

FORMER POLLY'S PIES

12625 FREDERICK ST MORENO VALLEY, CA



FOR SALE
FREE-STANDING RESTAURANT BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FORMER POLLY'S PIES

12625 FREDERICK ST MORENO VALLEY, CA

THE OFFERING

Lee & Associates – Newport Beach is pleased to exclusively offer for sale the single tenant free-standing restaurant building located at 12625 Frederick St, Bldg M, in Moreno Valley, CA. The property has been operating as a Polly Pie's restaurant since 2013 and will continue operations until close of escrow where it will be delivered vacant.

The ±6,441 sq ft free-standing restaurant building is on an out-pad to the Moreno Valley Mall and located just across the parking lot from Regency Theaters' TownGate 8. Incredible opportunity to purchase a free-standing building at a signalized intersection with plentiful parking in the heart of Moreno Valley's regional retail hub.

PLEASE DO NOT DISTURB THE EMPLOYEES



CONTACT

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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



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PROPERTY HIGHLIGHTS

Sale Price	\$3,400,000
Availability	Close of Escrow
Address	12625 Frederick St (Bldg M) Moreno Valley, CA 92553
Building Size	±6,441 SF + ±900 SF Patio
Parcel Size	±0.64 Acres
Built	1993
APN	291-570-011

DO NOT DISTURB THE EMPLOYEES
CONTACT BROKER FOR MORE INFORMATION

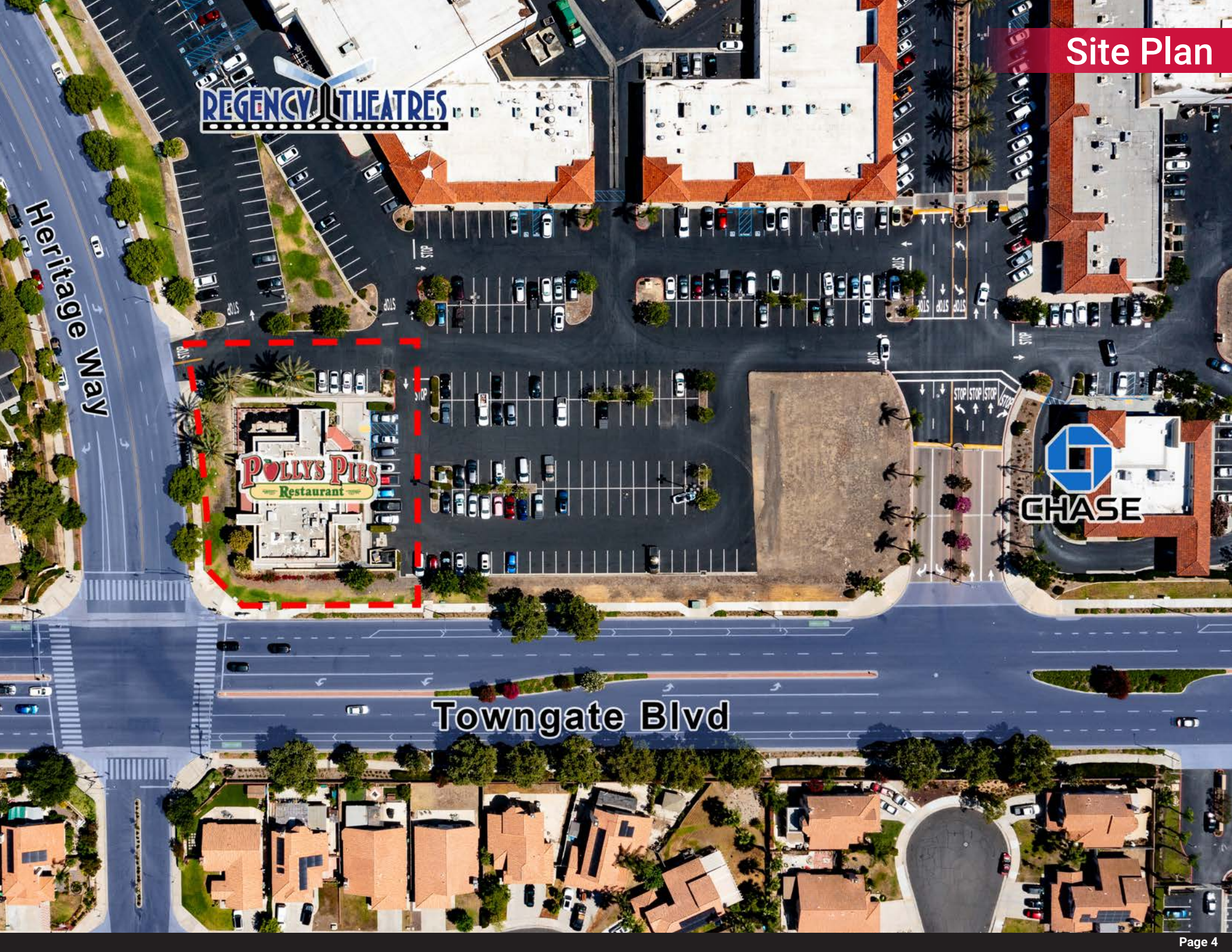
THE LOCATION

Located adjacent to the bustling Moreno Valley Mall, this restaurant property offers a prime position in one of Inland Southern California's fastest-growing cities. Moreno Valley is home to a dynamic population of over 215,000 residents and continues to attract new development, thanks to its strategic location along major transportation corridors including the I-215 and State Route 60. The nearby mall serves as a regional retail hub, anchored by national brands and drawing consistent foot traffic from surrounding neighborhoods. This location presents an exceptional opportunity for restaurant operators seeking visibility, accessibility, and built-in demand.

The subject property is located in the Moreno Valley TownGate Center, anchored by Regency Theatres, TJ Maxx, HomeGoods, Ulta Beauty, BevMo, Dollar Tree, Planet Fitness, Ross, and Burlington.

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Towngate Blvd

REGENCY THEATRES

POLLY'S PIES
Restaurant

CHASE

Heritage Way

TownGate Center



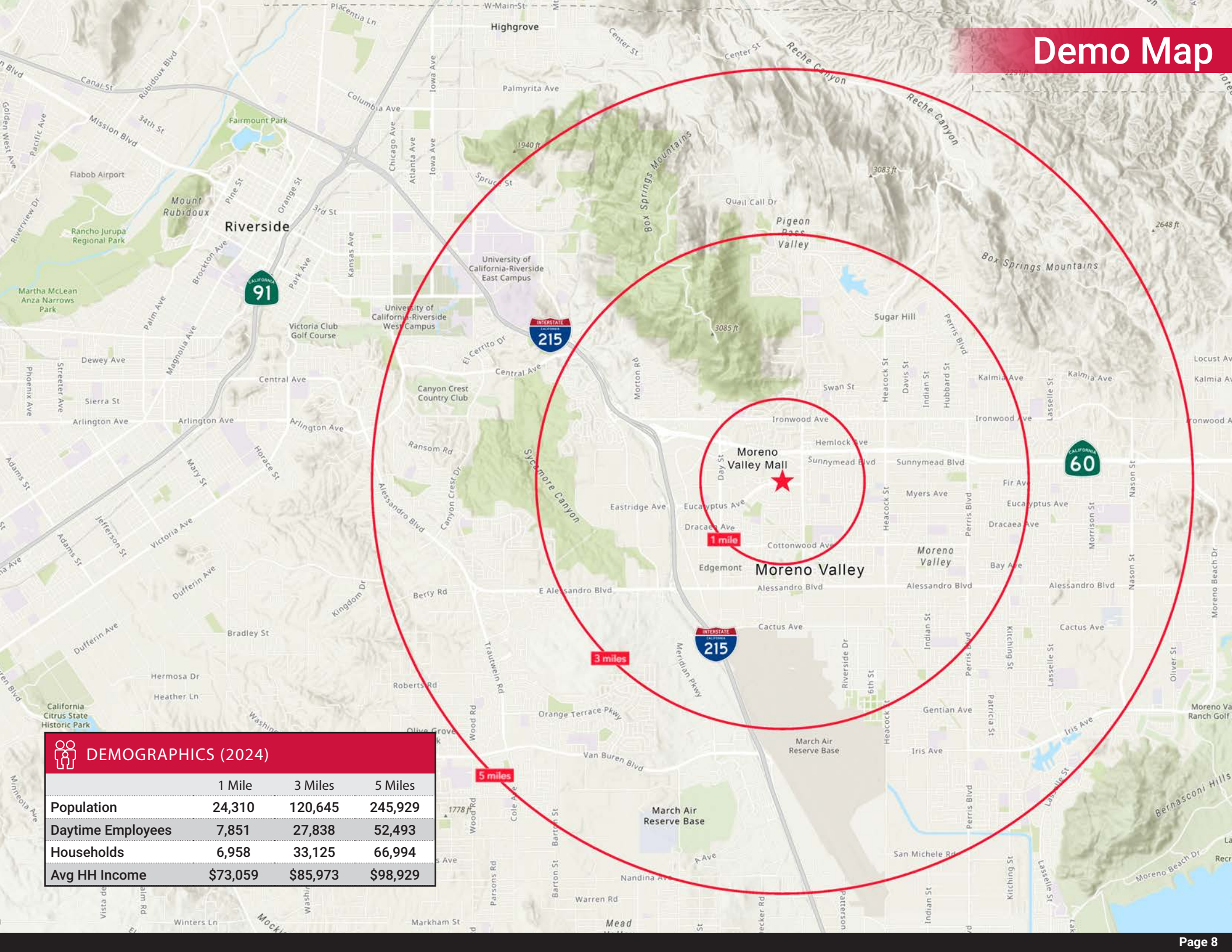


Exterior Photos



Interior Photos





DEMOGRAPHICS (2024)			
	1 Mile	3 Miles	5 Miles
Population	24,310	120,645	245,929
Daytime Employees	7,851	27,838	52,493
Households	6,958	33,125	66,994
Avg HH Income	\$73,059	\$85,973	\$98,929

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