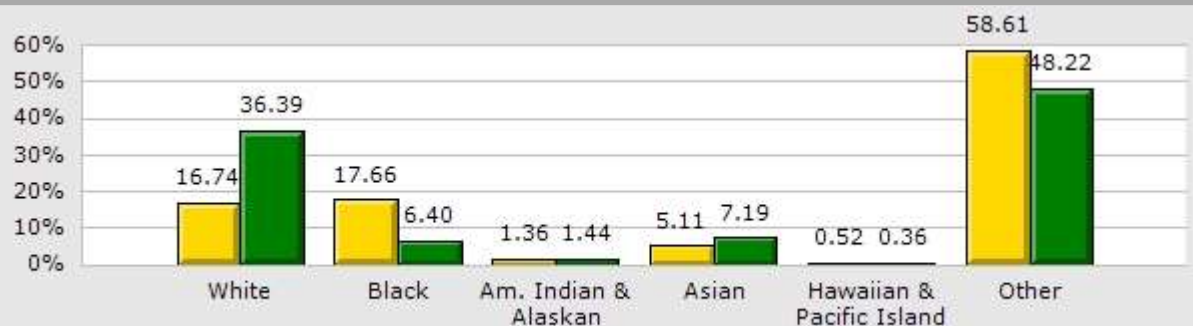
**2024 Households by Household Income**



**2024 Median Age**



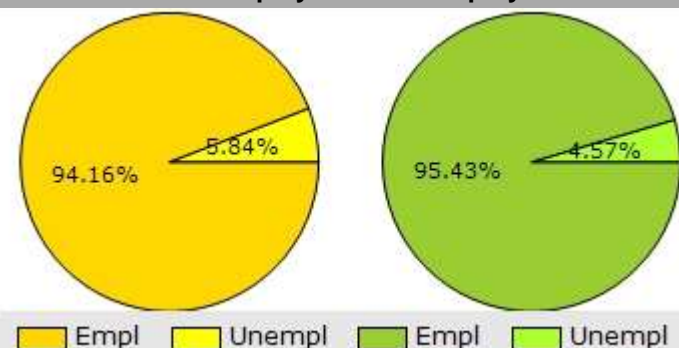
**2024 Population by Race**



**2024 Renter vs. Owner**



**2024 Employed vs. Unemployed**



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# Demographic Market Comparison Report

1 mile radius

23071 Sunnymead Blvd, Moreno Valley, CA 92553

Type: **Retail/Freestanding**  
 County: **Riverside**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2024	0.86%		3.94%	
Growth 2024 - 2029	5.41%		5.96%	
Empl	11,730	94.16%	1,136,342	95.43%
Unempl	728	5.84%	54,388	4.57%
<b>2024 Population by Race</b>				
	<b>25,328</b>		<b>2,513,479</b>	
White	4,240	16.74%	914,733	36.39%
Black	4,473	17.66%	160,894	6.40%
Am. Indian & Alaskan	345	1.36%	36,093	1.44%
Asian	1,293	5.11%	180,687	7.19%
Hawaiian & Pacific Island	132	0.52%	9,158	0.36%
Other	14,845	58.61%	1,211,914	48.22%
<b>Household Growth</b>				
Growth 2020 - 2024	-0.75%		4.01%	
Growth 2024 - 2029	5.09%		5.98%	
Renter Occupied	4,140	57.07%	262,273	33.04%
Owner Occupied	3,114	42.93%	531,632	66.96%
<b>2024 Households by Household Income</b>				
	<b>7,252</b>		<b>793,905</b>	
Income <\$25K	971	13.39%	108,203	13.63%
Income \$25K - \$50K	1,750	24.13%	136,705	17.22%
Income \$50K - \$75K	1,722	23.75%	128,599	16.20%
Income \$75K - \$100K	951	13.11%	101,839	12.83%
Income \$100K - \$125K	798	11.00%	92,570	11.66%
Income \$125K - \$150K	616	8.49%	71,532	9.01%
Income \$150K - \$200K	323	4.45%	72,878	9.18%
Income \$200K+	121	1.67%	81,579	10.28%
2024 Med Household Inc	\$62,340		\$80,755	
2024 Median Age	31.70		37.00	



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# Demographic Trend Report

1 Mile Radius

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Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **2,250 SF**  
 Year Built: -

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Description	2020	2024	2029
<b>Population</b>	<b>25,111</b>	<b>25,327</b>	<b>26,698</b>
Age 0 - 4	1,834 7.30%	1,885 7.44%	1,937 7.26%
Age 5 - 9	1,850 7.37%	1,836 7.25%	1,909 7.15%
Age 10 - 14	1,915 7.63%	1,872 7.39%	1,892 7.09%
Age 15 - 19	1,943 7.74%	1,873 7.40%	1,894 7.09%
Age 20 - 24	2,226 8.86%	2,050 8.09%	1,957 7.33%
Age 25 - 29	2,435 9.70%	2,319 9.16%	2,118 7.93%
Age 30 - 34	2,103 8.37%	2,371 9.36%	2,268 8.50%
Age 35 - 39	1,590 6.33%	1,982 7.83%	2,229 8.35%
Age 40 - 44	1,457 5.80%	1,660 6.55%	1,981 7.42%
Age 45 - 49	1,363 5.43%	1,418 5.60%	1,687 6.32%
Age 50 - 54	1,441 5.74%	1,344 5.31%	1,462 5.48%
Age 55 - 59	1,422 5.66%	1,242 4.90%	1,305 4.89%
Age 60 - 64	1,159 4.62%	1,121 4.43%	1,171 4.39%
Age 65 - 69	941 3.75%	912 3.60%	1,003 3.76%
Age 70 - 74	662 2.64%	627 2.48%	775 2.90%
Age 75 - 79	344 1.37%	412 1.63%	529 1.98%
Age 80 - 84	216 0.86%	223 0.88%	317 1.19%
Age 85+	210 0.84%	180 0.71%	263 0.99%
<b>Age 15+</b>	<b>19,512 77.70%</b>	<b>19,734 77.92%</b>	<b>20,959 78.50%</b>
<b>Age 20+</b>	<b>17,569 69.97%</b>	<b>17,861 70.52%</b>	<b>19,065 71.41%</b>
<b>Age 65+</b>	<b>2,373 9.45%</b>	<b>2,354 9.29%</b>	<b>2,887 10.81%</b>
<b>Median Age</b>	<b>31</b>	<b>32</b>	<b>34</b>
<b>Average Age</b>	<b>33.50</b>	<b>33.50</b>	<b>34.70</b>
<b>Population By Race</b>	<b>25,111</b>	<b>25,327</b>	<b>26,698</b>
White	5,517 21.97%	4,240 16.74%	4,438 16.62%
Black	4,576 18.22%	4,473 17.66%	4,729 17.71%
Am. Indian & Alaskan	398 1.58%	345 1.36%	363 1.36%
Asian	1,308 5.21%	1,292 5.10%	1,360 5.09%
Hawaiian & Pacific Islander	133 0.53%	132 0.52%	134 0.50%
Other	13,117 52.24%	14,845 58.61%	15,673 58.70%



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# Demographic Trend Report

1 Mile Radius

23071 Sunnymead Blvd, Moreno Valley, CA 92553

Description	2020		2024		2029	
<b>Population by Race (Hispanic)</b>	<b>15,142</b>		<b>16,176</b>		<b>17,095</b>	
White	2,310	15.26%	1,667	10.31%	1,763	10.31%
Black	224	1.48%	156	0.96%	167	0.98%
Am. Indian & Alaskan	346	2.29%	315	1.95%	333	1.95%
Asian	63	0.42%	34	0.21%	39	0.23%
Hawaiian & Pacific Islander	12	0.08%	12	0.07%	12	0.07%
Other	12,186	80.48%	13,992	86.50%	14,780	86.46%
<b>Household by Household Income</b>	<b>7,311</b>		<b>7,252</b>		<b>7,623</b>	
<\$25,000	1,092	14.94%	971	13.39%	1,041	13.66%
\$25,000 - \$50,000	1,687	23.07%	1,750	24.13%	1,891	24.81%
\$50,000 - \$75,000	1,867	25.54%	1,722	23.75%	1,731	22.71%
\$75,000 - \$100,000	1,040	14.23%	951	13.11%	941	12.34%
\$100,000 - \$125,000	668	9.14%	798	11.00%	858	11.26%
\$125,000 - \$150,000	535	7.32%	616	8.49%	691	9.06%
\$150,000 - \$200,000	284	3.88%	323	4.45%	344	4.51%
\$200,000+	138	1.89%	121	1.67%	126	1.65%
<b>Average Household Income</b>	<b>\$72,189</b>		<b>\$74,480</b>		<b>\$74,601</b>	
<b>Median Household Income</b>	<b>\$60,157</b>		<b>\$62,340</b>		<b>\$61,967</b>	

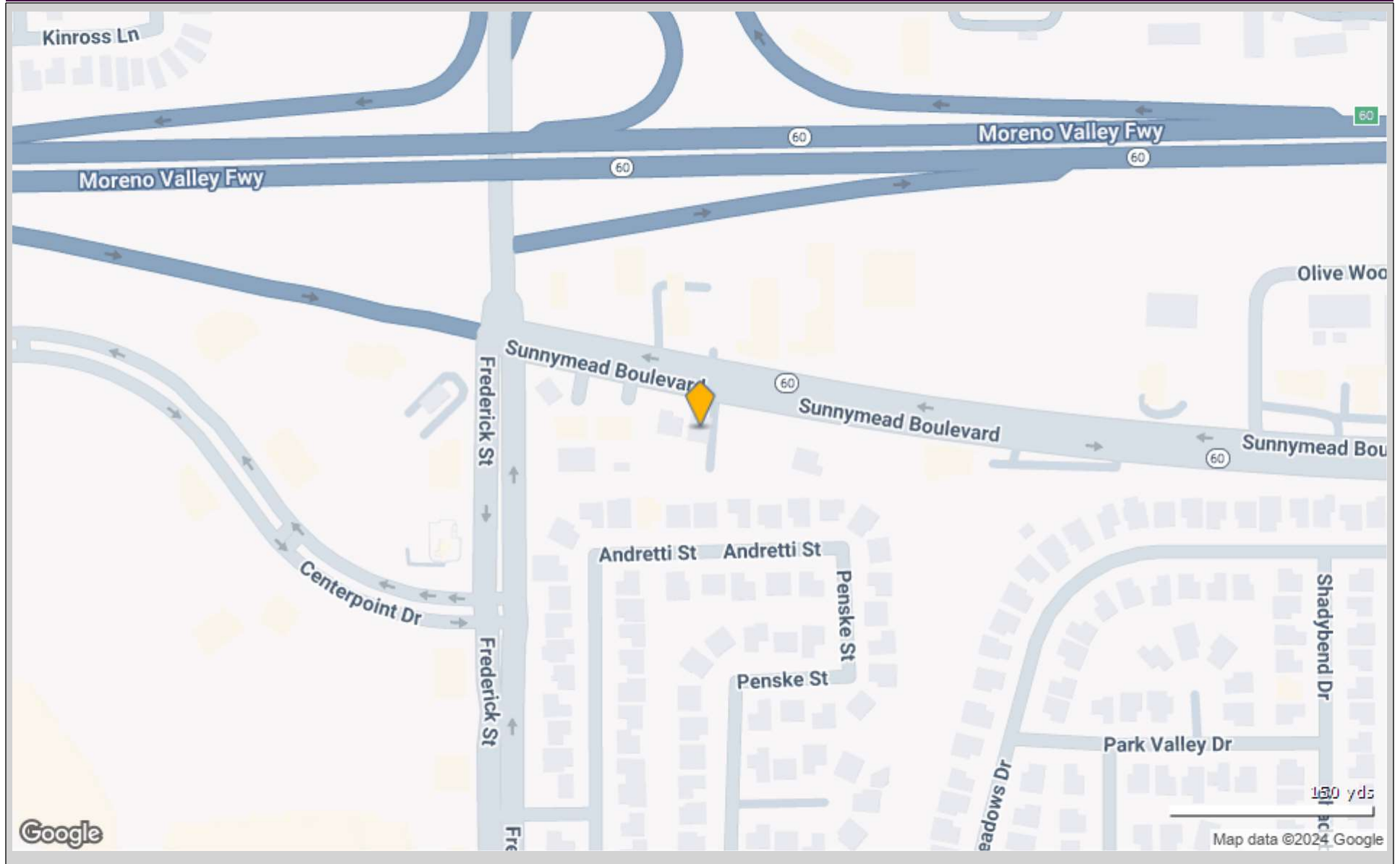


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Aerial / Map Report

23071 Sunnymead Blvd - Moreno Valley, CA 92553

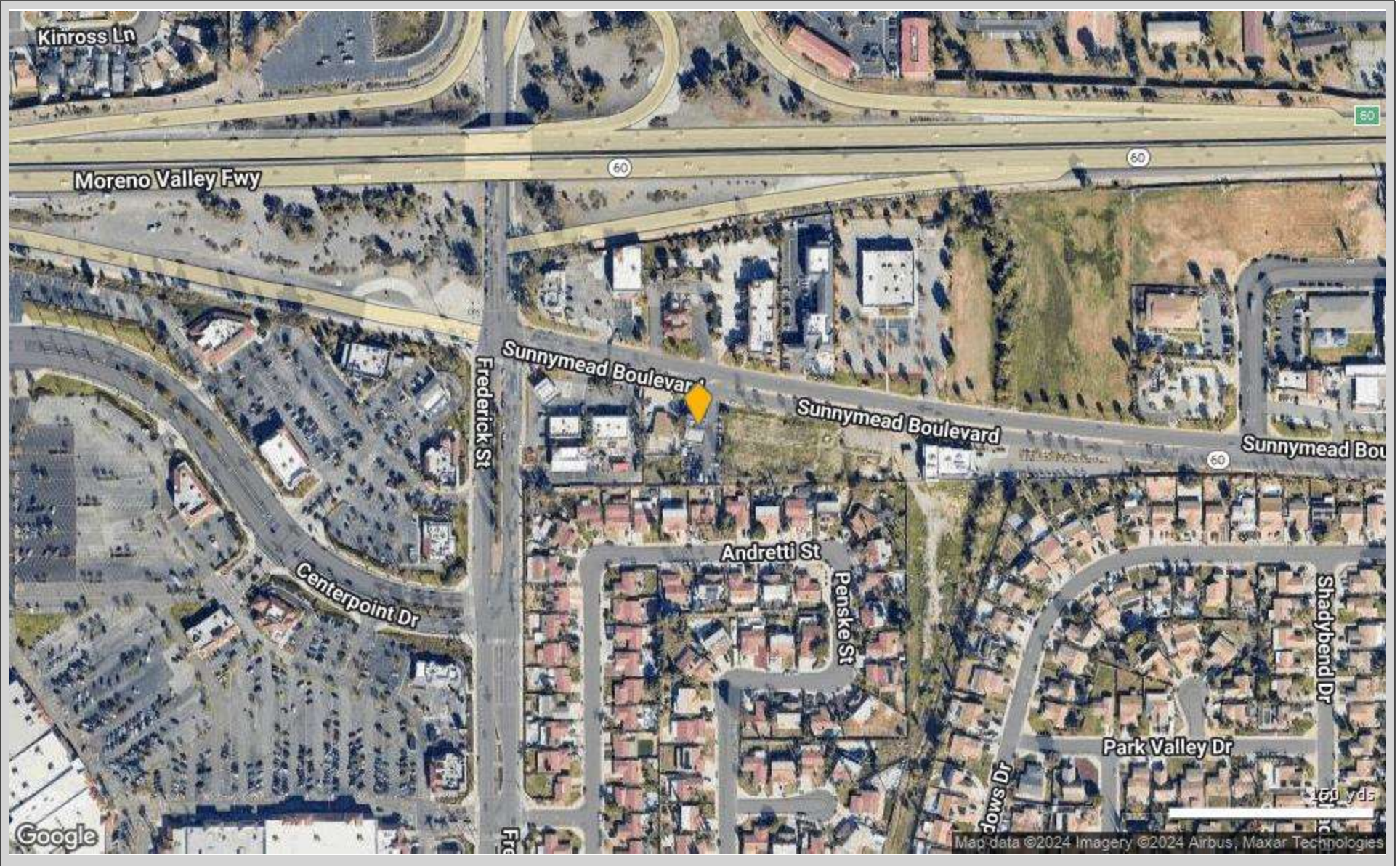


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Aerial / Map Report

23071 Sunnymead Blvd - Moreno Valley, CA 92553



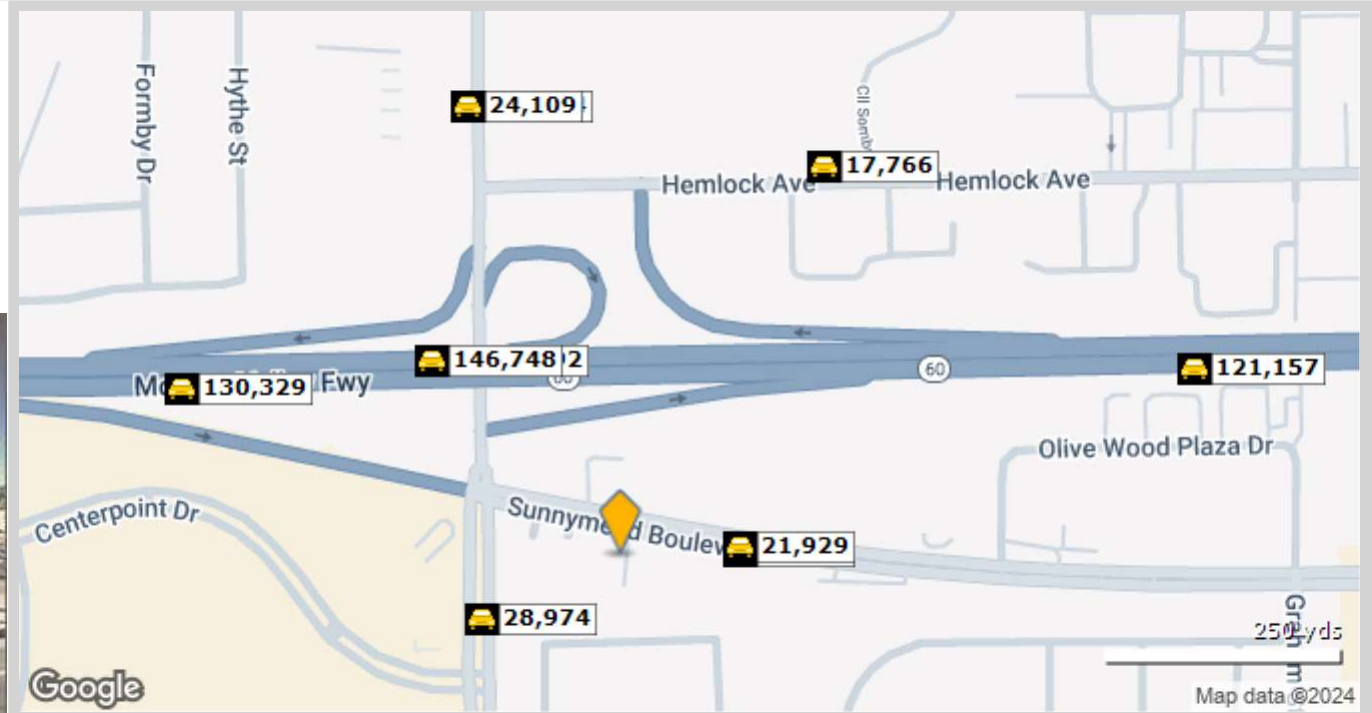
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# Traffic Count Report

23071 Sunnymead Blvd, Moreno Valley, CA 92553

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **2,250 SF**  
 Year Built: -  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Sunnymead Blvd	Olive Wood Plz Dr	0.16 E	2022	19,589	MPSI	.08
2 Sunnymead Blvd	Olive Wood Plaza Dr	0.16 E	2018	21,929	MPSI	.08
3 Frederick St	Centerpoint Dr	0.04 S	2022	28,974	MPSI	.09
4 Moreno Valley Freeway	Pigeon Pass Rd	0.01 E	2020	130,592	MPSI	.16
5 60		0.00	2022	146,748	MPSI	.17
6 Hemlock Ave	Cil Sombra	0.03 SE	2022	17,766	MPSI	.27
7 60		0.00	2022	130,329	MPSI	.29
8 Pigeon Pass Rd	Borsch Ln	0.04 N	2022	25,214	MPSI	.29
9 Pigeon Pass Rd	Borsch Ln	0.04 N	2018	24,109	MPSI	.29
10 Sh-60	Graham St	0.07 E	2022	121,157	MPSI	.37



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